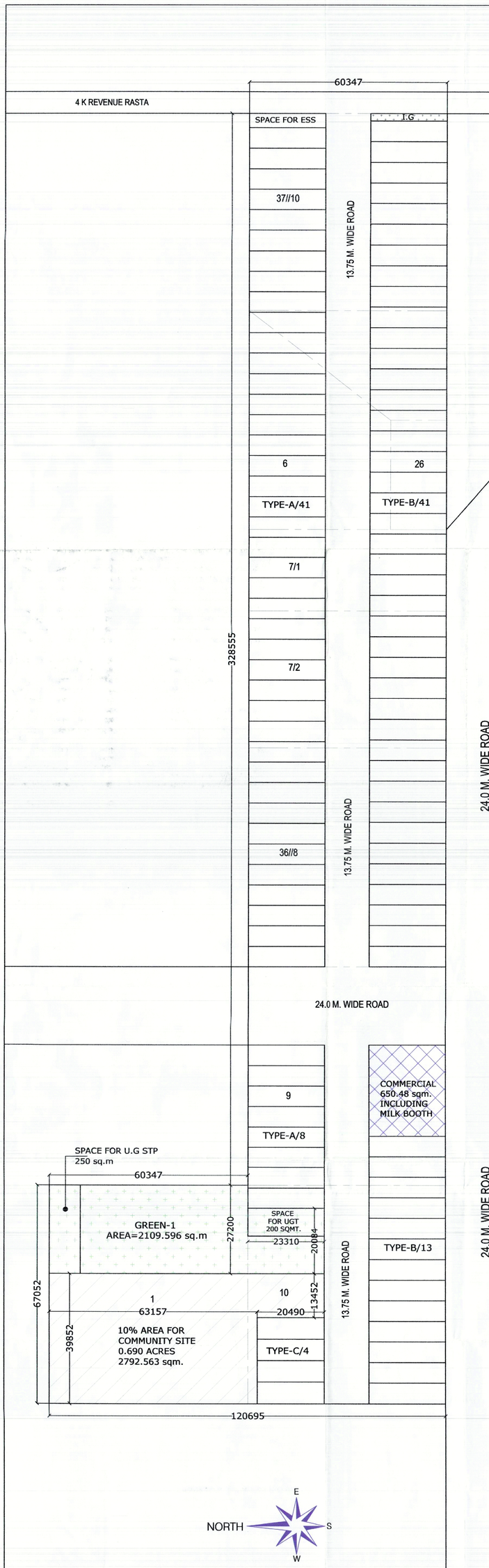

To be read with Licence No. 40 of 2026 Dated 03/03/2026 LC-5742

That this Layout Plan of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 6.90 acres (Drawing No. DTCP 11946 Dated 05-03-26) in the revenue estate of village-Rampura, Sector-15, District- Rewari, being developed by Inderjit Singh & Others in collaboration with Irenic Growth Pvt. Ltd. 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 meters or wider sector road if applicable.
8. 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.
9. At the time of demarcation plan, if provided 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 meters wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% 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 coloniser/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 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.
18. 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.

(DIVYA DOGRA) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (BHUVNESH KUMAR) CTP (HR.) | (AMIT KHATRI, IAS) DTCP (HR.)

(GURPREET) JD (HQ) | (SHALLU DHIMAN) ATP (HQ)

SUMMARY

	PERMISSIBLE			PROPOSED		
	AREA IN ACRE	AREA IN SQMT.	PERCENTAGE	AREA IN ACRE	AREA IN SQMT.	PERCENTAGE
TOTAL AREA OF THE LAND	6.900	27923.29				
MAXIMUM PERM. AREA UNDER RESIDENCE @ 61%	4.209	17033.21	61.0%	3.868	15654.88	56.1%
MAXIMUM PERM. AREA UNDER COMMERCIAL @ 4% (CAN BE TAKEN UP TO 8%)	0.276	1116.93	4.0%	0.161	650.48	2.3%
MAXIMUM TOTAL SALEBLE	4.485	18150.14	65%	4.029	16305.36	58.4%
REQUIRED COMMUNITY AREA @10%	0.690	2792.33	10.0%	0.690	2792.563	10.0%
MIN. AREA REQUIRED @7.5% UNDER ORGANZED GREEN	0.517	2094.25	7.50%	0.521	2109.596	7.55%
MINIMUM PERMISSIBLE DENSITY @ 240 PPA	1656					
MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	2760					
TOTAL NOS OF PLOTS		107		107X18 = 1926 PERSONS	1926/6.90 = 279.13 PPA	

PLOT AREA STATEMENT

SR. NO	PLOT TYPE	PLOT SIZE (IN METRES)		PLOT AREA (IN SQMT.)	NO. OF PLOTS	TOTAL AREA IN SQMT.
1	A	6.271	23.300	146.1	49	7159.60
2	B	6.322	23.300	147.3	54	7954.34
3	C	6.600	20.490	135.2	4	540.94
TOTAL					107	15654.88

GREEN AREA STATEMENT

SR. NO	PLOT TYPE	PLOT SIZE (IN METRES)		PLOT AREA (IN SQMT.)
1	G1	60.347	27.200	1641.4
		23.310	20.084	468.2
TOTAL				2109.596

LEGEND:-
- COMMERCIAL
- COMMUNITY FACILITIES
- OPEN/GREEN

PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) AREA MEASURING 6.90 ACRES, IN THE REVENUE ESTATE OF VILLAGE RAMPURA, SECTOR - 15, TEH. & DISTT.- REWARI, (HARYANA), BEING DEVELOPED BY M/S IRENIC GROWTH PRIVATE LIMITED.

SATYA ARCHITECTS SATYA PARKASH SHARMA ARCHITECT CA/2000/25375

ARCHITECT'S SIGNATURE:

For Irenic Growth Private Limited

Auth. Signatory

OWNER'S SIGNATURE: