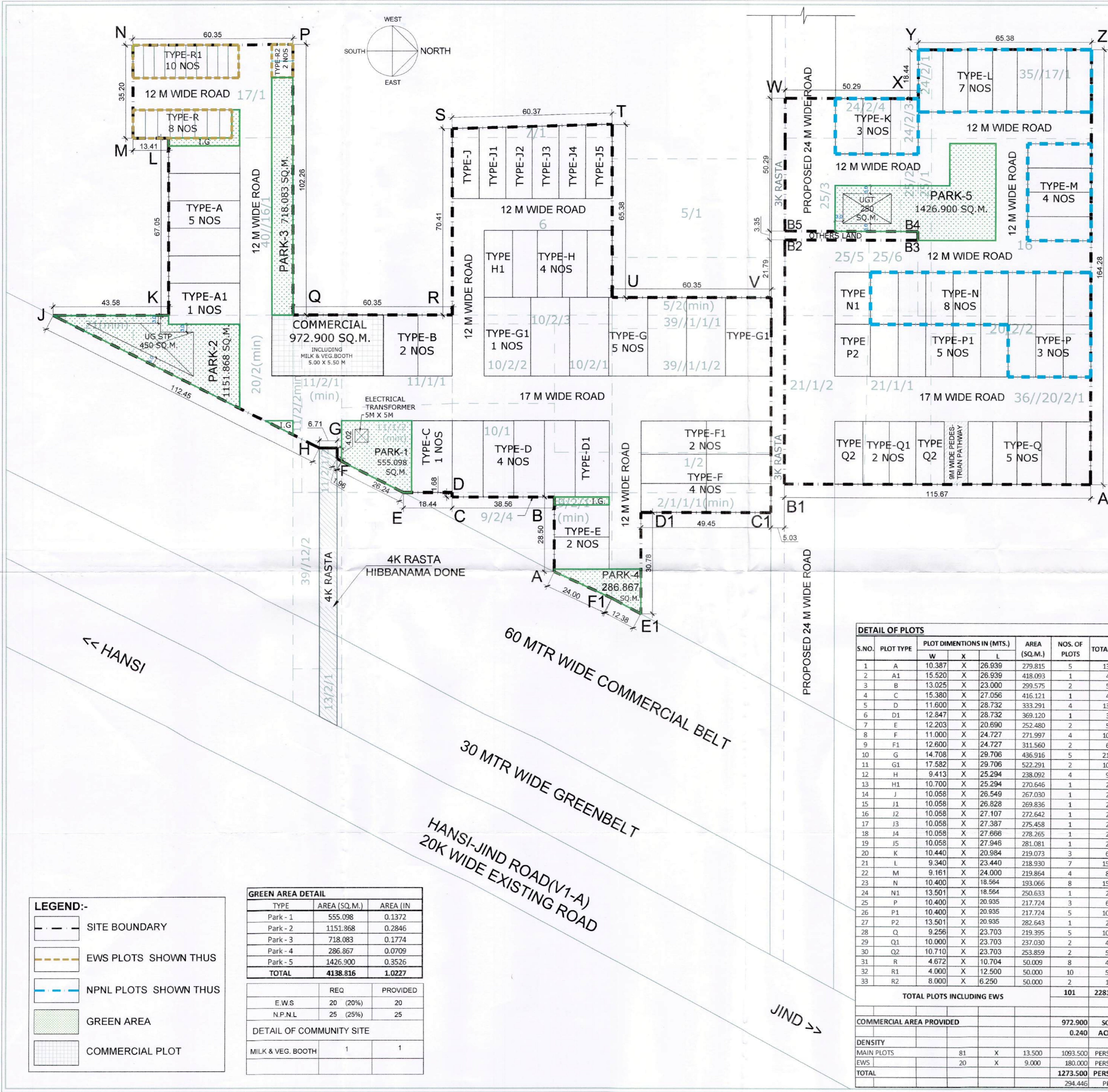


This layout plan for an area measuring 10.6875 acres (Drawing No. DTCP-11925 Dated 02-03-2026) comprised of license which is issued in respect of Residential Plotted Colony being developed by SVS Builders LLP, in the revenue estate of village Jalalpur Khurd, Sector-22, Tehsil and District -Jind is hereby 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 55% 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 and Commercial and Community sites 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 the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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, Haryana for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriageway of 30 metres or more wide sector road if applicable.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licenced.
10. At the time of demarcation plan, if required percentage of NPPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. The portion of the sector/development plan roads (green belts as provided in the Development Plan if applicable, which form part of the licenced 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.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
17. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
20. 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.
21. 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.

(PRIYA SONI) ATP(HQ)
 (ANUSHKA SHARMA) DTP(HQ)
 (VJENDER SINGH) STP(HQ)
 (BHUVNESH KUMAR) CTP(HR)
 (AMIT KHATRI, IAS) DTCP(HR)
 (PARVEEN KUMAR) SD(HQ)



DETAIL OF PLOTS										
S.NO.	PLOT TYPE	PLOT DIMENSIONS IN (MTS.)			AREA (SQ.M.)	NOS. OF PLOTS	TOTAL AREA			
		W	X	L						
1	A	10.387	X	26.939	279.815	5	1399.077	SQM		
2	A1	15.520	X	26.939	418.093	1	418.093	SQM		
3	B	13.025	X	23.000	299.575	2	599.150	SQM		
4	C	15.380	X	27.056	416.121	1	416.121	SQM		
5	D	11.600	X	28.732	333.291	4	1333.165	SQM		
6	D1	12.847	X	28.732	369.120	1	369.120	SQM		
7	E	12.203	X	20.690	252.480	2	504.960	SQM		
8	F	11.000	X	24.727	271.997	4	1087.988	SQM		
9	F1	12.600	X	24.727	311.560	2	623.120	SQM		
10	G	14.708	X	29.706	436.916	5	2184.579	SQM		
11	G1	17.582	X	29.706	522.291	2	1044.582	SQM		
12	H	9.413	X	25.294	238.092	4	952.370	SQM		
13	H1	10.700	X	25.294	270.646	1	270.646	SQM		
14	J	10.058	X	26.549	267.030	1	267.030	SQM		
15	J1	10.058	X	26.828	269.836	1	269.836	SQM		
16	J2	10.058	X	27.107	272.642	1	272.642	SQM		
17	J3	10.058	X	27.387	275.458	1	275.458	SQM		
18	J4	10.058	X	27.666	278.265	1	278.265	SQM		
19	J5	10.058	X	27.946	281.081	1	281.081	SQM		
20	K	10.440	X	20.984	219.073	3	657.219	SQM	NPNL	
21	L	9.340	X	23.440	218.930	7	1532.507	SQM	NPNL	
22	M	9.161	X	24.000	219.864	4	879.456	SQM	NPNL	
23	N	10.400	X	18.564	193.066	8	1544.525	SQM	NPNL	
24	N1	13.501	X	18.564	250.633	1	250.633	SQM		
25	P	10.400	X	20.935	217.724	3	653.172	SQM	NPNL	
26	P1	10.400	X	20.935	217.724	5	1088.620	SQM		
27	P2	13.501	X	20.935	282.643	1	282.643	SQM		
28	Q	9.256	X	23.703	219.395	5	1096.975	SQM		
29	Q1	10.000	X	23.703	237.030	2	474.060	SQM		
30	Q2	10.710	X	23.703	253.859	2	507.718	SQM		
31	R	4.672	X	10.704	50.009	8	400.073	SQM	EWS	
32	R1	4.000	X	12.500	50.000	10	500.000	SQM	EWS	
33	R2	8.000	X	6.250	50.000	2	100.000	SQM	EWS	
TOTAL PLOTS INCLUDING EWS						101	22814.884	SQM		
							5.638	ACRES		
COMMERCIAL AREA PROVIDED							972.900	SQM		
							0.240	ACRES	2.25	%
DENSITY										
MAIN PLOTS					81	X	13.500	1093.500	PERSONS	
EWS					20	X	9.000	180.000	PERSONS	
TOTAL							1273.500	PERSONS		
							294.446	PPH		

AREA STATEMENT			
NET PLANNED AREA		10.6875 ACRES	43250.709 SQM.
MAX PERMISSIBLE DENSITY ON NET		1298.000 PERSONS	
PERMISSIBLE AREAS			
UNDER PLOTS 51% OF NET PLANNED AREA	=	5.4506 ACRES	22057.862 SQM. 51%
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	=	0.4275 ACRES	1730.028 SQM. 4%
NET PERMISSIBLE SALABLE AREA		5.8781 ACRES	23787.890 SQM. 55.00%
AREAS ACHIEVED			
AREA UNDER PLOTS	=	5.638 ACRES	22814.884 SQM. 52.75%
AREA UNDER COMMERCIAL	=	0.240 ACRES	972.900 SQM. 2.25%
TOTAL ACHIEVED SALABLE AREA		5.878 ACRES	23787.784 SQM. 55.00%
GREEN AREA REQUIRED			
ORGANISED GREEN AREA	=	0.787 ACRES	3183.750 SQM. 7.361%
1273.5 X 2.50 = 3183.75			
GREEN AREA PROVIDED	=	1.023 ACRES	4138.816 SQM. 9.569%

LEGEND:-

- SITE BOUNDARY
- EWS PLOTS SHOWN THUS
- NPNL PLOTS SHOWN THUS
- GREEN AREA
- COMMERCIAL PLOT

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN
Park - 1	555.098	0.1372
Park - 2	1151.868	0.2846
Park - 3	718.083	0.1774
Park - 4	286.867	0.0709
Park - 5	1426.900	0.3526
TOTAL	4138.816	1.0227

	REQ	PROVIDED
E.W.S	20 (20%)	20
N.P.N.L	25 (25%)	25

DETAIL OF COMMUNITY SITE		
MILK & VEG. BOOTH	1	1

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 10.6875 ACRES AT VILLAGE JALALPUR KHURD SECTOR-22, JIND, HARYANA FOR M/S SVS BUILDERS LLP

ARCHITECT'S SIGN

AR. VIKAS DUBEY
 M.Arch, B.Arch
 CA/2014/66168
 MOB:-9915725569
 9915725570

OWNER'S SIGN

M/S SVS BUILDERS LLP

AUTHORIZED SIGNATORY