



Plot No	SR NO	Dimension	Area in Sq.Mt
PLOT NO 41	A	5.32 x 16.00	85.120
	B	7.62 x 16.00	60.960
TOTAL			146.080
PLOT NO 42	A	5.57 x 16.00	89.120
	B	7.69 x 16.00	60.800
TOTAL			149.920
PLOT NO 62	A	5.55 x 16.00	88.800
	B	7.62 x 16.00	60.960
TOTAL			149.760
PLOT NO 63	A	5.35 x 16.00	85.600
	B	7.62 x 16.00	60.960
TOTAL			146.560
PLOT NO 83	A	6.70 x 11.14	74.638
	B	4.36 x 4.86	21.190
TOTAL			95.828
PLOT NO 124	A	6.65 x 11.74	78.071
	B	6.65 x 3.17	10.940
TOTAL			89.011
PLOT NO 125	A	6.65 x 14.50	96.525
	B	6.65 x 3.10	9.510
TOTAL			106.035
PLOT NO 126	A	6.65 x 14.50	96.525
	B	6.65 x 3.10	9.510
TOTAL			106.035
PLOT NO 162	A	6.65 x 14.50	96.525
	B	6.65 x 3.10	9.510
TOTAL			106.035
PLOT NO 162	A	6.65 x 14.50	96.525
	B	6.65 x 3.10	9.510
TOTAL			106.035

AREA STATEMENT				DETAILS OF 50% SALEABLE AREA TO BE FROZEN			
Sl. No.	Description	Area (sq. m)	%	Type	Size	Area (sq. m)	Total Area (sq. m)
A	TOTAL AREA OF THE SCHEME	21450.803	100.00%				
B	AREA UNDER 12M WIDE ROAD	670.190	3.12%	A	7.65 x 16.00	122.400	244.800
C	AREA UNDER 12M WIDE ROAD PART OF 30M GREEN BELT	211.070	0.98%	C	6.90 x 16.00	110.400	364.320
D	AREA UNDER 30M GREEN BELT	183.220	0.86%	D	6.65 x 16.00	119.700	119.700
E	AREA UNDER 30M GREEN BELT BALANCE AREA	40435.773	188.98%	E	6.65 x 16.00	15.75	104.736
F	30% RESERVE OF AREA UNDER 12M WIDE ROAD	822.220	3.84%	E1	6.25 x 16.00	103.500	103.500
G	PART OF 30M GREEN BELT NOT PLANNED AREA (E-7)	45967.990	214.29%	E2	6.25 x 16.00	103.031	103.031
H	AREA UNDER COMMUNITY	4148.380	19.34%	E3	6.25 x 16.00	102.563	102.563
I	AREA UNDER COMMERCIAL	1637.400	7.63%	E4	6.25 x 16.00	102.063	102.063
J	AREA UNDER PLOTS	18813.402	87.75%	E5	6.25 x 16.00	101.563	101.563
K	TOTAL SALEABLE AREA	21450.803	100.00%	E6	6.25 x 16.00	101.063	101.063

To be read with Licence No. 71 of 2022 Dated 27-5-2022

That this Layout plan for an area measuring 10.25 acres (Drawing No. 8847 Dated 31-05-22) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sankalp Infraline LLP., in Sector-35, Bahadurgarh, District Jhajjar is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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.
- 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.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- 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.
- 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.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- 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.
- 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.

**CLIENT/OWNER**  
**M/S SANKALP INFRA LINE LLP**  
 H. No. 6, Deep Farm I.O.C. Road, Pusanjani Farm Bijwasan, South West Delhi-110061

**CLIENT SIGNATURE**  
 For Sankalp Infraline LLP  
 (AUTHORISED SIGNATORY (FRS), M/S SANKALP INFRA LINE LLP)

**ARORA ASSOCIATES**  
 Cabin 105 FF, Sco' 91-93, Ansal Sampark Building, Sector-5 Panchkula, # +91-9888327587

**ARCHITECT**  
 Ar. Vishal Arora  
 Ar. VISHAL ARORA  
 COUNCIL OF ARCHITECTURE

**PROJECT CODE: L2103**  
**PROJECT TITLE**  
**AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 10.25 ACRES, SECTOR- 35 JHAJHAR**

**DRAWING TITLE**  
**LAYOUT PLAN FOR AFFORDABLE PLOTTED RESIDENTIAL HOUSING COLONY UNDER DDJAY**

**DRAWING NO.**  
**L2103-APC-LA-0001**

**SCALE**  
 1: 1000

**DATE:** 27.01.2022

**SHEET NO.**  
 1 of 1

**REV**  
**R9**

(M. PANDHAR) ATP (HQ) (BABITA GUPTA) STP (HQ) (VIJENDER SINGH) STP (HQ) (J. K. SINGH) CTP (HR) (K. M. RAVI KANTH) DTPC (HR)  
 (DINESH KUMAR) SD (HQ) (RAJESH DUTT) JD (HQ)