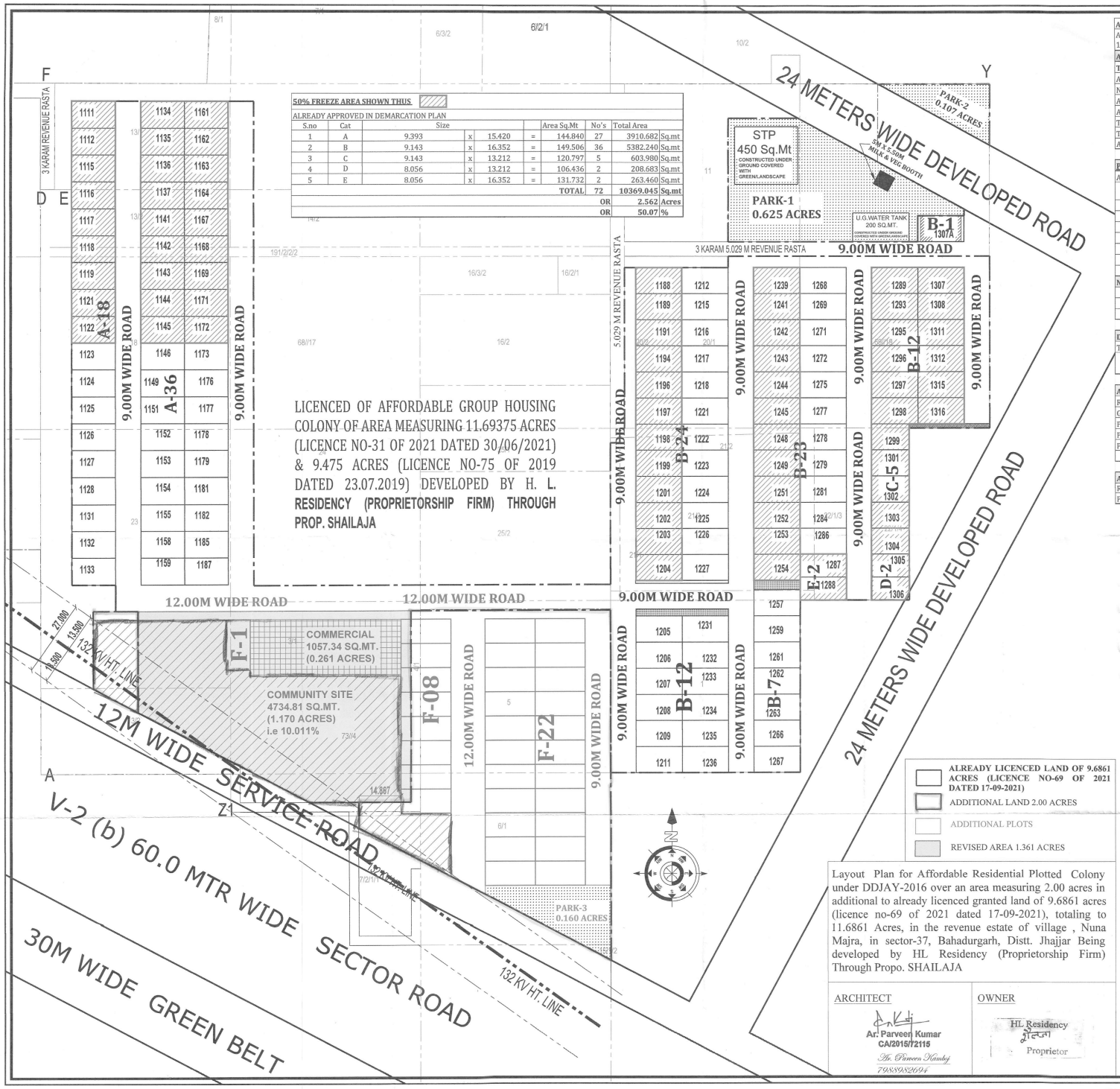

50% FREEZE AREA SHOWN THUS

ALREADY APPROVED IN DEMARCATION PLAN

S.no	Cat	Size				Area Sq.Mt	No's	Total Area	
1	A	9.393	x	15.420	=	144.840	27	3910.682	Sq.mt
2	B	9.143	x	16.352	=	149.506	36	5382.240	Sq.mt
3	C	9.143	x	13.212	=	120.797	5	603.980	Sq.mt
4	D	8.056	x	13.212	=	106.436	2	208.683	Sq.mt
5	E	8.056	x	16.352	=	131.732	2	263.460	Sq.mt
						TOTAL	72	10369.045	Sq.mt
							OR	2.562	Acres
							OR	50.07	%

AREA STATEMENT				
ALREADY LICENCE GRANTED LAND (Licence No-69 of 2021 Dated 17-09-2021)	=	9.6861	ACRES	
ADDITIONAL LAND APPLIED FOR LICENCE	=	**2.00**	**ACRES**	
TOTAL AREA OF THE SCHEME	=	**11.6861**	**ACRES**	
AREA UNDER U.D	=	0.010	ACRES	
NET PLANNED AREA	=	**11.6761**	ACRES	
AREA UNDER COMMERCIAL **@ 2% to 4% PERMISSIBLE**	=	0.261	ACRES	**2.235** %
AREA UNDER PLOTS **@ 61 % PERMISSIBLE**	=	6.265	ACRES	**53.656** %
TOTAL SALEBLE AREA **@ max. 65% PERMISSIBLE**	=	6.526	ACRES	**55.891** %
TOTAL GREEN AREA **@ min. 7.50% PERMISSIBLE**	=	0.890	ACRES	**7.615** %
AREA UNDER COMMUNITY SITE **@ min. 10.0 % PERMISSIBLE**	=	1.170	ACRES	**10.011** %

PLOTS AREA DETAIL

ALREADY APPROVED PLOT AREA DETAIL

S.no	Cat	Size				Area Sq.Mt	No's	Total Area As Per Approved	
1	A	9.393	x	15.420	=	144.84	54	7821.360	Sq.mt
2	B	9.143	x	16.352	=	149.51	79	11811.00	Sq.mt
3	C	9.143	x	13.212	=	120.80	5	603.980	Sq.mt
4	D	8.056	x	13.212	=	106.44	2	208.683	Sq.mt
5	E	8.056	x	16.352	=	131.73	2	263.460	Sq.mt
						TOTAL	142	20708.483	Sq.mt
							OR	5.117	Acres

NEW PROPOSED PLOT AREA DETAIL

6	F	8.260	x	18.150	=	149.92	31	4647.489	Sq.mt
						GRAND TOTAL	173	25355.972	Sq.mt
							OR	6.265	Acres

DENSITY CALCULATION

TOTAL DENSITY	=	173	X	18.00	@ PERSONS PER PLOT
	=	3114.00	÷	11.6761	Acres
	=	266.699	PPA	**AGAINST 240 PPA MIN PERMISSIBLE**	

AREA UNDER GREEN

REQUIRED GREEN @ 7.50% OF TOTAL SITE AREA	=	0.876	Acres	or	7.50	%
GREEN AREA PROVIDED						
PARK-1 (Already Approved)	=	0.625	Acres			
PARK-2 (Already Approved)	=	0.105	Acres			
PARK-3 (New Proposed)	=	0.160	Acres			
Total Green Area		0.890	Acres	or	7.615	%

AREA UNDER COMMUNITY SITE

REQUIRED COMMUNITY AREA @ 10%	=	1.169	Acres	or	10.00	%
PROPOS/REVISED AREA OF COMMUNITY SITE	=	1.170	Acres	or	10.011	%

ALREADY LICENCED LAND OF 9.6861 ACRES (LICENCE NO-69 OF 2021 DATED 17-09-2021)

ADDITIONAL LAND 2.00 ACRES

ADDITIONAL PLOTS

REVISED AREA 1.361 ACRES

Layout Plan for Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 2.00 acres in additional to already licenced granted land of 9.6861 acres (licence no-69 of 2021 dated 17-09-2021), totaling to 11.6861 Acres, in the revenue estate of village , Nuna Majra, in sector-37, Bahadurgarh, Distt. Jhajjar Being developed by HL Residency (Proprietorship Firm) Through Propo. SHAILAJA

ARCHITECT

Ar. Parveen Kumar
CA/2015/72115
Ar. Parveen Kumar
7988982694

OWNER

HL Residency
Proprietor

To be read with Licence No. 219 of 2025 Dated 11-11-2025 LC-3982-0

That this **layout plan** for an **additional area measuring 2.00 acres adjoining to the already licence granted area measuring 9.6861 acres (Licence no. 69 of 2021 dated 17.09.2021), thereby making total site area 11.6861 acres (Drawing No. DTCP- 1161) Dated: 11-11-2025) comprised of licence which** is issued in respect of **Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed H.L. Residency Proprietorship Firm through Prop. Shailja Joon in Sector-37, Bahadurgarh 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 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.
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 licenced 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 6% 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 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.
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 colonizer/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 AVTAR 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)