AREA STATEMENT

		Percentage	Area in Sq.mt.	Area in Acres
	TOTAL AREA OF SITE	-	**50433.993**	**12.4625**
1	PERMISSIBLE AREA UNDER RESIDENTIAL	61.00%	30764.736	7.6021
2	PERMISSIBLE AREA UNDER COMMERCIAL	4.00%	2017.360	0.4985
4	GREEN AREA	7.50%	3782.549	0.9347
5	AREA UNDER COMMUNITY AREA	10.00%	5043.399	1.2463
	PROPOSED AREA DETAILS			
6	PROPOSED RESIDENTIAL AREA	44.49%	22437.012	5.544
7	COMMERCIAL AREA	2.52%	1268.657	0.313
	GREEN AREA	7.64%	3854.686	0.953
8	COMMUNITY AREA	10.53%	5311.908	1.313
9	TOTAL SALEABLE AREA (PLOT AREA + COMMERCIAL AREA)	47.00%	23705.669	5.858

DENSITY CALCULATION	187	X	18	÷	12.4625
	270				PPA

AREA UNDER GREEN		LENGTH IN MT.	WIDTH IN MT.	AREA IN SQM
GREEN AREA	G-01	AS/PROFILE	AS/PROFILE	2326.064
	G-02	AS/PROFILE	AS/PROFILE	267.178
	G-03	AS/PROFILE	AS/PROFILE	41.359
	G-04	AS/PROFILE	AS/PROFILE	426.483
	G-05	AS/PROFILE	AS/PROFILE	204.262
	G-06	AS/PROFILE	AS/PROFILE	153.167
	G-08	59.13	2.83	167.3379
	G-10	AS/PROFILE	AS/PROFILE	50.435
	G-11	5.20	42.00	218.400
	TOTAL			**3854.686**

Plot Category	Width (mt)		Depth(mt)	Sq Mts	Number	Area (Acres)
Type-A	7.1	x	21	149.10	92	3.390
Type-B	7.475	x	20	149.50	4	0.148
Type-C	6.5	x	16	104.00	18	0.463
Type-D	6.35	x	14.9	96.85	28	0.670
Type-E	6	x	13.59	81.51	39	0.786
Type-F	6.31	x	9.5	59.85	6	0.089
TOTAL					**187**	**5.544**

SERVICES AREA DETAILS	
Green Details	**SQM**
Space for STP	450.00
Space for UGT	200.00
TRANSFORMER	6.25
Space for MILK BOOTH	27.50
TOTAL	683.75

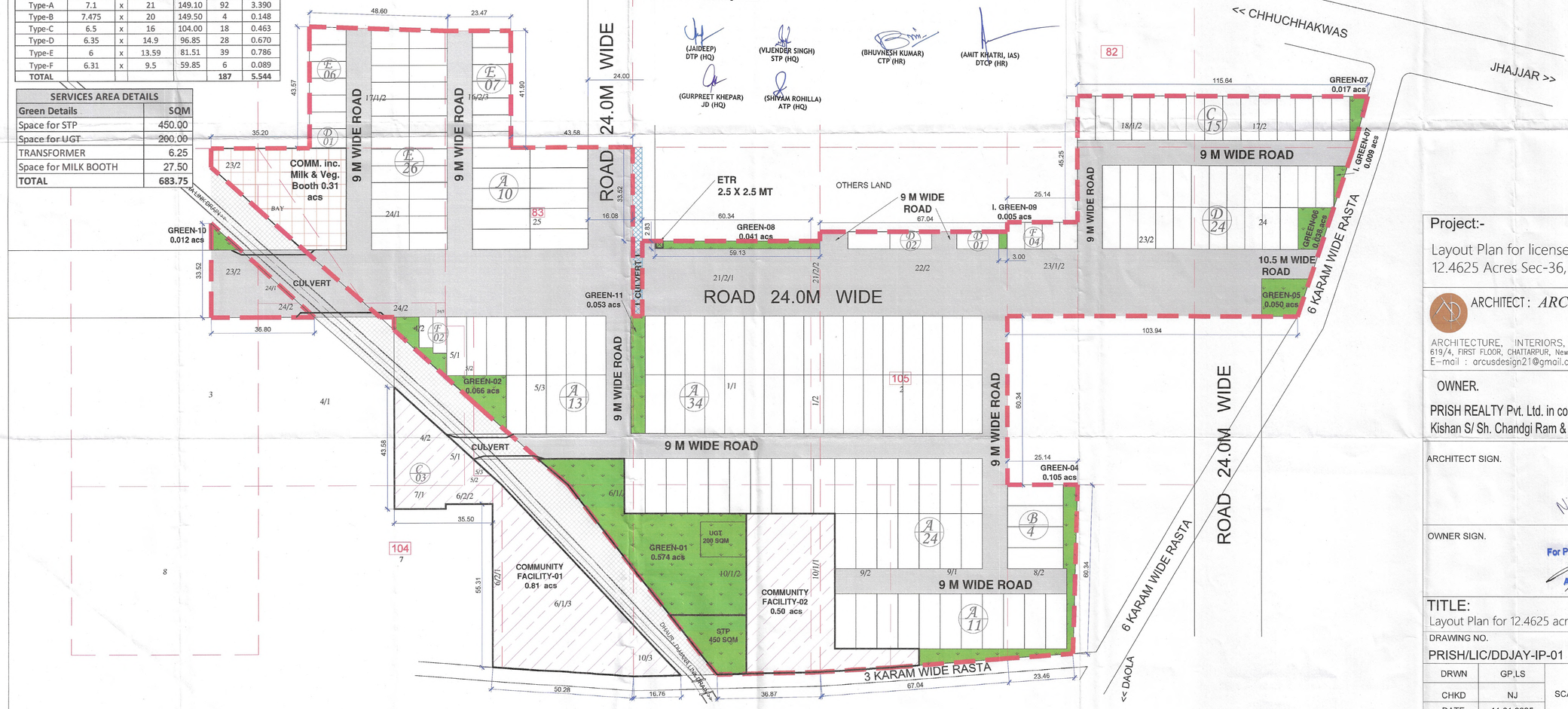
To be read with Licence No. 79 Dated 26-05-2025

That this **Layout plan** of Affordable Residential Plotted Colony (DDJAY) over an area measuring 12.4625 acres (Drawing no. DTCP 11136 dated 27-05-2025 falling in the revenue estate of village-Talao, Sectror-36, Jhajjar being developed by Prish Realty Pvt. Ltd. in collaboration with Land Owners 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 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 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 metres 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.

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

(GURPREET KHEPAR) JD (HQ) | (SHYAM ROHILLA) ATP (HQ)



Project:-
Layout Plan for licensed applied area of 12.4625 Acres Sec-36, Jhajjar (Haryana)
ARCHITECT : *ARCUS DESIGN* ARCHITECTURE, INTERIORS, PLANNING 619/4, FIRST FLOOR, CHATTARPUR, New Delhi-110074 E-mail : arcusdesign21@gmail.com
OWNER. PRISH REALTY Pvt. Ltd. in collaboration with Sh. Ram Kishan S/ Sh. Chandgi Ram & Others.
ARCHITECT SIGN. VIMIT K. JAIN A/201465626
OWNER SIGN. For Prish Realty Pvt. Ltd. Authorised Signatory
TITLE: Layout Plan for 12.4625 acre DDJAY Plotted colony
DRAWING NO. PRISH/LIC/DDJAY-IP-01

DRWN	GP,LS	SCALE - N.T.S.	NORTH:
CHKD	NJ		
DATE	11.01.2025		