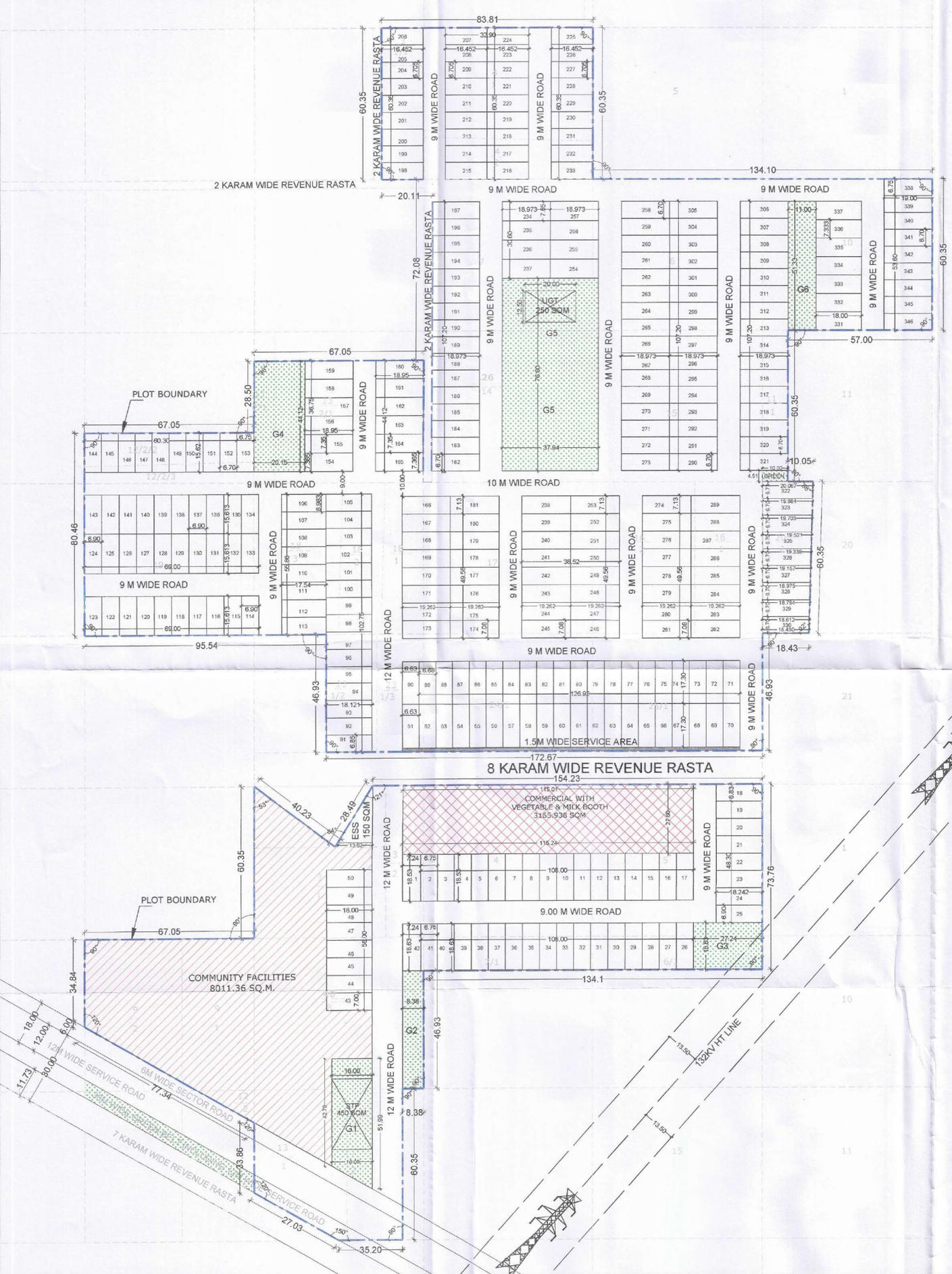


To be read with Licence no. 03 of 2026 dated 07-01-2026

This Layout plan for an area measuring 19.79375 acres (Drawing no. DTCP-11781 dated 27-01-26) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Flower Infracon LLP in collaboration with land owners in Sector-29, Bahadurgarh is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

1. That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the Revenue Rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts within the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
10. No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3 (3) (a) (iii) of the Act No. 8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM AYIAR BASSI) (SHIVAM ROHILLA) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI IAS)  
 JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)



AREA DETAILS (SECTOR 29 BAHADURGARH)						
S.No.	DESCRIPTION	SQ.M.	ACRES			
A	TOTAL AREA OF THE SCHEME - X	80102.535	19.79375			
	AREA UNDER GREEN BELT - Y	454.610	0.11234			
	AREA UNDER 12 M ROAD - Z1	763.400	0.18864			
	BALANCE PLOT AREA X1-X2+Z1	78884.525	19.49277			
	50% BENEFIT OF AREA UNDER GREEN BELT & AREA UNDER ROAD = (Y+Z1)/2=Y1	609.005	0.15049			
B	NET PLANNED AREA (X1+Y1)	79493.530	19.64326			
C	PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	48491.053	11.98242			
D	PERMISSIBLE AREA UNDER COMMERCIAL	3179.741	0.78753			
E	PERMISSIBLE AREA UNDER OPEN GREEN SPACES (OGS)	6007.690	1.48453			
F	PERMISSIBLE AREA UNDER COMMUNITY FACILITIES	8010.254	1.97938			
G	PROPOSED AREA UNDER RESIDENTIAL PLOTS	42772.855	10.5694			
H	PROPOSED AREA UNDER COMMERCIAL	3165.938	0.7823			
I	PROPOSED AREA UNDER OPEN GREEN SPACES (OGS)	6018.846	1.4873			
J	PROPOSED AREA UNDER COMMUNITY FACILITIES	8011.360	1.9797			
PLOTTED DENSITY						
TOTAL POPULATION		346	X 18 = 6228			
TOTAL DENSITY		6228	/ 19.79375 = 314.64			
AGAINST 240-400 PERMISSIBLE DENSITY						
SERVICES						
SR. NO.	DESCRIPTION	AREA IN SQM				
1	SEWAGE TREATMENT PLANT (STP)	450.00				
2	SPACE FOR UNDER GROUND TANK (UGT)	250.00				
3	ESS	150.00				
4	MILK BOOTH	27.50				
AREA UNDER GREEN						
SR. NO.	DESCRIPTION	LENGTH (M) (MAX)	LENGTH (M) (MIN)	WIDTH (M)	NOS.	AREA IN SQM
1	G1	51.99	42.79	16.00	1	758.240
3	G2	46.99	8.38	1	393.273	
4	G3	18.63	27.24	1	507.481	
5	G4	44.12	20.15	1	889.018	
6	G5	76.60	37.94	1	2906.204	
7	G6	51.33	11	1	564.630	
TOTAL						6018.846
ONE ORGANISED GREEN SPACE MORE THAN 0.3 ACRE PROVIDED = G5						2906.204
AREA UNDER COMMUNITY FACILITIES						
SR. NO.	DESCRIPTION	AREA IN SQM				
1	COMMUNITY FACILITIES	8011.360				
AREA UNDER COMMERCIAL						
SR. NO.	DESCRIPTION	WIDTH (MIN)	WIDTH (MAX)	AREA IN SQM		
1	COMMERCIAL WITH VEGETABLE & MILK BOOTH	115.01	115.24	27.50		
				3165.938		

DETAILS OF PLOTS						
S.NO.	LENGTH MIN.	LENGTH MAX.	WIDTH	CATEGORY	AREA	
					SQM	SQYDS
1	18.000	7.000	43-50	L	126.000	150.70
2	18.630	7.240	42	L	134.881	161.32
3	18.630	6.750	2-17, 26-41	L	125.753	150.40
4	18.242	6.900	19-25	L	125.870	150.54
5	18.242	6.830	18	L	124.593	149.01
6	17.300	6.630	51-90	L	114.699	137.18
7	17.300	6.680	52-70, 71-89	L	115.564	138.21
8	18.121	6.850	91-105	L	124.128	148.46
9	19.262	7.080	167-180, 239-252, 275-280	L	136.374	163.10
10	19.262	7.130	166, 181, 238, 253, 274, 289	L	137.338	164.26
11	20.067	19.884	6.730	322	134.435	160.78
12	19.884	19.703	6.700	323	132.616	158.61
13	19.703	19.521	6.700	324	131.400	157.15
14	19.521	19.339	6.700	325	130.181	155.70
15	19.339	19.157	6.700	326	128.962	154.24
16	19.157	18.975	6.700	327	127.742	152.78
17	18.975	18.794	6.700	328	126.526	151.33
18	18.794	18.612	6.700	329	125.310	149.87
19	18.612	18.430	6.700	330	124.091	148.41
20	17.540	6.983	106-113	L	122.482	146.49
21	15.613	6.900	114-143	L	107.730	128.85
22	15.620	6.700	144-152	L	104.654	125.17
23	15.620	6.750	153	L	105.435	126.10
24	18.950	7.350	155-164	L	139.282	166.58
25	18.950	7.365	165	L	139.566	166.92
26	18.973	6.700	182-197, 258-273, 290-321	L	127.119	152.03
27	18.973	7.650	234-237, 254-257	L	145.143	173.59
28	18.000	7.333	331-337	L	131.990	157.86
29	19.000	6.700	339-346	L	127.300	152.25
30	19.000	6.750	338	L	128.250	153.39
31	16.452	6.705	198-233	L	110.311	131.93
GRAND TOTAL					346	42772.855

**LEGEND:**

- COMMUNITY PLOT
- OPEN GREEN AREA
- COMMERCIAL
- PLOT LINE

Owner  
 M/s. FLOWER INFRACON LLP  
 1123-11TH FLOOR, DLF TOWER B, JASOLA DISTRICT CENTER, NEW DELHI-110025

Architect  
 Allied Building Construction Group  
 A-49 G/F HALDWARIS NEW DELHI-110018  
 E-MAIL: CONTACT@ABCG.IN

PROJECT:-  
 LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY 2016) AREA MEASURING 19.7937 ACRES VILLAGE SANKHOL TEHSIL SECTOR-29 BAHADURGARH.

Architect's Signature \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**For FLOWER INFRACON LLP**  
 Authorised Signatory

Drawing Title  
 LAYOUT PLAN

Drawing NO.  
 RPS-A-1

North

Scale  
 1:600