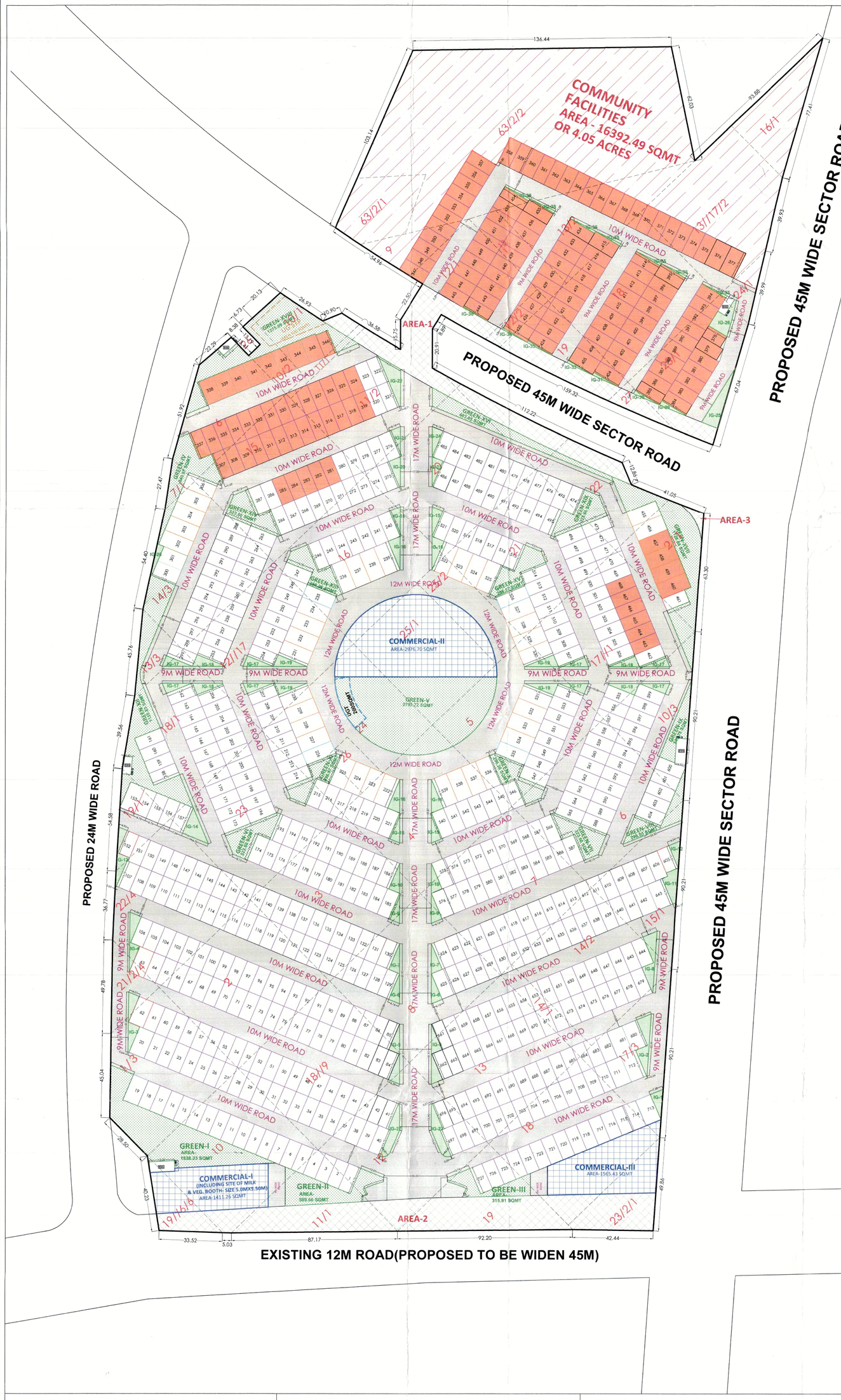


AREA CALCULATION FOR COMMERCIAL	
TOTAL AREA FOR COMMERCIAL-1	1411.26
TOTAL AREA FOR COMMERCIAL-2	2976.7
TOTAL AREA FOR COMMERCIAL-3	1565.43
TOTAL COMMERCIAL AREA IN SQ. MT. (COMMERCIAL.-1 TO COMMERCIAL-3)	**5953.39**
TOTAL COMMERCIAL AREA IN ACRES	**1.47**

AREA CALCULATION FOR COMMUNITY FACILITIES	
TOTAL COMMUNITY FACILITIES AREA (SQ MT.)	**16392.49**
TOTAL COMMUNITY FACILITIES AREA (ACRES)	**4.05**

AREA CALCULATION FOR 45M WIDE ROAD IN SITE	
45 M WIDE ROAD CALCULATION (AREA-1)	
TOTAL AREA FOR AREA-1 (SQ MT.)	**3669.94**
TOTAL AREA FOR AREA-1 (ACRES)	**0.91**
45 M WIDE ROAD CALCULATION (AREA-2)	
TOTAL AREA FOR AREA-2 (SQ MT.)	**4197.99**
TOTAL AREA FOR AREA-2 (ACRES)	**1.04**
45 M WIDE ROAD CALCULATION (AREA-3)	
TOTAL AREA FOR AREA-3 (SQ MT.)	**60.48**
TOTAL AREA FOR AREA-3 (ACRES)	**0.01**
TOTAL AREA UNDER 45M WIDE ROAD (AREA 1 + AREA 2+ AREA 3) (SQ MT.)	**7928.41**
TOTAL AREA UNDER 45M WIDE ROAD (AREA 1 + AREA 2+ AREA 3) (ACRES)	**1.96**

AREA CALCULATION FOR IG AREA		
SNO.	IG AREAS	AREA (SQ. M)
1	TOTAL AREA FOR IG-1	54.43
2	TOTAL AREA FOR IG-2	126.09
3	TOTAL AREA FOR IG-3	86.95
4	TOTAL AREA FOR IG-4	95.24
5	TOTAL AREA FOR 2 * IG-5	185.11
6	TOTAL AREA FOR 2 * IG-6	90.86
7	TOTAL AREA FOR 2 * IG-7	90.86
8	TOTAL AREA FOR IG-8	120.51
9	TOTAL AREA FOR 2 * IG-9	90.86
10	TOTAL AREA FOR 2 * IG-10	90.86
11	TOTAL AREA FOR IG-11	92.24
12	TOTAL AREA FOR IG-12	41.69
13	TOTAL AREA FOR IG-13	95.01
14	TOTAL AREA FOR IG-14	108.78
15	TOTAL AREA FOR 4 * IG-15	181.72
16	TOTAL AREA FOR 4 * IG-16	227.37
17	TOTAL AREA FOR 8 * IG-17	361.08
18	TOTAL AREA FOR 4 * IG-18	219.48
19	TOTAL AREA FOR 4 * IG-19	223.74
20	TOTAL AREA FOR IG-20	54.13
21	TOTAL AREA FOR IG-21	45.43
22	TOTAL AREA FOR IG-22	129.19
23	TOTAL AREA FOR IG-23	45.43
24	TOTAL AREA FOR IG-24	45.49
25	TOTAL AREA FOR IG-25	152.85
26	TOTAL AREA FOR IG-26	117.27
27	TOTAL AREA FOR 2 * IG-27	225.8
28	TOTAL AREA FOR IG-28	37.24
29	TOTAL AREA FOR IG-29	21.97
30	TOTAL AREA FOR IG-30	15.06
31	TOTAL AREA FOR IG-31	12.42
32	TOTAL AREA FOR IG-32	10.79
33	TOTAL AREA FOR IG-33	8.19
34	TOTAL AREA FOR IG-34	6.58
35	TOTAL AREA FOR 7 * (IG-35)	66.08
36	TOTAL AREA FOR IG-36	4.02
TOTAL IG AREA IN SQ. M (IG-1 TO IG-36)		**3580.83**
TOTAL IG AREA IN ACRES (IG-1 TO IG-36)		**0.88**

AREA CALCULATION FOR GREEN AREA		
SNO.	GREEN	AREA (SQ. M)
1	TOTAL AREA FOR GREEN-1	1538.23
2	TOTAL AREA FOR GREEN-2	599.66
3	TOTAL AREA FOR GREEN-3	315.91
4	TOTAL AREA FOR GREEN-4	540.97
5	TOTAL AREA FOR GREEN-5	2793.72
6	TOTAL AREA FOR GREEN-6	323.6
7	TOTAL AREA FOR GREEN-7	323.6
8	TOTAL AREA FOR GREEN-8	299.55
9	TOTAL AREA FOR GREEN-9	245.78
10	TOTAL AREA FOR GREEN-10	296.26
11	TOTAL AREA FOR GREEN-11	296.97
12	TOTAL AREA FOR GREEN-12	1113.29
13	TOTAL AREA FOR GREEN-13	296.26
14	TOTAL AREA FOR GREEN-14	323.6
15	TOTAL AREA FOR GREEN-15	296.97
16	TOTAL AREA FOR GREEN-16	483.65
17	TOTAL AREA FOR GREEN-17	1126.86
18	TOTAL AREA FOR GREEN-18	1275.09
19	TOTAL AREA FOR GREEN-19	323.6
TOTAL GREEN AREA IN SQ MT.		**12813.56**
TOTAL GREEN AREA IN ACRES		**3.17**

LEGEND

PLOTS MORTGAGED AGAINST BG OF IDW & EDC

AREA UNDER RESIDENTIAL PLOT (DETAIL OF 20% MORTGAGE)										
PLOT NO.S		SIZE (IN METRES)				AREA (IN SQMT)	NO. OF PLOTS		TOTAL (IN SQMT)	
FROM	TO	BREADTH (M)		LENGTH (M)						
		a		b		c= a x b	d		e = c x d	
281	285	6.75	X	14.75	=	99.56	5	=	497.81	
307	319	6.75	X	14.75	=	99.56	13	=	1294.31	
324	337	6.75	X	14.75	=	99.56	14	=	1393.88	
338	345	8.33	X	13.54	=	112.79	8	=	902.31	
346		6.75	X	12.75	=	86.06	1	=	86.06	
347	375	6.75	X	14.75	=	99.56	29	=	2887.31	
376	377	8.55	X	14.75	=	126.11	2	=	252.23	
378		6.75	X	11.21	=	75.67	1	=	75.67	
379		6.75	X	13.06	=	88.16	1	=	88.16	
380	383	6.75	X	14.75	=	99.56	4	=	398.25	
384		6.37	X	14.75	=	93.96	1	=	93.96	
385		6.02	X	14.75	=	88.80	1	=	88.80	
386	394	6.75	X	14.75	=	99.56	9	=	896.06	
395		7.09	X	14.75	=	104.58	1	=	104.58	
396	404	6.75	X	14.75	=	99.56	9	=	896.06	
405		8.4	X	14.75	=	123.90	1	=	123.90	
406	413	6.75	X	14.75	=	99.56	8	=	796.50	
414		5.81	X	14.75	=	85.70	1	=	85.70	
415		7.6	X	14.75	=	112.10	1	=	112.10	
416	424	6.75	X	14.75	=	99.56	9	=	896.06	
425		7.82	X	14.75	=	115.35	1	=	115.35	
426	433	6.72	X	14.75	=	99.56	8	=	796.50	
434		6.32	X	14.75	=	93.22	1	=	93.22	
435		7.12	X	14.75	=	105.02	1	=	105.02	
436	443	6.75	X	14.75	=	99.56	8	=	796.50	
444		6.24	X	14.75	=	92.04	1	=	92.04	
445	453	6.75	X	14.75	=	99.56	9	=	896.06	
454		5.84	X	14.75	=	86.14	1	=	86.14	
455	460	8.33	X	16.5	=	137.45	6	=	824.67	
461		6.75	X	12.75	=	86.06	1	=	86.06	
462	485	6.75	X	14.75	=	99.56	24	=	2389.50	
486		7.34	X	14.75	=	108.27	1	=	108.27	
487	521	6.75	X	14.75	=	99.56	35	=	3484.69	
522	525	8.33	X	16.5	=	137.45	4	=	549.78	
526		7.07	X	16.5	=	116.66	1	=	116.66	
527	534	8.33	X	16.5	=	137.45	8	=	1099.56	
535		7.07	X	16.5	=	116.66	1	=	116.66	
536	539	8.33	X	16.5	=	137.45	4	=	549.78	
540	574	6.75	X	14.75	=	99.56	35	=	3484.69	
575		7.34	X	14.75	=	108.27	1	=	108.27	
576	604	6.75	X	14.75	=	99.56	29	=	2887.31	
605		6.75	X	12.81	=	86.47	1	=	86.47	
606	623	6.75	X	14.75	=	99.56	18	=	1792.13	
624		7.34	X	14.75	=	108.27	1	=	108.27	
625	641	6.75	X	14.75	=	99.56	17	=	1692.56	
642	643	8.5	X	14.75	=	125.38	2	=	250.75	
644	660	6.75	X	14.75	=	99.56	17	=	1692.56	
661	663	5.93	X	14.75	=	87.47	3	=	262.40	
664	679	6.75	X	14.75	=	99.56	16	=	1593.00	
680	681	8.5	X	14.75	=	125.38	2	=	250.75	
682	694	6.75	X	14.75	=	99.56	13	=	1294.31	
695	696	5.93	X	14.75	=	87.47	2	=	174.94	
697	710	6.75	X	14.75	=	99.56	14	=	1393.88	
711	713	8.5	X	14.75	=	125.38	3	=	376.13	
714	727	6.75	X	14.75	=	99.56	14	=	1393.88	
TOTAL NO OF PLOTS							727			
TOTAL AREA IN SQ. MT.								=	74416.13	
TOTAL AREA IN ACRES								=	18.39	

AREA UNDER RESIDENTIAL PLOTS											
PLOT NO.S		SIZE (IN METRES)				AREA (IN SQMT)	NO. OF PLOTS		TOTAL (IN SQMT)	MAX FAR @ 2	MAX GR. COVERAGE
FROM	TO	BREADTH (M)		LENGTH (M)							
		a		b		c= a x b	d		e = c x d	f = c x 2	g = c x 0.66
1	18	6.75	X	14.75	=	99.56	18	=	1792.13	199.13	65.71
19		8.5	X	14.75	=	125.38	1	=	125.38	250.75	82.75
20		8.5	X	14.75	=	125.38	1	=	125.38	250.75	82.75
21	40	6.75	X	14.75	=	99.56	20	=	1991.25	199.13	65.71
41	42	5.93	X	14.75	=	87.47	2	=	174.94	174.94	57.73
43	61	6.75	X	14.75	=	99.56	19	=	1891.69	199.13	65.71
62		8.17	X	14.75	=	120.51	1	=	120.51	241.02	79.53
63		8.17	X	14.75	=	120.51	1	=	120.51	241.02	79.53
64	82	6.75	X	14.75	=	99.56	19	=	1891.69	199.13	65.71
83	85	5.93	X	14.75	=	87.47	3	=	262.40	174.94	57.73
86	106	6.75	X	14.75	=	99.56	21	=	2090.81	199.13	65.71
107		7.34	X	14.75	=	108.27	1	=	108.27	216.53	71.45
108	129	6.75	X	14.75	=	99.56	22	=	2190.38	199.13	65.71
130		7.34	X	14.75	=	108.27	1	=	108.27	216.53	71.45
131	151	6.75	X	14.75	=	99.56	21	=	2090.81	199.13	65.71
152		6.75	X	12.81	=	86.47	1	=	86.47	172.94	57.07
153		8.12	X	14.75	=	119.80	1	=	119.80	239.60	79.07
154	156	6.75	X	14.75	=	99.56	3	=	298.69	199.13	65.71
157		7.34	X	14.75	=	108.27	1	=	108.27	216.53	71.45
158	185	6.75	X	14.75	=	99.56	28	=	2787.75	199.13	65.71
186		7.34	X	14.75	=	108.27	1	=	108.27	216.53	71.45
187	221	6.75	X	14.75	=	99.56	35	=	3484.69	199.13	65.71
222	225	8.33	X	16.5	=	137.45	4	=	549.78	274.89	90.71
226		7.07	X	16.5	=	116.66	1	=	116.66	233.31	76.99
227	234	8.33	X	16.5	=	137.45	8	=	1099.56	274.89	90.71
235		7.07	X	16.5	=	116.66	1	=	116.66	233.31	76.99
236		8.33	X	16.5	=	137.45	1	=	137.45	274.89	90.71
237	239	8.33	X	16.5	=	137.45	3	=	412.34	274.89	90.71
240	299	6.75	X	14.75	=	99.56	60	=	5973.75	199.13	65.71
300	301	8.33	X	13.54	=	112.79	2	=	225.58	255.58	74.44
302	306	8.33	X	16.5	=	137.45	5	=	687.23	274.89	90.71
307	337	6.75	X	14.75	=	99.56	31	=	3086.44	199.13	65.71
338	345	8.33	X	13.54	=	112.79	8	=	902.31	225.58	74.44
346		6.75	X	12.75	=	86.06	1	=	86.06	172.13	56.80
347	375	6.75	X	14.75	=	99.56	29	=	2887.31	199.13	65.71
376	377	8.55	X	14.75	=	126.11	2	=	252.23	252.23	83.23
378		6.75	X	11.21	=	75.67	1	=	75.67	151.34	49.94
379		6.75	X	13.06	=	88.16	1	=	88.16	176.31	58.18
380	383	6.75	X	14.75	=	99.56	4	=	398.25	199.13	65.71
384		6.37	X	14.75	=	93.96	1	=	93.96	187.92	62.01
385		6.02	X	14.75	=	88.80	1	=	88.80	177.59	58.60
386	394	6.75	X	14.75	=	99.56	9	=	896.06	199.13	65.71
395		7.09	X	14.75	=	104.58	1	=	104.58	209.16	69.02
396	404	6.75	X	14.75	=	99.56	9	=	896.06	199.13	65.71
405		8.4	X	14.75	=	123.90	1	=	123.90	247.80	81.77
406	413	6.75	X	14.75	=	99.56	8	=	796.50	199.13	65.71
414		5.81	X	14.75	=	85.70	1	=	85.70	171.40	56.56
415		7.6	X	14.75	=	112.10	1	=	112.10	224.20	73.99
416	424	6.75	X	14.75	=	99.56	9	=	896.06	199.13	65.71
425		7.82	X	14.75	=	115.35	1	=	115.35	230.69	76.13
426	433	6.72	X	14.75	=	99.56	8	=	796.50	199.13	65.71
434		6.32	X	14.75	=	93.22	1	=	93.22	186.44	61.53
435		7.12	X	14.75	=	105.02	1	=	105.02	210.04	69.31
436	443	6.75	X	14.75	=	99.56	8	=	796.50	199.13	65.71
444		6.24	X	14.75	=	92.04	1	=	92.04	184.08	60.75
445	453	6.75	X	14.75	=	99.56	9	=	896.06	199.13	65.71
454		5.84	X	14.75	=	86.14	1	=	86.14	172.28	56.85
455	460	8.33	X	16.5	=	137.45	6	=	824.67	274.89	90.71
461		6.75	X	12.75	=	86.06	1	=	86.06	172.13	56.80
462	485	6.75	X	14.75	=	99.56	24	=	2389.50	199.13	65.71
486		7.34	X	14.75	=	108.27	1	=	108.27	216.53	71.45
487	521	6.75	X	14.75	=	99.56	35	=	3484.69	199.13	65.71
522	525	8.33	X	16.5	=	137.45	4	=	549.78	274.89	90.71
526		7.07	X	16.5	=	116.66	1	=	116.66	233.31	76.99
527	534	8.33	X	16.5	=	137.45	8	=	1099.56	274.89	90.71
535		7.07	X	16.5	=	116.66	1	=	116.66	233.31	76.99
536	539	8.33	X	16.5	=	137.45	4	=	549.78	274.89	90.71
540	574	6.75	X	14.75	=	99.56	35	=	3484.69	199.13	65.71
575		7.34	X	14.75	=	108.27	1	=	108.27	216.53	71.45
576	604	6.75	X	14.75	=	99.56	29	=	2887.31	199.13	65.71
605		6.75	X	12.81	=	86.47	1	=	86.47	172.94	57.07
606	623	6.75	X	14.75	=	99.56	18	=	1792.13	199.13	65.71
624		7.34	X	14.75	=	108.27	1	=	108.27	216.53	71.45
625	641	6.75	X	14.75	=	99.56	17	=	1692.56	199.13	65.71
642	643	8.5	X	14.75	=	125.38	2	=	250.75	250.75	82.75
644	660	6.75	X	14.75	=	99.56	17	=	1692.56	199.13	65.71
661	663	5.93	X	14.75	=	87.47	3	=	262.40	174.94	57.73
664	679	6.75	X	14.75	=	99.56	16	=	1593.00	199.13	65.71
680	681	8.5	X	14.75	=	125.38	2	=	250.75	250.75	82.75
682	694	6.75	X	14.75	=	99.56	13	=	1294.31	199.13	65.71
695	696	5.93	X	14.75	=	87.47	2	=	174.94	174.94	57.73
697	710	6.75	X	14.75	=	99.56	14	=	1393.88	199.13	65.71
711	713	8.5	X	14.75	=	125.38	3	=	376.13	250.75	82.75
714	727	6.75	X	14.75	=	99.56	14	=	1393.88	199.13	65.71
TOTAL NO OF PLOTS							727				
TOTAL AREA IN SQ. MT.								=	74416.13		
TOTAL AREA IN ACRES								=	18.39		

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 40.49375 ACRES IN THE REVENUE ESTATE OF VILL. BHAGWANGARH, SECTOR-33 & 34, TEH. JAGADHARI & DISTT. YAMUNANAGAR(HARYANA) BEING DEVELOPED BY EMPERIUM DEVELOPERS PVT. LTD.

LC-5240

To be read with Licence No. 69 of 2024 Dated 19/06/2024

That this layout plan for an area measuring 40.49375 acres (Drawing no. 10299 Dated 20.6.24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Emperium Developers Pvt. Ltd., falling in the revenue estate of Village- Bhagwangarh, in Sector-33 & 34, Yamuna Nagar-Jagadhari is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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 urea under plots.
3. 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.
4. 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,Hr for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed 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.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode lamps (LEDs) fitting for internal lighting as well as campus lighting.
17. 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.
18. 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.

(RAMAN KUMAR) ATP(HQ) | (DIVYA DOGRA) DTP (HQ) | (SUNITA SETHI) STP (HQ) | (SHER SINGH) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

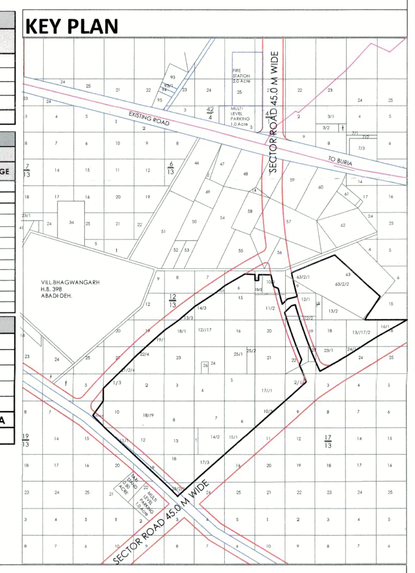
(SATYA PAL) JD(HQ)

LAYOUT SUMMARY- 40.49375 ACRES			
SNO.	PARTICULARS	AREA (ACRES)	AREA (SQ. MT)
I	AREA OF THE SCHEME	40.49375	163872.39
II	AREA UNDER 45 METERS ROAD	1.96	7928.41
III	BALANCE AREA (I - II)	38.53	155944.13
IV	50% BENEFIT OF AREA UNDER 45M WIDE SECTOR ROAD	0.98	3964.30
V	NET PLANNED AREA	39.51	159908.43

AREA STATEMENT					
SNO.	PARTICULARS		PROPOSAL		PERMISSIBLE
			AREA (ACRES)	PERCENTAGE	AREA (ACRES) / PERCENTAGE
A	TOTAL AREA OF THE SCHEME	=	40.49		
B	AREA UNDER 45 METERS ROAD	=	1.96	4.80 % OF TOTAL AREA	
C	BALANCE AREA (A-B)	=	38.53		
D	50% BENEFIT OF AREA UNDER 45M WIDE SECTOR ROAD	=	0.98	-	-
E	NET PLANNED AREA FOR PLANNING	=	39.51	-	-
F	AREA UNDER RESIDENTIAL PLOTS	=	18.39	46.54%	24.10 / 61.00%
G	AREA UNDER COMMERCIAL	=	1.47	3.72%	1.58 / 4.00%
H	TOTAL SALEABLE AREA (F + G)	=	19.86	50.26%	25.68 / 65.00%
I	OPEN SPACE / PARKS	=	3.17	7.82%	3.03 / 7.50%
J	AREA UNDER I.G.	=	0.88	2.22%	- / -
K	AREA UNDER ROAD SERVICES	=	10.57	-	- / -
L	COMMUNITY FACILITIES	=	4.05	10.00%	4.05 / 10%

DENSITY CALCULATION (PPA)			
TOTAL NUMBER OF PLOTS	=	727	
NO. OF UNITS ALLOWED	=	3	
POPULATION ALLOWED PER UNIT	=	4.5	
DENSITY CALCULATION	=	727 X 3 X 4.5	9814.5
DENSITY CALCULATION PER ACRE	=	9814.5 / 39.51	248.41 SAY =248 PPA
PERMISSIBLE DENSITY	=	240 PPA - 400 PPA	

KEY PLAN



ARCHITECT	LEGENDS	ABBREVIATIONS	PROJECT NAME	NORTH	SIGNATURE OF OWNER / APPLICANT	SIGNATURE OF ARCHITECT / PLANNER
ARVIND VIVEK & ASSOCIATES	ESS PARKS / OPEN SPACES COMMERCIAL AREA COMMUNITY FACILITIES KILLA LINE SCHEME BOUNDARY UGT UG STP AREA UNDER 45M ROAD	ESS = ELECTRIC SUB STATION UGT = UNDERGROUND WATER TANK UG STP = UNDERGROUND SEWAGE TREATMENT PLANT IG = INCIDENTAL GREEN	EMPERIUM RESORTICO		For Emperium Developers Private Limited Director	ARVIND VIVEK & ASSOCIATES New Delhi