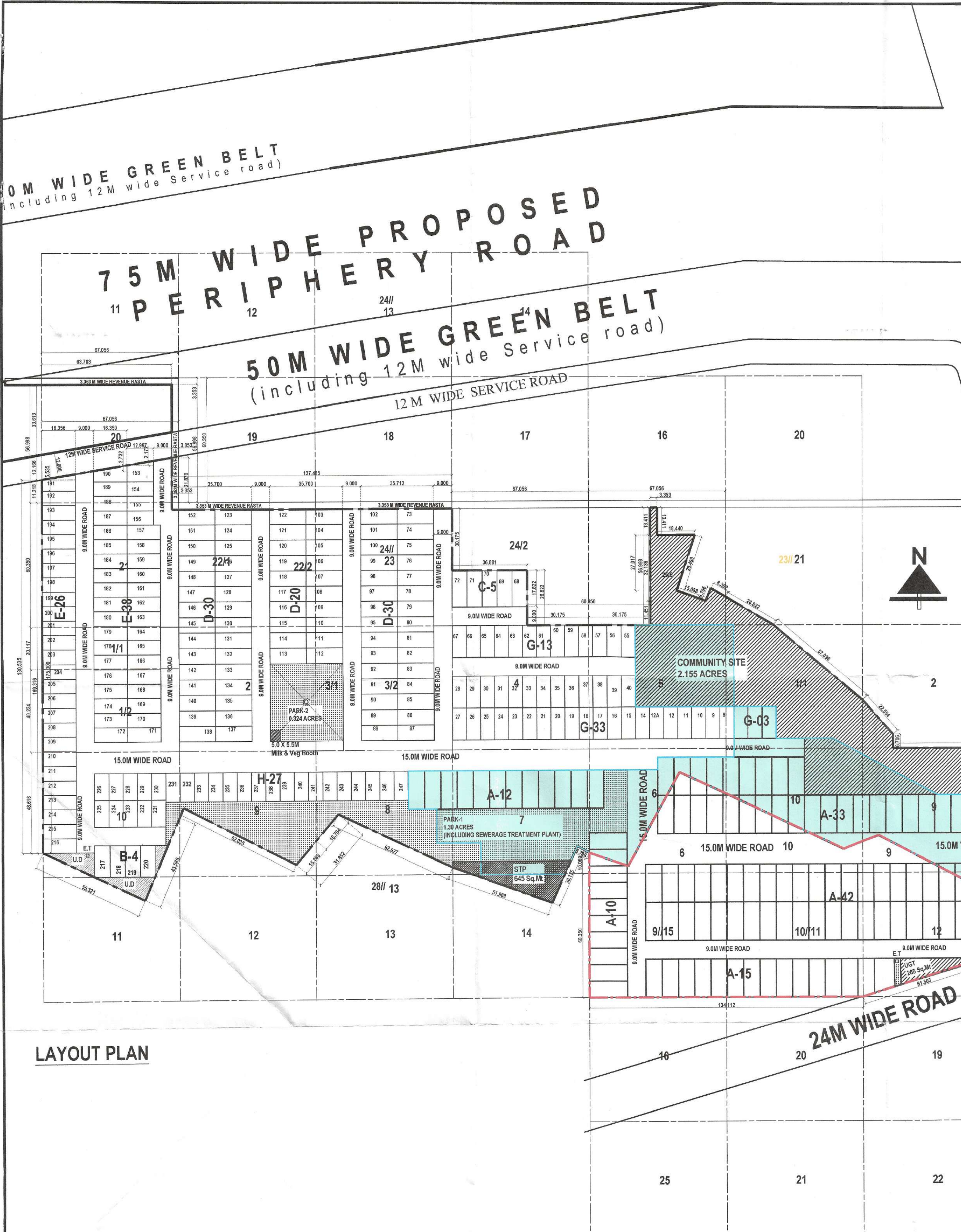


100 M WIDE GREEN BELT
(including 12 M wide Service road)

75 M WIDE PROPOSED PERIPHERY ROAD

50 M WIDE GREEN BELT
(including 12 M wide Service road)



DENSITY CALCULATION

TOTAL DENSITY	=	360	X	18.00	@ Person Per Acres
	=	6480.00	=	21.27025	Acres
	=	304.651	PPA		AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK

Minimum Required @ 7.50%	=	1.614	Acres
Proposed Green			
Park-1	=	1.300	Acres
Park-2	=	0.324	Acres
Total Area	=	1.624	Acres
OR	=	7.547	%

NOTE - EXISTING APPROACH OF OLD LICENCE THROUGH KHASRA NO. 7/2/2 & 8/1/1 SHALL NOT BE USED TILL FINAL OUTCOME OF THE CIVIL COURT.

AREA STATEMENT

	Already Approved	New Additional	Total Land
TOTAL AREA OF THE SCHEME	= 15.850 Acres	= 5.66875 Acres	= 21.51875 Acres
AREA FALLING UNDER 30M WIDE ROAD & GREEN BELT	= 0.050 Acres	= 0.229 Acres	= 0.2870 Acres (A)
50% OF AREA FALLING UNDER 30M WIDE ROAD & GREEN BELT	= 0.029 Acres	= 0.115 Acres	= 0.1435 Acres (B)
BALANCE AREA (A-B)	= 0.029 Acres	= 0.115 Acres	= 0.1435 Acres
AREA UNDER U.D	= 0.105 Acres	= 0.000 Acres	= 0.105 Acres
NET PLANNED AREA	= 15.716 Acres	= 5.554 Acres	= 21.27025 Acres

Permissible Area Detail

Area Under	Permissible	Area in Sq.Mt	Already Approved	New Additional	Total Plots	Total Area
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.851	= 0.740 Acres	= 3.48 %			
AREA UNDER PLOTS @ 61 % PERMISSIBLE	12.975	= 11.349 Acres	= 53.35 %			
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	13.826	= 12.089 Acres	= 56.83 %			
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.614	= 1.624 Acres	= 7.55 %			
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	2.152	= 2.155 Acres	= 10.015 %			

PLOTS AREA DETAIL

S.No	Plot No	SIZE	Area in Sq.Mt	Already Approved	New Additional	Total Plots	Total Area
1	A	8,000 x 10,500	148,000	0	112	112	16576.00 Sq.Mt
2	A1	8,000 x 16,000	128,000	0	19	19	2432.00 Sq.Mt
3	B	7,000 x 16,000	112,000	4	0	4	448.00 Sq.Mt
4	C	7,380 x 17,820	131,511	5	0	5	657.56 Sq.Mt
5	D	7,500 x 17,850	133,881	0	0	0	1071.00 Sq.Mt
6	E	7,000 x 16,360	114,520	64	0	64	7329.28 Sq.Mt
7	G	7,000 x 15,500	108,500	46	3	49	5316.50 Sq.Mt
8	H	7,000 x 13,000	91,000	27	0	27	2457.00 Sq.Mt
TOTAL				226	134	360	45926.34 Sq.Mt
				OR			11.349 Acres
				OR			53.35 %

REVISED AREA 3.573 Acres

This is a 'PROVISIONAL APPROVED LAYOUT PLAN' Only for Purpose of Inviting Objection from the general public

LC-4626-B

- That this Revised Layout plan for an additional applied area measuring 5.66875 acres and 15.85 acres, thereby totaling area measuring 21.51875 acres in Sector-25, Yamunanagar, Jagdhari Drawing No. DGTCP-8721... dated 03/11/2021... comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by being developed by Jayant Buildhome Pvt. Ltd. [is hereby approved subject to the following conditions:
- That this Revised 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 General, 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 DGTCP 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 DGTCP, 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 metres or wider sector road if applicable.
 - 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenc.
 - 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.
 - 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(c)(iii) of the Act No.8 of 1973.
 - 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 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.
 - 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.

LAYOUT PLAN

REVISED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN ADDITIONAL AREA MEASURING 5.66875 Acres IN ADDITION TO ALREADY APPROVED 15.85 Acres, (LICENCE No- 118 of 2021 DATED 24-12-2021), NOW THE TOTAL AREA IS 21.51875 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: Anj Parveen Kumar CA/20157215

OWNER: Jayant Buildhome Pvt. Ltd.

DATE: 03/11/2021

SHEET NO: 1

(Dr. P. B. RASHI) ATP (HQ)
 (BABITA GUPTA) DTP (HQ)
 (SUNITA SETHI) STP (HQ)
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