



LAYOUT PLAN

DETAIL OF RESIDENTIALS PLOTS						
PLOT TYPE	PLOT NO.	WIDTH	LENGTH	AREA PER PLOT (IN SQM.)	NO. OF PLOTS	TOTAL AREA (IN SQM.)
A	1			139.031	1	139.031
	2 TO 5	7.000	X	20.000	4	80.000
	6 - 7	7.500	X	20.000	2	30.000
	8 TO 12	7.000	X	20.000	5	70.000
B	13			142.456	1	142.456
	14 TO 18	7.000	X	20.000	5	70.000
	19 - 20	7.500	X	20.000	2	30.000
	21 TO 25	7.000	X	20.000	5	70.000
	26	7.141	X	20.000	1	142.820
C	27	7.141	X	19.100	1	136.393
	28 TO 32	7.000	X	19.100	5	688.500
	33 - 34	7.500	X	19.100	2	286.500
	35 TO 39	7.000	X	19.100	5	688.500
	40	7.141	X	19.100	1	136.393
D	41	6.225	X	16.781+16.921/2	1	104.835
	42	6.200	X	16.921+17.080/2	1	105.400
	43	6.200	X	17.080+17.239/2	1	106.395
	44	6.200	X	17.239+17.398/2	1	107.371
	45	6.200	X	17.398+17.557/2	1	108.357
	46	6.200	X	17.557+17.717/2	1	109.349
E	47	7.500	X	16.898+17.091/2	1	127.458
	48	6.705	X	17.091+17.282/2	1	115.188
	49	6.705	X	17.282+17.434/2	1	116.318
	50	6.705	X	17.434+17.606/2	1	117.471
	51	6.705	X	17.606+17.778/2	1	118.624
	52	6.705	X	17.778+17.950/2	1	119.778
	53	6.705	X	17.950+18.121/2	1	120.928
	54	6.705	X	18.121+18.293/2	1	122.077
	55	6.705	X	18.293+18.465/2	1	123.231
	56			111.001	1	111.001
F	57	5.443+8.068/2	X	17.500	1	118.221
	58 TO 65	7.000	X	17.500	8	980.000
	66 - 67	7.500	X	17.500	2	262.500
	68 TO 75	7.000	X	17.500	8	980.000
	76	7.500	X	17.500	1	131.250
G	77	7.043+9.888/2	X	17.500	1	146.221
	78 TO 87	7.000	X	17.500	10	1225.000
	88	7.500	X	17.500	1	131.250
H	89 - 90	7.000	X	16.900	2	236.600
	91 TO 102	7.433	X	18.439	12	1644.684
J	103 TO 109	7.500	X	19.750	7	1036.875
	110			147.954	1	147.954
K	111 TO 118	6.770	X	20.000	8	1083.200
	119 - 120	7.500	X	20.000	2	300.000
	121 TO 136	6.770	X	20.000	16	2166.400
	137 - 138	7.500	X	20.000	2	300.000
	139 TO 146	6.770	X	20.000	8	1083.200
TOTAL NO. OF PLOT & TOTAL SALEABLE AREA FOR RESIDENTIAL COMPONENT				146		19387.699
TOTAL AREA IN ACRES = 4.790 ACRES						

LAYOUT SUMMARY 8.550 ACRES			
SL. NO.	PARTICULARS	AREA (IN ACRES)	
01	AREA OF THE SCHEME	8.550	
DETAIL OF DISTRIBUTION			
SL. NO.	PARTICULARS	PERMISSIBLE	ACHIEVED
		IN ACRES	%
01	AREA UNDER PLOTS	5.215	61%
02	AREA UNDER COMMERCIAL	0.342	4%
03	OPEN SPACE FOR PARKS	0.641	7.5%
04	AREA UNDER COMMUNITY FACILITY	0.855	10%
05	AREA UNDER ROAD, SERVICES & I.G.	1.496	17.5%
06	TOTAL SALEABLE AREA	5.557	65%
DENSITY CALCULATION			
SL. NO.	DESCRIPTION	NO.	UNIT
01	Total Number of Plots	146	PLOTS
02	No. of Persons in 1 Plot	18	Persons
03	Total Number of Persons	2628	Persons
04	Net Planned Area	8.550	Acres
	DENSITY ACHIEVED	307	PPA
DETAIL OF GREEN AREA			
SL. NO.	DESCRIPTION	AREA	UNIT
01	Green # 1	0.243	Acres
02	Green # 2	0.396	Acres
03	Green # 3	0.024	Acres
	TOTAL	0.663	Acres
DETAIL OF AREA UNDER SERVICES			
SL. NO.	DESCRIPTION	AREA	UNIT
01	Space for U/G Sewage Treatment Plant (S.T.P.)	450.45	SQMT.
02	Space for Under Ground Tank (U.G.T.)	200.00	SQMT.
03	TRANSFORMER 2X2	4.00	SQMT.
04	Space for MILK BOOTH	27.50	SQMT.
	TOTAL	681.95	SQMT.

To be read with Licence No. 37 of 2025 Dated 24/03/2025

L.C-5357

That this layout plan for an area measuring 8.55 acres (Drawing no. 12.957... Dated. 25.03.25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by S/Sh. Krishan Pal-Rahul & others in collaboration with Rao Tej Singh Developers & Builders LLP falling in the Sector-27, District Rewari 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, Hr 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 meters 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 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.22/52/2005-5Power 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.

(PRIYA SONI) ATP(HQ) (BABITA GUPTA) DTP (HQ) (VIJENDER SINGH) STP (HQ) (JITENDER BHAG) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR) (VARINDER KUMAR) AD(HQ)

NOTE

- ALL DIMENSIONS AND HEIGHTS ARE IN METRE.
- THE NORTH LINE INDICATED IS A MAGNETIC NORTH DIRECTION.

PLOT AREA

TOTAL AREA 68K, 08 - MARLA 41382.000 SQYD OR 34600.334 SQMT OR 8.550 ACRES

SCALE = 1 : 400

LAYOUT PLAN FOR GRANT OF LICENSE FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY)

AREA MEASURING 8.550 ACRES, SITUATED AT REVENUE ESTATE VILLAGE DHAMLAKA, (SECTOR - 27) TEH REWARI, DISTT - REWARI, HARYANA.

DEVELOPED BY- RAO TEJ SINGH DEVELOPERS AND BUILDERS LLP

ARCHITECT'S SIGNATURE: Ar. Harish Kumar B.Arch., MCA CA-2008/33077

OWNER'S SIGNATURE: Rao Tej Singh Developers and Builders LLP Designated Partner