
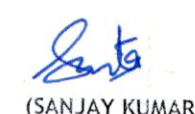




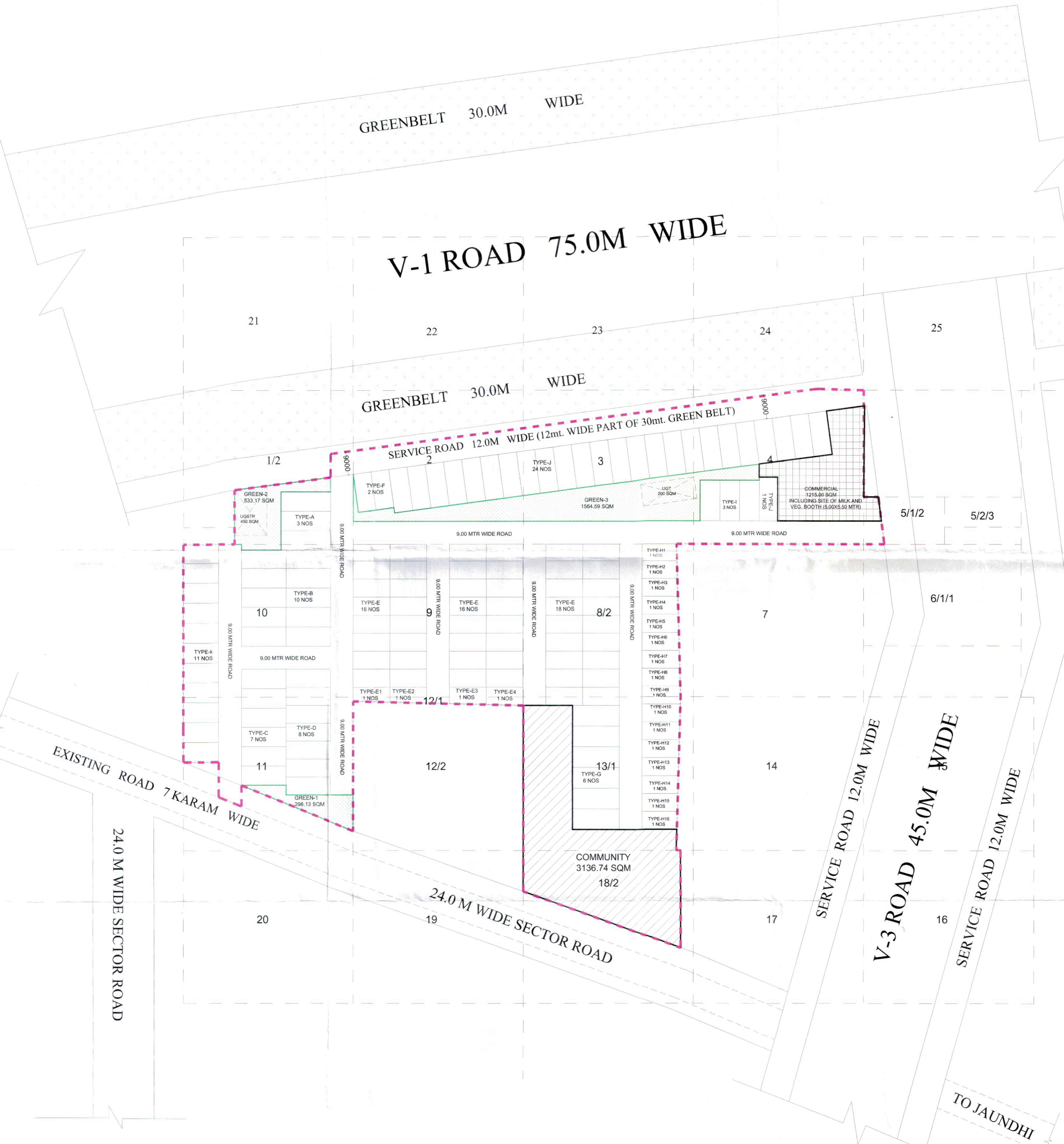


That this Layout plan for an area measuring 7.75 acres (Drawing no. DGTCP/1705 dated 18-10-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Chauhan Realcon Pvt. Ltd. & Y. P. Infratech Pvt. Ltd. in collaboration with Y. P. Infratech Pvt. Ltd. & Others in the revenue estate of village-Jondhi, in sector-30, 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 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 HSVP 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 coloniser/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.


 (DIVYA DOGRA DTP (HQ))

 (SANJAY KUMAR STP (HQ))

 (P. SINGH CTP (HR))

 (T.L. SATYAPRAKASH, IAS) (AS) (DGTCP (HR))

 (NARINDER KUMAR) (JD (HQ))

 (YAJJAN CHAUDHARY) (ATP (HQ))



GREEN AREA		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
G1	298.130	0.074
G2	533.170	0.132
G3	1564.590	0.387
TOTAL	2395.890	0.592

AREA STATEMENT					
TOTAL SITE AREA	7.750	ACRES	=	31363.088	
AREA FALLING UNDER SERVICE ROAD PART OF GREEN BELT	0.46300	ACRES	=	1,873.692	
BALANCE AREA	7.287	ACRES	=	29,489.396	
50% OF THE AREA UNDER SERVICE ROAD PART OF GREEN BELT	0.23150	ACRES	=	936.846	
NET PLANNED AREA	7.51850	ACRES	=	30,426.242	
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqm)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	0.775	3136.309	10.00	3136.740	0.775
GREEN AREA UNDER PARKS 7.5%	0.581	2352.232	7.50	2395.890	0.592
AREA UNDER COMMERCIAL 4%	0.301	1217.050	4.00	1215.000	0.300
AREA UNDER PLOTS	4.586	18560.01	61.00	16610.798	4.1046
TOTAL SALABLE AREA	4.887	19777.057	65.00	17825.798	4.405


SUMMARY OF PLOTS					
TYPE	LOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	SQ.M.
A	7.646 19.618	150.00	3	449.998	SQ.M.
B	7.646 17.602	134.58	10	1345.849	SQ.M.
C	7.573 17.602	133.30	7	933.100	SQ.M.
D	7.033 17.602	123.79	8	990.359	SQ.M.
E	7.078 14.484	102.52	50	5125.888	SQ.M.
E1	AS PER DETAIL	80.85	1	80.850	SQ.M.
E2	AS PER DETAIL	86.09	1	86.090	SQ.M.
E3	AS PER DETAIL	94.60	1	94.600	SQ.M.
E4	AS PER DETAIL	99.84	1	99.840	SQ.M.
F	7.052 15.077	106.32	2	212.646	SQ.M.
G	8.125 18.428	149.73	6	898.365	SQ.M.
H1	AS PER DETAIL	95.50	1	95.500	SQ.M.
H2	AS PER DETAIL	96.87	1	96.870	SQ.M.
H3	AS PER DETAIL	98.25	1	98.248	SQ.M.
H4	AS PER DETAIL	99.62	1	99.620	SQ.M.
H5	AS PER DETAIL	100.99	1	100.990	SQ.M.
H6	AS PER DETAIL	102.36	1	102.360	SQ.M.
H7	AS PER DETAIL	103.73	1	103.730	SQ.M.
H8	AS PER DETAIL	105.10	1	105.100	SQ.M.
H9	AS PER DETAIL	106.24	1	106.240	SQ.M.
H10	AS PER DETAIL	105.34	1	105.340	SQ.M.
H11	AS PER DETAIL	103.97	1	103.970	SQ.M.
H12	AS PER DETAIL	102.60	1	102.600	SQ.M.
H13	AS PER DETAIL	101.22	1	101.220	SQ.M.
H14	AS PER DETAIL	99.85	1	99.850	SQ.M.
H15	AS PER DETAIL	98.48	1	98.480	SQ.M.
H16	AS PER DETAIL	97.11	1	97.110	SQ.M.
J	7.753 16.043	124.38	3	373.144	SQ.M.
I	7.250 17.180	124.56	25	3113.875	SQ.M.
K	7.807 13.845	108.09	11	1188.987	SQ.M.
TOTAL			145	16610.798	4.1046

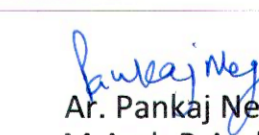
- LEGEND:-**
- SITE BOUNDARY FOR DDJAY COLONY
 - COMMUNITY SITE
 - COMMERCIAL PLOT
 - GREEN/PARK AREA

NOTE :-

- LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSVP
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HV/PNL/DHVPNL
- PRIMA-FACIE NO PLOT IS EFFECTED BY HT LINES. HOWEVER, AT THE TIME OF DEMARCATION PLAN IF ANY PLOT EFFECTED BY ANY HT LINE THEN THE SAME SHALL BE FREEZE ACCORDINGLY.

PROJECT
 LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY -2016 POLICY ON THE LAND MEASURING 7.75 ACRE, VILLAGE-JONDHI, SECTOR-30, DISTT-JHAJJAR, HARYANA
 BEING DEVELOPED BY YP INFRA TECH PRIVATE LIMITED AND CHAUHAN REALCON PRIVATE LIMITED

OWNER


ARCHITECT :-

 Ar. Pankaj Negi
 M.Arch, B.Arch
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 Mob.-7015875179

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LAYOUT PLAN