

CHANDIGARH- BADDI NALAGARH RAILWAY LINE ELEVATED

EXISTING ROAD (100M WIDE M3 ROAD)
(AS PER ACQUISITION)

PROPOSED 18M WIDE SERVICE ROAD

PROPOSED 12M WIDE SERVICE ROAD

PROPOSED 12M WIDE SERVICE ROAD
PROPOSED 18M WIDE GREEN BELT

PROPOSED 24 M WIDE ROAD



DENSITY CALCULATION			
TOTAL DENSITY	=	109	X 13.50 @ Person Per Acres
	=	1471.50	= 6.068 Acres
	=	242.502	PPA AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK	
Minimum Required @ 7.50%	= 0.491 Acres

Proposed Green	
GREEN-1	= 0.3100 Acres
GREEN-2	= 0.0620 Acres
GREEN-3	= 0.1350 Acres
Total Area	= 0.5070 Acres
OR	= 7.7511%

AREA UNDER U.D		
UD-1	=	0.039 Acres
UD-2	=	0.021 Acres
UD-3	=	0.085 Acres
UD-4	=	0.037 Acres
UD-5	=	0.019 Acres
UD-6	=	0.017 Acres
UD-7	=	0.013 Acres
UD-8	=	0.015 Acres
UD-9	=	0.029 Acres
Total U.D Area	=	0.275 Acres

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	6.5410 Acres	
AREA FALLING UNDER 30M WIDE GREEN BELT	=	0.3960 Acres	
BALANCE AREA	=	6.1450 Acres	
ADD 50% AREA FALLING UNDER 30M WIDE GREEN BELT	=	0.1980 Acres	
AREA UNDER U.D	=	0.2750 Acres	
NET PLANNED AREA	=	6.0680 Acres	
		Permissible Area Detail	Proposed Area Detail
AREA UNDER COMMERCIAL @ 2% to 4%	0.2427	=	0.172 Acres 2.8345 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	3.7015	=	2.604 Acres 42.9080 %
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	3.9442	=	2.776 Acres 45.7425 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	0.4906	=	0.507 Acres 7.7511 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	0.6541	=	0.660 Acres 10.0902 %

PLOTS AREA DETAIL						
S.No	Plot No	Size	Area Sq.Mt	No's	Total Area	
1	A	6.50 x 16.00	104.00	5	520.00 Sq.mt	
2	B	6.00 x 16.00	96.00	87	8352.00 Sq.mt	
3	C1	As per Auto Cad	111.06	1	111.0600 Sq.mt	
4	C2	As per Auto Cad	81.35	1	81.3500 Sq.mt	
5	C3	As per Auto Cad	95.23	1	95.2300 Sq.mt	
6	C4	As per Auto Cad	71.59	1	71.5900 Sq.mt	
7	C5	As per Auto Cad	80.82	1	80.8200 Sq.mt	
8	C6	As per Auto Cad	90.05	1	90.0500 Sq.mt	
9	C7	As per Auto Cad	97.06	1	97.0600 Sq.mt	
10	C8	As per Auto Cad	108.71	1	108.7100 Sq.mt	
11	C9	As per Auto Cad	117.25	1	117.2500 Sq.mt	
12	C10	As per Auto Cad	102.60	1	102.6000 Sq.mt	
13	C11	As per Auto Cad	93.87	1	93.8700 Sq.mt	
14	C12	As per Auto Cad	93.08	1	93.0800 Sq.mt	
15	C13	As per Auto Cad	101.93	1	101.9300 Sq.mt	
16	C14	As per Auto Cad	114.26	1	114.2600 Sq.mt	
17	C15	As per Auto Cad	81.46	1	81.4600 Sq.mt	
18	C16	As per Auto Cad	103.38	1	103.3800 Sq.mt	
19	C17	As per Auto Cad	120.91	1	120.9100 Sq.mt	
				TOTAL	109	10536.6100 Sq.mt
				OR		2.6037 Acres
				OR		42.9080 %

To be read with Licence No. 162 of 2024 Dated: 25/11/2024 2024 LC-5047

- This Layout plan for an area measuring 6.5410 acres (Drawing no. 162/2024, Dated: 25/11/24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awasi Yojna Policy-2016) being developed by TBCJ Corporation LLP, falling in the revenue estate of village Loigarh, Sector-31, Pinjore Kalka Urban Complex, District, Panchkula 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, Hr 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 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 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 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.

Ramay (RAMAN KUMAR) ATP(HQ)
 Dwija (DIVYA DÖGRA) DTP (HQ)
 Hllacm. (HITESH SHARMA) STP (HQ)
 (JITENDER SIHAG) ETP(HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (SATYA PAL) JD(HQ)

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 6.541 Acres, UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 IN VILLAGE LOHGARH, TEHSIL-KALKA, DISTT-PANCHKULA, HARYANA BEING DEVELOPED BY TBCJ CORPORATION LLP.

ARCHITECT Ar. Parveen Kumar CA/2015/72115 Parveen Kumar Member Town Planner - TPI Membership No. /ATP/2024/1238 © 19-79892324 Email - planarchitect@gmail.com	OWNER TBCJ CORPORATION LLP	SCALE = 1:500 DATE = OCT-2024 SHEET NO 1
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