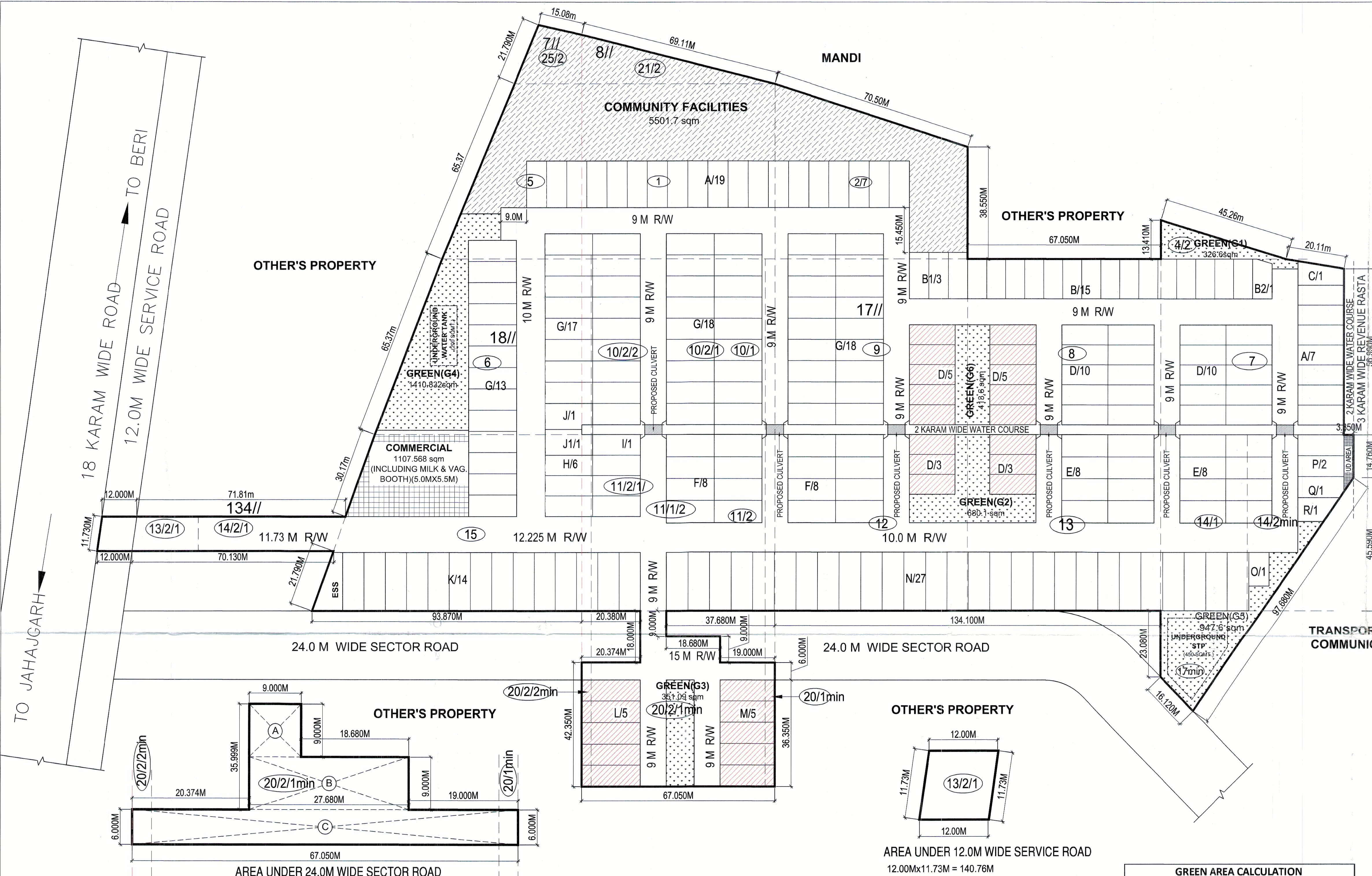




AREA UNDER 24.0M WIDE SECTOR ROAD
A= 9.0 X 9.0 = 81.00 SQM
B= 27.680 X 9.0 = 249.12 SQM
C= 67.050 X 6.0 = 402.30 SQM
TOTAL AREA = 732.42 SQM

10 % MORTGAGE AREA (FREEZED PLOTS) UNDER IDW SHOWN THUS

S.NO	TYPE	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	D	6.850	16.000	109.600	16	1753.600
2	L	7.270	20.380	148.163	5	740.815
3	M	7.270	19.000	138.130	5	690.650
TOTAL					26	3185.065
IN ACRE						0.78705

TOTAL SALEABLE AREA = [COMMERCIAL (2.01%) + PLOTTING (54.28%)] = 30970.00 SQM
REQUIRED MORTGAGE AREA UNDER IDW = 10% OF TOTAL SALEABLE AREA
= (30970.00 X 10 / 100) = 3097.00 SQM
PROPOSED MORTGAGE AREA UNDER IDW = 3185.065 SQM

PLOT AREA CALCULATION						
S.NO	TYPE	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A	7.000	16.000	112.000	26	2912.000
2	B1	6.775	16.000	108.400	3	325.200
3	B	6.600	13.750	90.750	15	1361.250
4	B2	AS/ PLAN		88.460	1	88.460
5	C	AS/ PLAN		112.420	1	112.420
6	D	6.850	16.000	109.600	36	3945.600
7	E	7.550	16.000	120.800	16	1932.800
8	F	7.550	16.600	125.330	16	2005.280
9	G	7.300	16.600	121.180	66	7997.880
10	H	7.000	16.600	116.200	6	697.200
11	I	7.125	16.600	118.275	1	118.275
13	J	AS/ PLAN		141.700	1	141.700
14	J1	AS/ PLAN		140.270	1	150.000
15	K	7.400	20.000	148.000	14	2072.000
16	L	7.270	20.380	148.163	5	740.815
17	M	7.270	19.000	138.130	5	690.650
18	N	7.500	20.000	150.000	27	4050.000
19	O	7.000	11.500	80.500	1	80.500
20	P	7.200	16.000	115.200	2	230.400
21	Q	AS/ PLAN		113.770	1	113.770
22	R	AS/ PLAN		95.910	1	95.910
TOTAL					245	29862.110
IN ACRE						7.37909

AREA CALCULATION				
S.NO	DISCRPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		13.59375	55011.908
2	AREA UNDER 12.0M WIDE SERVICE ROAD		0.03478	140.760
3	AREA UNDER 24.0M WIDE SECTOR ROAD		0.18099	732.420
4	AREA UNDER U.D		0.01421	57.512
5	NET PLANED AREA (1-4)		13.57954	54954.396
6	MAX. PERMISSIBLE AREA UNDER PLOTTING ON NET PLANED AREA	61%	8.28352	33522.182
7	PROPOSED AREA UNDER PLOTTING	54.34%	7.37909	29862.110
8	REQUIRED AREA FOR COMMUNITY FACILITIES ON TOTAL SITE	10%	1.35938	5501.191
9	PROVIDED AREA FOR COMMUNITY FACILITIES	10.00%	1.35950	5501.700
10	REQUIRED MIN. GREEN AREA. ON TOTAL SITE AREA	7.5%	1.01953	4125.893
11	PROVIDED GREEN AREA	7.51%	1.02050	4129.822
12	PERMISSIBLE AREA UNDER COMMERCIAL ON NET PLANED AREA	4%	0.54318	2455.576
13	PROPOSED AREA UNDER COMMERCIAL	2.02%	0.27369	1107.568
14	PERMISSIBLE POPULATION	240-400	3262.500	5437.500 PERSONS
15	PROPOSED POPULATION	245X18	4410	324 PERSONS/AC

- To be read with Licence No. 203 Dated 16-10-2025
- That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 13.59375 acres (Drawing no. DTCP 1153) dated 16-10-2025 falling in the revenue estate of village Wazirpur & Beri Khas, in sector-3, Beri, District-Jhajjar being developed by Sh. Jagat Singh & Others, in collaboration with Armaan Buildtech Pvt. Ltd is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - 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.
 - 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.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - 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 licence.
 - 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 licenced area.
 - No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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.
 - 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.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - 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.
 - 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.

(SANJAY SAINI)
DTP (HQ)

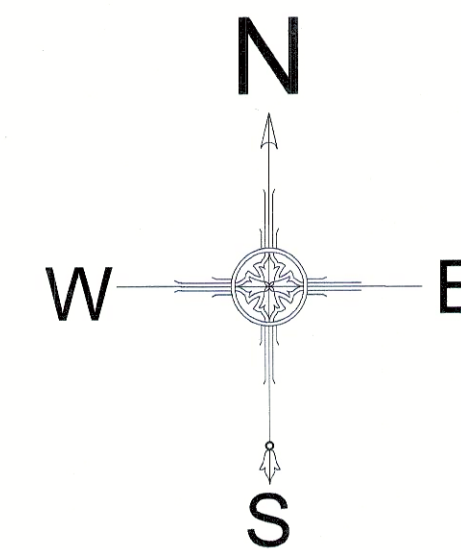
(HITESH SHARMA)
STP (HQ)

(BHUVNESH KUMAR)
CTP (HR)

(AMIT KHATRI, IAS)
DTPC (HR)

(GURPREET KHEPAR)
JD (HQ)

(SHIVAM ROHILA)
ATP (HQ)



LEGEND	
	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	FREEZED PLOTS UNDER IDW

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA
LAND MEASURING 13.59375 ACRES IN VILL WAZIRPUR, TEHSIL BERI,
DISTT. JHAJJAR, HARYANA BEING DEVELOPED BY
M/S ARMAAN BUILDTECH PVT. LTD.

TITLE :- LAYOUT PLAN

SCALE:- 1:750

DATE:- 11-01-2025

OWNER/AUTH. SIGN.

ARCHITECT'S SIGN.