

To be read with Licence No. 146 of 2025 Dated 14-08-2025

That this layout plan for an area measuring 25.89375 acres (Drawing No. 11346 Dated 14-08-25) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Cleaneath Realtors LLP, in the revenue estate of village Chatargarh Patti, Sector-24, District Sirsa 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer or the directions of the Director, Town & 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 licensed 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 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 1973.
- 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 colonizer/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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PRITV SOJNI)
ATP(HQ)

(SUREKHA YADAV)
DTP (HQ)

(VIJENDER SINGH)
STP (HQ)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTCP (HR)

(PARVEEN KUMAR)
SD(HQ)

PROJECT:

AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) FOR AN AREA MEASURING 25.89375 ACRES IN THE REVENUE ESTATE OF VILLAGE CHATARGARH (SECTOR 24), TEHSIL & DISTRICT SIRSA DEVELOPED BY M/s CLEANEARTH REALTORS LLP & IN COLLABORATION WITH SARV SH. SURENDER KUMAR ALISE SURENDER PAL, RAJENDER KUMAR, VIJAY KUMAR SONS OF SH. DES RAJ & SH. RISHIRAM KRISHAN S/o SH. HARBANS LAL



DESCRIPTION	LEGEND
SCHEME BOUNDARY LINE	
RESIDENTIAL	
COMMERCIAL	
GREEN	
COMMUNITY	

SHEET TITLE:

LAYOUT PLAN

DATE:

04.04.2025

DEALT BY:

RATTAN

Cleaneath Realtors LLP

Partner

ARCHITECT:



CONTINENTAL DESIGN STUDIO
#1006, SECTOR-4, PANCHKULA
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AREA DETAIL							
I	PLOT AREA	25.89375	ACRES	104788.12	SQ.MT.		
S.NO	PARTICULARS	PERMISSIBLE OR REQUIRED			PROPOSED OR ACHIEVED		
		IN ACRES	IN SQ.MT.	%	IN ACRES	IN SQ.MT.	%
II	AREA UNDER PLOTS	15.79519	63920.75	61.00%	12.98766	52559.11	50.16%
III	AREA UNDER COMMERCIAL	1.03575	4191.52	4.00%	0.52431	2121.79	2.02%
IV	TOTAL SALEABLE AREA (II + III)	16.83094	68112.28	65.00%	13.51196	54680.89	52.18%
V	OPEN SPACE OR PARKS	1.94203	7859.11	7.50%	1.94224	7859.97	7.50%
VI	AREA UNDER COMMUNITY FACILITY	2.58938	10478.81	10.00%	2.66694	10792.69	10.30%
VII	DENSITY	240	TO	400	259.3		PPA
VIII	UNITS	345.3	TO	575.4	373		UNITS

DETAIL OF RESIDENTIAL PLOTS						
S.No.	TYPE	Plot Size		Area m	No. of Plots	Total Area (in sq.mt.)
		Width in mts.	Length in mts.			
1	A	8.4080	16.3710	137.65	19	2615.30
2	B	8.1500	17.2800	140.83	5	704.16
3	C	7.9780	17.3060	138.07	8	1104.56
4	D	7.9780	17.8520	142.42	8	1139.36
5	E	8.1060	17.8520	144.71	8	1157.68
6	F	8.0420	17.1020	137.53	64	8801.92
7	G	8.9000	16.3000	145.07	14	2030.98
8	H	9.1740	16.3000	149.54	2	299.08
9	I	8.3140	18.0000	149.65	1	149.65
10	J	7.8500	18.0000	141.30	13	1836.90
11	K	9.1100	15.9970	145.73	12	1748.76
12	L	9.1100	15.2400	138.84	12	1666.08
13	M	9.1000	16.2270	147.67	7	1033.69
14	N	8.7400	16.2270	141.82	15	2127.30
15	O	8.0340	17.8520	143.42	6	860.54
16	P	9.0870	16.3520	148.59	12	1783.08
17	Q	7.5140	19.0000	142.77	15	2141.49
18	R	7.7250	19.0000	146.78	12	1761.36
19	S	8.1760	16.7640	137.06	12	1644.72
20	T	8.1760	17.0000	138.99	6	833.94
21	U	7.6250	17.0000	129.63	6	777.75
22	V	8.3820	16.7640	140.52	56	7869.12
23	W	7.5430	17.9100	135.10	8	1080.80
24	X	8.2030	17.0280	139.68	9	1257.12
25	Y	7.7000	17.0280	131.12	7	917.84
26	Z	8.4080	16.8352	141.55	10	1415.50
27	AA	8.4700	17.2576	146.17	26	3800.42
Total					373	52559.11
						12.98766 ACRES
						50.16%

DETAIL OF COMMERCIAL					
Name	Shape	Plot Size		Area in sq.mt.	Total Area (in sq.mt.)
		Width in mts.	Length in mts.		
Commercial #1	Triangle	12.2784	16.3712	100.51	322.26
	Rectangle	13.5452	16.3712	221.75	
Commercial #2	Triangle	23.9840	31.9790	383.49	1799.53
	Rectangle	37.1800	31.9790	1188.98	
Total				227.06	2121.79
					0.52431 ACRES
					2.02%

DETAIL OF COMMUNITY					
Name	Shape	Plot Size		Area in sq.mt.	Total Area (in sq.mt.)
		Width in mts.	Length in mts.		
Community	Rectangle X 2	19.0000	18.0000	342.00	10792.69
	Rectangle	102.7590	101.7010	10450.69	
Total					10792.69
					2.66694 ACRES
					10.30%

DENSITY CALCULATION			
S.No.	Description	Units	
1	Total Number of Plots	373	Plots
2	Number of Persons in 1 Plot	18	Persons
3	Total Number of Persons	6714	Plots
4	Area of te Scheme	25.89375	Acres
5	Density Achieved	259.29	PPA

DETAIL OF GREEN AREAS					
Name	Shape	Plot Size		Area in sq.mt.	Total Area (in sq.mt.)
		Width in mts.	Length in mts.		
Green #1	Rectangle	110.3640	53.4740	5901.60	5901.60
Green #2	Rectangle	32.0560	57.8200	1853.48	1958.37
	Rectangle	17.0000	6.1700	104.89	
Total					7859.97
					1.94224 ACRES
					7.50%

DETAIL OF SERVICE AREAS				
Name	Required Area	Provided Area	Size	
			Width	Length
	in sq.mt.	in sq.mt.	in mts.	in mts.
S.T.P.	450	450.00	18.00	25.00
U.G.T	200	200.00	10.00	20.00
E.S.S	100	100.30	5.90	17.00