

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	18.550	Acres
AREA FALLING UNDER 12M WIDE SERVICE ROAD PART OF 30M WIDE GREEN BELT (0.12+0.051+0.0675) = 0.23850 Acres	=	0.23850	Acres
50% BENEFIT OF AREA FALLING UNDER 12M WIDE SERVICE ROAD PART OF 30M WIDE GREEN BELT	=	0.11925	Acres
NET PLANNED AREA	=	18.430	Acres
Permissible Area Detail		Area Detail (Acres)	(In Proposed Area Detail)
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.7372	=	0.736 Acres 3.993 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	11.2423	=	10.332 Acres 56.060 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	11.9795	=	11.068 Acres 60.0540 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.3913	=	1.400 Acres 7.547 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	1.8550	=	1.860 Acres 10.027 %

DENSITY CALCULATION			
TOTAL DENSITY	=	295	X 18.00 @ Person Per Plot
	=	5310.00	+ 18.4300
	=	288.117	PPA AGAINST 240-400 PPA PERMISSIBLE


PLOTS AREA DETAIL						
S.No	Plot No	Size		Area Sq.Mt	No's	Total Area
1	A	8.30	x	18.00	6	896.400 Sq.mt
2	B	8.55	x	17.25	34	5014.575 Sq.mt
3	C	8.13	x	17.79	4	578.531 Sq.mt
4	D	8.13	x	14.61	7	475.117 Sq.mt
5	E	8.00	x	15.50	17	2108.000 Sq.mt
6	F	7.90	x	18.00	34	4834.800 Sq.mt
7	G	8.98	x	16.70	7	1049.762 Sq.mt
8	H	8.00	x	18.74	10	1499.200 Sq.mt
9	I	8.00	x	18.66	109	16271.520 Sq.mt
10	J	8.00	x	18.00	4	576.000 Sq.mt
11	K	7.66	x	17.52	7	939.422 Sq.mt
12	L	8.33	x	18.00	4	599.760 Sq.mt
13	M	8.13	x	18.45	8	1199.920 Sq.mt
14	N	8.00	x	17.00	13	1768.000 Sq.mt
15	O	6.15	x	11.11	3	204.990 Sq.mt
16	P	7.14	x	15.00	15	1606.500 Sq.mt
17	Q	8.63	x	16.70	6	864.726 Sq.mt
18	R2			ODD SIZE	1	136.130 Sq.mt
19	R3			ODD SIZE	1	150.000 Sq.mt
20	R4			ODD SIZE	1	150.000 Sq.mt
21	R5			ODD SIZE	1	138.940 Sq.mt
22	R6			ODD SIZE	1	130.930 Sq.mt
23	R7			ODD SIZE	1	150.000 Sq.mt
24	R8			ODD SIZE	1	148.610 Sq.mt
25	R9			ODD SIZE	1	148.180 Sq.mt
26	R10			ODD SIZE	1	99.310 Sq.mt
27	R11			ODD SIZE	1	72.179 Sq.mt
					TOTAL	295 41811.502 Sq.mt
					OR	10.332 Acres
					OR	56.060 %


To be read with Licence No. 112 Dated 09/08/2024.


That this Layout plan for over an area measuring 18.55 acres (Drawing no. DTCP 10422 dated 04-09-21) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by H.L. Residency in the revenue estate of village-Nuna Majra & Barkatabad, in sector-40, Bahadurgarh District-Jhajjar is hereby approved subject to the following conditions:-

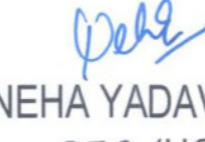
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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.
- 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.
- 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.
- 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.


LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY AREA MEASURING 18.55 ACRES IN THE REVENUE ESTATE OF VILLAGE - NUNA MAJRA , SECTOR-40, TESIL-BAHADURGARH, DISTT- JHAJJAR HARYANA BEING DEVELOPED BY H.L RESIDENCY


ARCHITECT

 Ar. Parveen Kumar
 CA/2015/72115


OWNER

 H.L. Residency
 Proprietor


 (GURPREET KHEPAR) AD (HQ)

 (NEHA YADAV) DTP (HQ)

 (S.K. SEHRAWAT) STP (HQ)

 (HITESH SHARMA) STP (HQ)

 (JITENDER SIHAG) CTP (HR)

 (AMIT KHATRI, IAS) DGTPC (HR)