

75M WIDE PROPOSED PERIPHERY ROAD

50M WIDE GREEN BELT including 12M wide service road

12M WIDE SERVICE ROAD

EXISTING ROAD TO BE WIDENED TO 30M WIDE ROAD
 12M WIDE SERVICE ROAD
 30M WIDE GREEN BELT INCLUDING 12M WIDE SERVICE ROAD
 30M WIDE GREEN BELT



S.No	Plot No	Size	Area Sq.Mt	No's	Total Area	
1	A	9,000	16,000	144	4,464.00 Sq.mt	
2	B	7,000	16,000	112	784.00 Sq.mt	
3	C	7,300	17,830	131	657.36 Sq.mt	
4	E	7,000	16,350	114	503.80 Sq.mt	
5	H	7,000	16,000	112	3,696.00 Sq.mt	
6	G	7,000	15,500	108	4,340.00 Sq.mt	
7	F	6,830	14,390	98	1,081.12 Sq.mt	
TOTAL					144	16,170.48 Sq.mt
OR					3,996	Acres
OR					90.04%	

AREA STATEMENT			
TOTAL AREA OF THE SCHEME		=	15.850 Acres
AREA FALLING UNDER 30M WIDE ROAD & GREEN BELT		=	0.058 Acres (A)
AREA OF AREA FALLING UNDER 30M WIDE ROAD & GREEN BELT		=	0.028 Acres (B)
BALANCE AREA (A-B)		=	15.822 Acres
AREA UNDER U.D.		=	0.185 Acres
NET PLANNED AREA		=	15.716 Acres
Permissible Area Detail		Area Detail (in Acres)	Proposed Area Detail
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.6286	=	0.617 Acres 3.93%
AREA UNDER PLOTS @ 61% PERMISSIBLE	9.5868	=	7.985 Acres 50.81%
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	10.2154	=	8.602 Acres 54.74%
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.18875	=	1.200 Acres 7.57%
AREA UNDER COMMUNITY SITE @ min. 10.0% PERMISSIBLE	1.585	=	1.590 Acres 10.03%

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1	A	9,000	16,000	144	4,464.00 Sq.mt	
2	B	7,000	16,000	112	784.00 Sq.mt	
3	C	7,300	17,830	131	657.36 Sq.mt	
4	D	7,500	17,850	133	1,071.00 Sq.mt	
5	E	7,000	16,360	114	739.28 Sq.mt	
6	F	6,500	15,500	107	1,108.25 Sq.mt	
7	G	7,000	15,500	108	651.00 Sq.mt	
8	H	7,000	13,900	91	641.00 Sq.mt	
TOTAL					222	32,316.09 Sq.mt
OR					7,985	Acres
OR					50.81%	

DENSITY CALCULATION			
TOTAL DENSITY	=	282	X 18.00 @ PERSONS PER PLOT
	=	5076.00	+ 15,7160
	=	322,983	PPA AGAINST 200-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK			
Minimum Required @ 7.50%	=	1.18875	Acres
Proposed Green	=		
Park-1	=	0.33	Acres
Park-2	=	0.24	Acres
Park-3	=	0.13	Acres
Total Area	=	1.20	Acres
OR	=	7.57%	

- To be read with Licence No. 118 of 2021 Dated 24/12/2021.
- That this Layout plan for site area measuring 15.850 acres (Drawing No. DTCP: 8091, dated 28-12-21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Jayant Buildhome Pvt. Ltd falling in revenue estate of village Haluwala, Sector-25, Tehsil Jagadhari, District Yamuna Nagar, 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 licensor.
 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(1)(a)(ii) 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 HUDA 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 Photovoltaic Power Plant as per the provisions of order no. 22/507/2009-3/Power 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-SP dated 31.03.2016 issued by Haryana Government, Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Ajit Singh (AJIT SINGH) JD (HQ)
 Rajat Chauhan (RAJAT CHAUHAN) ATP (HQ)
 Narender Kumar (NARENDER KUMAR) DTP (HQ)
 Hitesh Sharma (HITESH SHARMA) STP (HQ)
 P.P. Singh (P.P. SINGH) CTP (HR)
 K. Makrand Pandurang (K. MAKRAND PANDURANG, IAS) DTCP (HR)

LAYOUT PLAN

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 15.85 Acres, UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR-25, VILLAGE-HALUWALA, TEHSIL-JAGADHARI, DISTRICT- YAMUNANAGAR, HARYANA BEING DEVELOPED BY JAYANT BUILDHOME PVT.LTD.

ARCHITECT An. Parveen Kumar CA/2015/2115	OWNER Gayender Singh Bhatia Jayant Buildhome Pvt. Ltd. 221, Pocket 3, Santa Vihar, New Delhi-110015, INDIA	N SCALE = 1:500 DATE = 08.08.21 SHEET NO 1
JAYANT BUILDHOME PVT.LTD.		