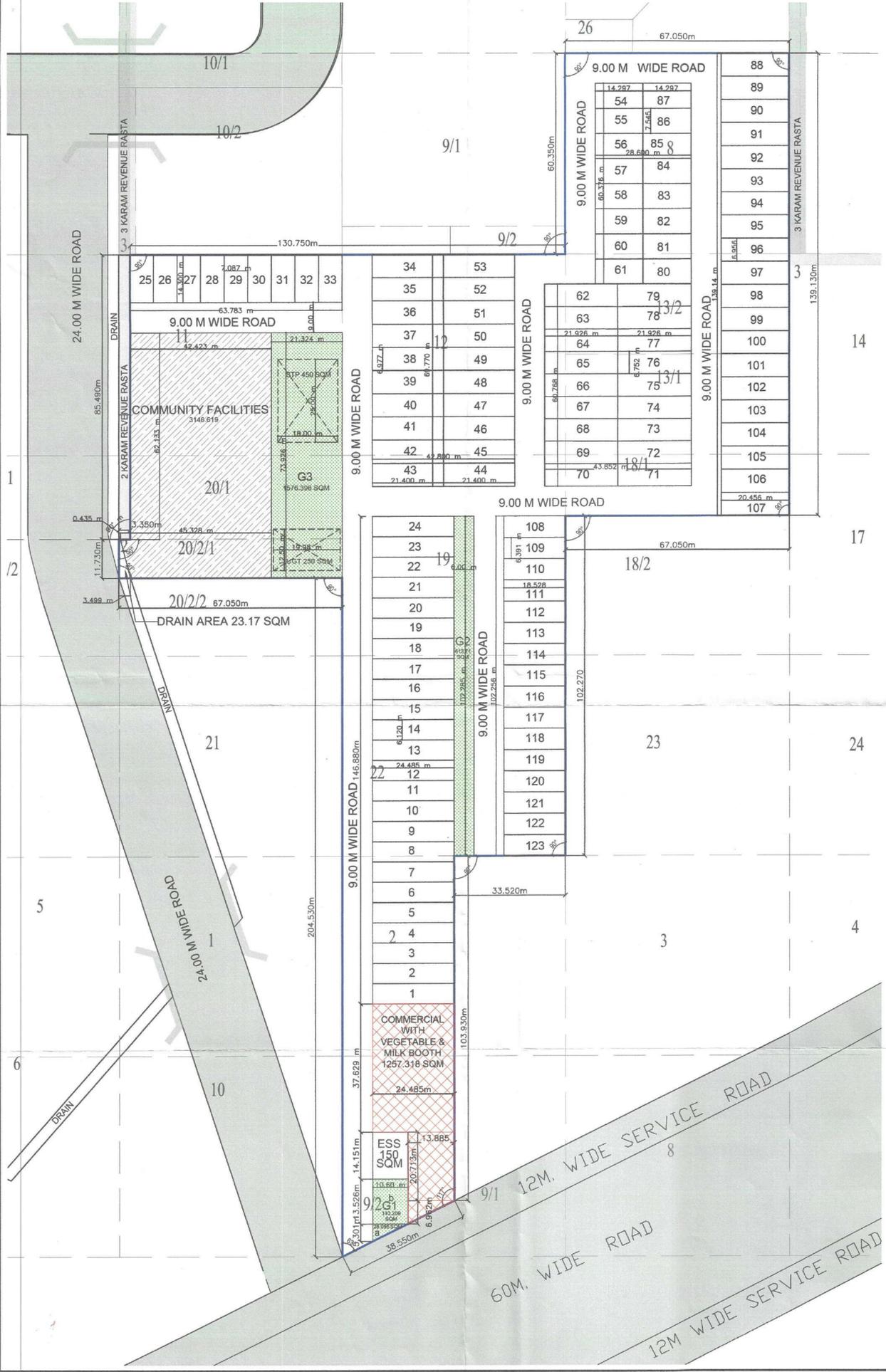


To be read with Licence no. 01 of 2025 dated 02-01-2026.

This Layout plan for an area measuring 7.775 acres (Drawing no. DTCP-11731 dated 02-01-26) comprised of developed Flower Infracon LLP in Sector-3B, Jhajjar 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 licensed 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 licensed 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 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 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 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-Power 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) (D) (HQ) (ATP) (HQ) (DTP) (HQ) (STP) (M) HQ (CIP) (HR) (DTCP) (HR)



AREA DETAILS (7.775 ACRES, SECTOR 3B BAHADURGARH)				
S.No.	DESCRIPTION	SQ.M.	ACRES	%AGE
A	TOTAL AREA OF THE SCHEME	31464.34	7.775	
B	AREA OF DRAIN WITHIN PLOT AREA	23.17	0.006	
C	NET PLANNED AREA	31441.17	7.769	
D	PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	19179.11	4.739	61%
E	PERMISSIBLE AREA UNDER COMMERCIAL	1257.65	0.311	4%
F	PERMISSIBLE AREA UNDER OPEN GREEN SPACES (OGS)	2361.23	0.583	7.5%
G	PERMISSIBLE AREA UNDER COMMUNITY FACILITIES	3146.43	0.777	10%
H	PROPOSED AREA UNDER RESIDENTIAL PLOTS	14424.196	4.108	52.84%
I	PROPOSED AREA UNDER COMMERCIAL	1257.318	0.311	4.00%
J	PROPOSED AREA UNDER OPEN GREEN SPACES (OGS)	2361.472	0.584	7.51%
K	PROPOSED AREA UNDER COMMUNITY FACILITIES	3146.619	0.778	10.00%

PLOTTED DENSITY				
TOTAL POPULATION	123	X	18	= 2214
TOTAL DENSITY	2214	/	7.7750	= 284.76

AGAINST 240-400 PERMISSIBLE DENSITY

AREA OTHER THAN GREEN FOR SERVICES		
S.No.	SERVICES	AREA IN SQM
1	SEWAGE TREATMENT PLANT (STP)	450.00
2	SPACE FOR UNDER GROUND TANK (UGT)	250.00
3	ESS	150.00
4	MILK BOOTH	27.50

AREA UNDER GREEN					
S.No.	DESCRIPTION	LENGTH (M)	WIDTH (M)	NOS.	AREA IN SQM.
1	G1a (Triangle)	5.301	10.600	1	= 28.095
2	G1b	13.526	10.600	1	= 143.269
3	G2	102.285	6.000	1	= 613.710
4	G3	73.926	21.324	1	= 1576.398
<b>TOTAL</b>					<b>2361.47</b>

ONE ORGANISED GREEN SPACE MORE THAN 0.3 ACRE PROVIDED = G3      **1576.40**      **0.39 ACRES**

DETAILS OF PLOTS (7.775 ACRES, SECTOR 3B BAHADURGARH)						
S.NO.	SIZE		CATEGORY	AREA		NOS.
	WIDTH	LENGTH		SQM	SQYDS	
1	24.485	6.120	1-24	149.848	179.220	24
2	18.528	6.391	108-123	118.412	141.920	16
3	20.456	6.956	88-107	142.292	170.180	20
4	21.926	6.752	62-79	148.044	177.060	18
5	14.297	7.547	54-61, 80-87	107.899	128.710	16
6	21.400	6.977	34-53	149.307	178.570	20
7	14.300	7.087	25-33	101.344	121.910	9
<b>GRAND TOTAL</b>						<b>123</b>
				<b>16626.196</b>	<b>19884.930</b>	

LEGEND:	
	COMMUNITY PLOT
	OPEN GREEN AREA
	COMMERCIAL
	PLOT LINE

**Owner**  
M/s. FLOWER INFRACON LLP  
1123-11TH FLOOR, DLF TOWER B, JASOLA DISTRICT CENTER, NEW DELHI-110025

**Architect**  
Allied Building Construction Group  
A-49 LGF HAUZKHAS NEW DELHI-110016  
E-MAIL: CONTACT@ABCGLIN

**PROJECT:-**  
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY POLICY 2016) AREA MEASURING 7.775 ACRES VILLAGE KASAR TEHSIL SECTOR-3B BAHADURGARH.

Architect's Signature:   
Owner's Signature:

For RPS Info:   
Authorized Signatory

Drawing Title	North
LAYOUT PLAN	
Drawing NO.	Scale
RPS-A-1	1:750