

**ADDITIONAL AREA LOI GRANTED  
AREA 9.28125 ACRES**

DETAIL OF UNDEVELOPED CONSIDERED AREA				
S.NO.	UD AREA	SIZE	TOTAL AREA SQMT	ACRES
1	A	168.494	168.494	0.0416
2	B	523.943	523.943	0.129
TOTAL AREA		692.437	692.437	0.1706

ACRES				
	Existing	Proposed	TOTAL	
TOTAL AREA OF THIS SCHEME	17.41181	9.28125	26.69306	108022.809 SQMT
AREA UNDER ILD	0.0416	0.129	0.1706	
AREA AFTER DEDUCTION OF ILD	17.37021	9.15225	26.52246	107332.41725 SQMT
AREA UNDER 12.0 METER WIDE SERVICE ROAD (PART OF 30.0 MTR WIDE GREEN BELT) (DEDUCTION FROM TOTAL AREA)	0.03755 (151.96 Sqmt)	0	26.48491	
NET PLANNED AREA	0.018775		26.503685	107256.437642 SQMT

  

PERMISSIBLE AREA DETAIL			
Area Under (In Acres)	PROPOSED AREA DETAIL	TOTAL	%
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.756	0.756	2.85
AREA UNDER PLOTS @ 61% PERMISSIBLE	13.745889	13.745889	51.86
TOTAL PERMISSIBLE SALEABLE AREA @ max. 65%	14.50	14.50	54.71
TOTAL GREEN AREA @ min. 7.50% REQUIRED	2.00	2.037	7.63
AREA UNDER COMMUNITY SITE @ min. 10.0%	2.67	2.685	10.06
		18.5625	

  

DENSITY CALCULATION			
TOTAL PLOTS	13.50	Person Per Acre	6372 Persons
TOTAL AREA	472	X	26.503685
240.41 against 240 - 440 PPA Permissible			

  

AREA UNDER GREEN PARK			
Minimum Required @ 7.50%	2.00198	Acres	1
Existing Green Park	0.969	Acres	2
Park-2	0.339	Acres	3
Park-3	0.062	Acres	3
Proposed Green Park	0.000	Acres	0
		TOTAL	2.665
			10.06

PLOTS AREA DETAIL						
S.No	Plot No	Size	Area Sq.Mt	No's	Total Area	
1	A	7.50	16.85		124.88	6 749.25
2	B	AS PER SITE			116.12	1 116.12
3	D	8.37	18.43		137.52	4 550.08
4	D1	8.94	18.43		146.88	1 146.88
5	E	7.40	19.77		146.30	4 585.19
6	F	7.05	17.35		149.11	18 2693.94
7	G	6.00	17.95		143.80	4 574.40
8	H	7.00	17.00		119.00	13 1547.00
9	I	7.10	14.00		99.40	6 996.40
10	J	8.00	15.00		120.00	16 1920.00
11	J1	7.27	15.00		109.05	2 218.10
12	K	7.55	16.76		126.55	8 1012.42
13	L	7.72	14.17		109.39	23 2515.03
14	M	7.50	14.00		105.00	10 1050.00
15	N	7.00	16.52		115.64	9 1040.76
16	P	8.00	16.25		130.00	11 1430.00
17	Q1	5.02	13.00		85.26	1 85.26
18	S	8.50	17.50		148.75	5 743.75
19	T	8.90	18.00		124.20	5 621.00
20	T1	7.85	18.00		141.30	2 282.60
21	U	8.90	17.90		120.75	16 1932.00
22	V	7.22	16.25		117.33	26 3054.55
23	W	7.22	16.52		119.27	13 1650.57
24	X	7.28	17.35		126.31	11 1389.39
25	Y	7.00	18.00		126.00	15 1890.00
26	Y1	7.00	16.75		117.25	2 234.50
27	Y2	7.00	21.00		147.00	1 147.00
28	Z	7.55	12.77		100.24	9 902.20
29	Z1	7.00	19.90		139.30	9 1253.70
30	Z2	8.24	17.00		140.08	1 140.08
31	Z3	8.73	17.00		114.41	24 2745.84
32	Z4	7.03	15.00		105.45	9 949.05
33	Z5	8.80	16.75		113.90	10 1139.00
34	Z6	7.00	16.50		115.50	25 2887.50
35	Z7	7.00	19.51		136.57	15 2048.55
36	Z8	6.00	14.53		87.18	14 1220.52
37	Z9	7.00	11.82		82.74	3 248.22
38	Z10	6.19	12.83		77.66	7 542.92
39	Z11	6.82	18.20		124.12	11 1365.36
40	Z12	7.00	14.54		101.78	9 916.02
41	Z13	7.00	16.00		86.80	1 86.80
42	Z14	7.00	15.00		103.00	4 402.00
43	Z15	7.00	16.00		112.00	11 1232.00
44	Z16	8.00	17.00		136.00	8 1088.00
45	Z17	6.25	15.00		93.75	5 468.75
46	Z18	6.71	12.88		86.42	19 1642.07
47	Z19	5.89	12.88		75.86	2 151.73
48					0.00	0 0.00
49		AS PER SITE			102.21	1 102.21
50		AS PER SITE			130.14	1 130.14
51		AS PER SITE			145.96	1 145.96
52		AS PER SITE			149.88	1 149.88
53		AS PER SITE			148.78	1 148.78
54		AS PER SITE			148.78	1 148.78
55		AS PER SITE			121.89	1 121.89
56		AS PER SITE			124.79	1 124.79
57		AS PER SITE			142.54	1 142.54
58		AS PER SITE			119.43	1 119.43
59		AS PER SITE			144.38	1 144.38
60		AS PER SITE			138.13	1 138.13
61		AS PER SITE			148.25	1 148.25
62		AS PER SITE			147.99	1 147.99
63		AS PER SITE			125.46	1 125.46
64		AS PER SITE			75.52	1 75.52
65		AS PER SITE			109.43	1 109.43
66		AS PER SITE			147.21	1 147.21
67		AS PER SITE			149.48	1 149.48
68		AS PER SITE			138.97	1 138.97
69		AS PER SITE			138.59	1 138.59
70		AS PER SITE			84.57	1 84.57
71		AS PER SITE			137.31	1 137.31
72		AS PER SITE			144.59	1 144.59
73		AS PER SITE			148.94	1 148.94
74		AS PER SITE			131.34	1 131.34
75		AS PER SITE			147.89	1 147.89
76		AS PER SITE			137.43	1 137.43
77		AS PER SITE			107.33	1 107.33
78		AS PER SITE			107.33	1 107.33
79		AS PER SITE			114.12	1 114.12
80		AS PER SITE			149.72	1 149.72
81		AS PER SITE			132.17	1 132.17
82		AS PER SITE			85.87	1 85.87
83		AS PER SITE			111.43	1 111.43
84		AS PER SITE			91.44	1 91.44
85		AS PER SITE			139.23	1 139.23
86		AS PER SITE			95.84	1 95.84
87		AS PER SITE			98.28	1 98.28
88		AS PER SITE			107.08	1 107.08
89		AS PER SITE			55627.55	1 55627.55
TOTAL					472	137458.89
OR						518640.7%

**LICENSE NO. -173 OF 2022  
AREA 17.41181 ACRES**

NOTE - MILK BOOTH & VEGETABLE BOOTH SIZE 5MX5M SHALL BE PART OF COMMERCIAL FAR.

- To be read with Licence No. 43 Dated 11/03/2024
- This Layout plan for an area measuring 26.69306 acres (Drawing no. DTCP/0120 dated 13-05-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awaz Yojna) being developed by Eternal Sunshine LLP, in sector-40, 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 for making any adjustment in accordance with terms and conditions of the agreements of the licence.
  - 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 where commercial use shall be deemed to be open space.
  - Any excess area over and above the permissible 4% under commercial use shall be 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 HSYV is finally able to acquire in demarcated.
  - 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.

AD (HQ) (GURPREET KHEPAR)

ATP (HQ) (NEHA YADAV)

DTP (HQ) (S.K. SEHRAWAT)

STP (EEV) (SANJAY KUMAR)

CTP (HR) (P. SINGH)

DTCP (HR) (AMT KHATRI, IAS)

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY  
TOTAL LAND AREA MEASURING 17.41181 + 9.28125 = 26.69306 ACRES UNDER DEEN DAYAL JAN AWAZ YOJNA - 2016 IN SECTOR - 40, VILLAGE BARKATABAD, SECTOR-40, BAHADURGARH, JHAJJHAR, HARYANA. DEVELOPING BY MIS ETERNAL SUNSHINE INFRA LLP

ARCHITECT: PUNEET SHARMA  
OWNER: Eternal Sunshine Infra LLP  
Authorised Signatory