



AREA STATEMENT FOR DEEN DYALIAN AWAS YOJNA				
AREA OF SCHEME	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED %AGE
Area under road widening	0.0420			
50% AREA UNDER ROAD WIDENING	0.0205			
NET PLANNED AREA (9.20625 - 0.0205) - UD(0.056 ACRE)	9.561			
OPEN/GREEN SPACE/PARK	0.723	7.5	0.7317	7.59
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	0.963750	10	0.964	10.00
COMMERCIAL AREA	0.3824	4	0.365	3.82
AREA UNDER PLOTS	5.839	61	5.844	56.35
TOTAL PERMISSIBLE SALEABLE AREA	6.215	65	5.789	60.85
MIN.-MAX. PERMISSIBLE DENSITY	240 - 400 PPA		329 PPA	

TYPE	WIDTH	LENGTH	AREA	NO.	TOTAL AREA	W (FEET)	L (FEET)	AREA (IN SQYDS)
A	7.78	13.67	106.35	20	2127.05	25.53	44.85	127.20
A1	7.68	19.16	147.15	9	1324.34	25.20	62.86	175.99
B	7.80	13.50	105.30	26	2737.80	25.59	44.29	125.94
B1	7.65	13.50	103.28	28	2891.70	25.10	44.29	123.52
C	7.44	18.32	136.28	16	2180.52	24.41	60.11	162.99
D	7.01	20.50	143.71	13	1868.17	23.00	67.26	171.87
D1	7.60	19.25	146.30	24	3511.20	24.93	63.16	174.97
E	8.15	18.33	149.46	18	2690.33	26.75	60.14	178.76
F	7.80	18.65	145.40	18	2617.12	25.58	61.19	173.89
				172	21948.22 (IN SQM.)			
					5.424 (IN ACRES)			56.73%

DENSITY CALCULATION			
NO. OF PLOTS	172 X	18	3096 PERSONS / 9.561 SAY 324 PPA
GREEN AREA CALCULATION			
GREEN-1	2130 SQM		
GREEN-2	638 SQM		
GREEN-3	193 SQM		
TOTAL	2961 SQM		
	0.7317 ACRE		

PLOT FREEZE UNDER 11 KV HT LINE AND DE-FREEZED AFTER SHIFTED OF 11 KV HT LINE

To be read with Licence No. 40 of 2023 Dated 21/02/2023 LC-4808

This This Layout plan for an area measuring 9.6375 acres (Drawing No. 0027 Dated 22-08-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Baba Jodh Associates, Sector-4, Sirsa 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 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, 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 HSNP 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- That the plots falling under ROW of HT Line of 11 KV shall be freeze and the colonizer/owner shall not create any third party rights on the freeze plots till the shifting/re-routing of 11 KV Line from the site.

**LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 9.6375 ACRES IN SECTOR -4, DISTT. SIRSA BEING DEVELOPED BY BABA JODH ASSOCIATES**

LAYOUT PLAN  
SCALE 1:500  
DRAWING NO. BJA/001

ARCHITECT'S SIGNATURE  
*Amrit Kumar Sharma*  
AMIT KUMAR SHARMA  
CA/2017/81535

OWNER'S SIGNATURE  
*Sahil Bhatnagar*  
AUTHORISED SIGNATORY

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