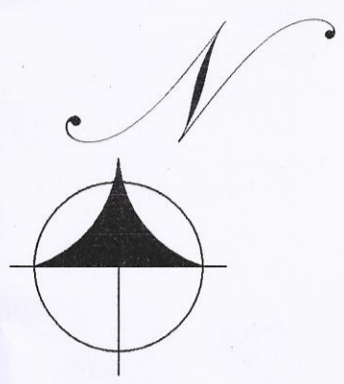


- ALREADY APPROVED LAND
- NEW PROPOSE
- EXISTING LICENCE (0.5876Acres)
NO-72 OF 2022 DT. 01-06-2022.

LAYOUT PLAN

AREA STATEMENT					
TOTAL AREA OF THE SCHEME (7.7625 + 5.48)	=	13.2425	Acres		
AREA UNDER U.D (0.50 X 9.42 X 17.50) = 82.43/4046.85	=	0.02	Acres		
NET PLANNED AREA	=	13.2225	Acres		
Permissible Area Detail		Area Detail (In Acres)	Proposed Area Detail		
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE = (0.31+0.217)	=	0.529	Acres 3.99%		
AREA UNDER PLOTS @ 61% PERMISSIBLE	=	8.066	Acres 57.06%		
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	=	8.595	Acres 61.04%		
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	=	0.993	Acres 7.567%		
AREA UNDER COMMUNITY SITE @ min. 10.0% PERMISSIBLE	=	1.324	Acres 10.194%		
PLOTS AREA DETAIL					
ALREADY APPROVED PLOTS AREA DETAIL Approved in Drawing no DTCP-6677 dated 30.10.2018					
Sno	Plot No	Size	Area Sq.Mt	No's	Total Area
1	A	8.55 x 17.47	149.37	5	746.84 Sq.mt
2	B	8.55 x 16.35	139.79	99	13839.46 Sq.mt
3	C	7.54 x 14.00	105.56	12	1266.72 Sq.mt
4	D	5.00 x 11.80	59.00	12	708.00 Sq.mt
			TOTAL	128	16561.02 Sq.mt
NEW PROPOSED PLOTS AREA DETAIL					
5	E	7.915 x 17.675	138.130	21	2900.733 Sq.mt
6	F	8.755 x 17.027	149.071	19	2832.356 Sq.mt
7	G	8.800 x 17.027	149.838	10	1498.376 Sq.mt
8	H	8.305 x 18.050	149.905	44	6595.831 Sq.mt
9	HI	7.933 x 18.050	143.191	1	143.191 Sq.mt
			TOTAL	95	13970.49 Sq.mt
			GRAND TOTAL (ALREADY APPROVED + NEW PROPOSED)	223	30531.51 Sq.mt
				OR	7.545 Acres
					57.06%
DENSITY CALCULATION					
TOTAL DENSITY	=	223	X 18.00 @ Person Per Acres		
	=	4014.00	+ 13.223		
	=	303.573	PPA AGAINST 240-400 PPA PERMISSIBLE		
AREA UNDER GREEN PARK					
Minimum Required @ 7.50%	=	0.993	Acres		
Proposed Green	=	0.856	Acres		
INCIDENTAL GREEN					
(0.084+0.141+0.175+0.016)	=	0.416	Acres		
Total Area	=	1.002	Acres		
OR	=	7.567%			



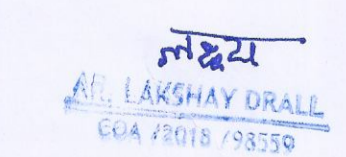
To be read with Licence No. 11 of 2023 Dated 17/01/2023.

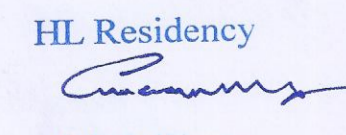
This revised layout plan for an additional area measuring 4.893 acres (Drawing No. DGTCP-8925 Dated: 17.01.2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) in addition to the existing licence no. 75 of 2018 dated 16.11.2018 area measuring 7.7625 acre and licence no. 72 of 2022 dated 01.06.2022 area measuring 0.587 acre) thereby totalling 13.2425 acres in Sector-37, Bahadurgarh, District-Jhajjar being developed by HL Residency Pvt. Ltd. Proprietorship Firm Proprietor Shajia W/o Rakesh Joon, Triveni Motels and Resorts Pvt. Ltd. & HL Residency Pvt. Ltd. in collaboration with HL Residency 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, Hr. for the modification of revised layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the revised layout plan.
- That the colonizer shall abide by the directions of the DGTCP, Hr. and accordingly shall make necessary changes in the revised 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 revised 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 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 licenced area.
- 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)(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.

(SATYA PAL) JD(HQ) (YAJAN CHAUDHARY) ATP(HQ) (DIVYA DOGRA) DTP (HQ) (SANJAY KUMAR) STP (E&V) (P.P. SINGH) LEP(HR) (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

REQUEST FOR GRANT OF LICENCE FOR SETTING UP A AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) ON THE ADDITIONAL AREA MEASURING 5.48 ACRES (4.893 Acres FRESH + 0.57 Acres UNDER MIGRATION FROM LICENCE NO-72 OF 2022 DATED 01-06-2022) ADJACENT TO THE EXISTING LICENCE NO-75 OF 2018 DATED 16.11.2018 AREA MEASURING 7.7625 Acres THERE BY TOTALING 13.2425 Acres FALLING IN SECTOR-37, BAHADURGARH, DISTRICT-JHAJJAR BEING DEVELOPED BY TRIVENI MOTELS AND RESORTS PVT LTD IN COLLABORATION WITH H.L. RESIDENCY PVT LTD.

ARCHITECT

 LAKSHAY DRALE
 GUA/2018/93350

OWNER

 HL Residency
 Authorized Signatory

OWNER
 H.L.RESIDENCY Pvt.Ltd