

That this Layout plan for an area measuring 10.73750 acres (Drawing no. DTCP 10391 dated 26-07-2024) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) being developed by Cellular Consultant Pvt. Ltd in sector-37, Jhajjar 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 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 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 metres 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 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.
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 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.
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 (LED) 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.

(S.K. SEHRAWAT)
DTP (HQ)

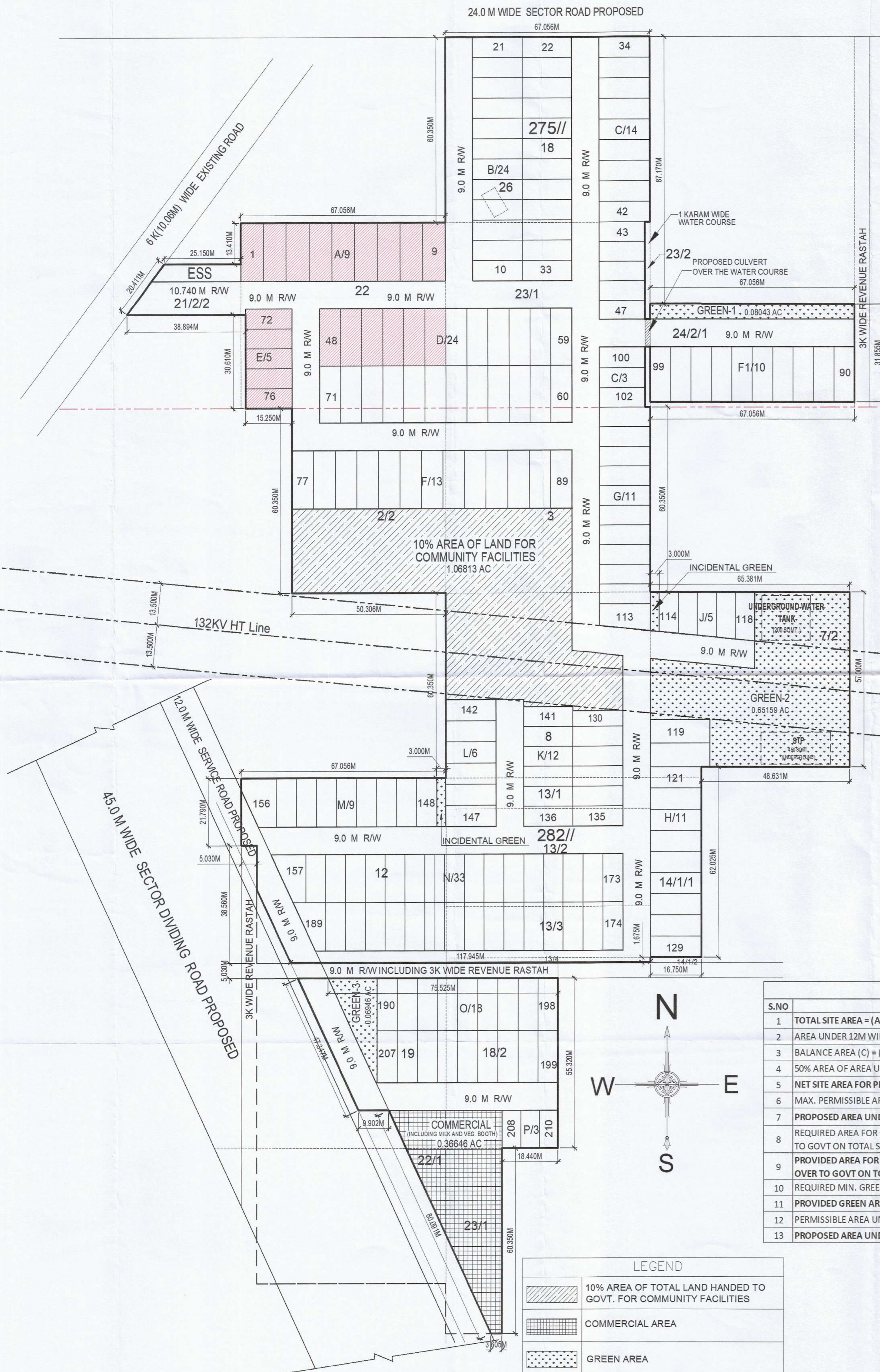
(HITESH SHARMA)
STP (HQ)

(JITENDER SIHAG)
CTP (HR.)

(AMIT KHATRI, IAS)
DTCP (HR.)

(GURPREET KHEPAR)
AD (HQ)

(NEHA YADAV)
ATP (HQ)



AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERNAL DEVELOPMENT WORK (IDW)

| S.NO | RECT NO. | KILLA NO. | AREA IN SQM | AREA IN | KANAL | MARLA | SARSAI |
|--------------|----------|-----------|-----------------|----------|----------|----------|--------|
| 1 | 275// | 22 | 2538.090 | 5 | 0 | 3 | |
| TOTAL | | | 2538.090 | 5 | 0 | 3 | |

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERNAL DEVELOPMENT WORK (IDW)

| S.NO | CATEGORY | PLOT NO | WIDTH IN M | LENGTH IN M | AREA/PLOT IN SQM | NO OF PLOTS | TOTAL AREA IN SQM | AREA | KANAL | MARLA | SARSAI |
|--------------|----------|---------|------------|----------------|------------------|-------------|-------------------|------|-------|-------|--------|
| 1 | A | 01-09 | 7.450 | 19.000 | 141.550 | 9 | 1273.950 | 2 | 10 | 3 | |
| 2 | D | 48-53 | 6.905 | 18.605 | 128.468 | 6 | 770.805 | 1 | 10 | 4 | |
| 3 | E | 72-76 | 6.470 | 15.250 | 98.668 | 5 | 493.338 | 0 | 19 | 5 | |
| TOTAL | | | 20 | 2538.09 | 3 | 39 | 12 | | | | |

PLOTS AREA CALCULATION

| S.NO | CATEGORY | PLOT NO | WIDTH IN M | LENGTH IN M | AREA/PLOT IN SQM | NO OF PLOTS | TOTAL AREA IN SQM |
|--------------|----------|---------------|------------|------------------|------------------|-------------|-------------------|
| 1 | A | 01-09 | 7.450 | 19.000 | 141.550 | 9 | 1273.950 |
| 2 | B | 10-33 | 6.610 | 16.280 | 107.611 | 24 | 2582.659 |
| 3 | | 34-42 | 6.705 | 16.500 | 110.633 | 9 | 995.693 |
| 4 | C | 43-46,101,102 | 6.400 | 14.825 | 94.880 | 6 | 569.280 |
| 5 | | 47 | 6.075 | 14.825 | 90.062 | 1 | 90.062 |
| 6 | D | 48-71 | 6.905 | 18.605 | 128.468 | 24 | 3083.221 |
| 7 | E | 72-76 | 6.470 | 15.250 | 98.668 | 5 | 493.338 |
| 8 | F | 77-89 | 7.065 | 19.000 | 134.235 | 13 | 1745.055 |
| 9 | F1 | 90-99 | 6.705 | 18.000 | 120.690 | 10 | 1206.900 |
| 10 | C | 100 | 6.875 | 14.825 | 101.922 | 1 | 101.922 |
| 11 | | 103-112 | 6.400 | 16.500 | 105.600 | 10 | 1056.000 |
| 12 | G | 113 | AS/PLAN | | 129.800 | 1 | 129.800 |
| 13 | | 114 | AS/PLAN | | 80.810 | 1 | 80.810 |
| 14 | | 115 | AS/PLAN | | 84.650 | 1 | 84.650 |
| 15 | H | 116 | AS/PLAN | | 88.490 | 1 | 88.490 |
| 16 | | 117 | AS/PLAN | | 92.330 | 1 | 92.330 |
| 17 | | 118 | AS/PLAN | | 96.180 | 1 | 96.180 |
| 18 | J | 119-120 | 7.690 | 19.500 | 149.955 | 2 | 299.910 |
| 19 | | 121-129 | 6.890 | 16.750 | 115.408 | 9 | 1038.668 |
| 20 | K | 130 | 5.065 | 16.280 | 82.458 | 1 | 82.458 |
| 21 | | 131-141 | 6.500 | 16.280 | 105.820 | 11 | 1164.020 |
| 22 | L | 142-147 | 6.885 | 16.500 | 113.603 | 6 | 681.615 |
| 23 | M | 148-155 | 6.560 | 15.800 | 103.648 | 8 | 829.184 |
| 24 | | 156 | AS/PLAN | | 149.900 | 1 | 149.900 |
| 25 | | 157 | AS/PLAN | | 123.105 | 1 | 123.105 |
| 26 | N | 158-188 | 6.500 | 15.790 | 102.635 | 31 | 3181.685 |
| 27 | | 189 | AS/PLAN | | 111.130 | 1 | 111.130 |
| 28 | O | 190-207 | 6.600 | 17.000 | 112.200 | 18 | 2019.600 |
| 29 | P | 208-210 | 6.145 | 12.350 | 75.891 | 3 | 227.672 |
| TOTAL | | | 210 | 23679.286 | | | |

AREA CALCULATION

| S.NO | DISCRIPTION | % | AREA IN ACRE | AREA IN SQM |
|------|---|--------|--------------|-------------|
| 1 | TOTAL SITE AREA = (A) | | 10.68125 | 43225.416 |
| 2 | AREA UNDER 12M WIDE SERVICE ROAD = (B) | | 0.20625 | 834.669 |
| 3 | BALANCE AREA (C) = (A - B) | | 10.47500 | 42390.747 |
| 4 | 50% AREA OF AREA UNDER 12M WIDE SERVICE ROAD (D) = (B/2) | | 0.10313 | 417.335 |
| 5 | NET SITE AREA FOR PLANNING (E) = C + D | | 10.57812 | 42808.082 |
| 6 | MAX. PERMISSIBLE AREA UNDER PLOTTING ON NET SITE AREA (E) | 61% | 6.45266 | 26112.930 |
| 7 | PROPOSED AREA UNDER PLOTTING ON NET SITE AREA (E) | 55.31% | 5.85129 | 23679.286 |
| 8 | REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A) | 10% | 1.06813 | 4322.542 |
| 9 | PROVIDED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A) | 10% | 1.06813 | 4322.546 |
| 10 | REQUIRED MIN. GREEN AREA, ON TOTAL SITE AREA (A) | 7.5% | 0.80109 | 3241.906 |
| 11 | PROVIDED GREEN AREA ON TOTAL SITE AREA (A) | 7.50% | 0.80149 | 3243.500 |
| 12 | PERMISSIBLE AREA UNDER COMMERCIAL ON NET SITE AREA (E) | 4% | 0.42312 | 1712.323 |
| 13 | PROPOSED AREA UNDER COMMERCIAL ON NET SITE AREA (E) | 3.46% | 0.36646 | 1483.000 |

GREEN AREA CALCULATION

| S.NO | CODE | AREA IN SQM | AREA IN ACRE |
|--------------|---------|-----------------|----------------|
| 1 | GREEN 1 | 325.500 | 0.08043 |
| 2 | GREEN 2 | 2636.900 | 0.65159 |
| 3 | GREEN 3 | 281.100 | 0.06946 |
| TOTAL | | 3243.500 | 0.80149 |

LEGEND

- 10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMUNITY FACILITIES
- COMMERCIAL AREA
- GREEN AREA

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 10.68125 ACRE AT VILLAGE : JHAJJAR, SECTOR - 37, TEHSIL & DISTT-JHAJJAR (HR). BEING DEVELOPED BY M/S CELLULAR CONSULTANTS PRIVATE LIMITED . & OTHERS.

ARCHITECTS:

DAULAT & PUNEET ARCHITECTS LLP.
 408, Fourth Floor, Sun City Trade Tower,
 Sector - 21, Gurugram - 122016,
 DnP ARCHITECTS LLP E-MAIL: info@dnparchitects.com, Phone : +91-124-4376464
 Architecture Interior Planning Vastu

TITLE :- LAYOUT PLAN
 SCALE:- 1:750
 M/S CELLULAR CONSULTANTS PVT. LTD.
 RAHUL BANJAL
 (Authorised Signatory)
 OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

