



LAYOUT PLAN

To be read with Licence No. 178 of 2024 Dated: 05/12/2024 LC-5334

That this Layout plan for an area measuring 5.25625 acres (Drawing no. 10678 Dated: 09.12.24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by MMDB Developers Pvt. Ltd. falling in the revenue estate of village Telipura and Udhmagarh, Sector-29, Yamunanagar, 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, Haryana 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 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.

AREA STATEMENT						
TOTAL SITE AREA	5.25625	ACRES	=	21,271.255	SQ.M.	
AREA FALLING UNDER PROPOSED ROAD WIDENING & 30M WIDE GREEN BELT INCLUDING 12M WIDE SERVICE ROAD	0.08890	ACRES	=	359.77	SQ.M.	
BALANCE AREA	5.16735	ACRES	=	20,911.485	SQ.M.	
50% AREA FALLING UNDER 30M WIDE GREEN BELT INCLUDING 12M WIDE SERVICE ROAD	0.04445	ACRES	=	179.885	SQ.M.	
NET PLANNED AREA	5.21180	ACRES	=	21,091.370	SQ.M.	
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	0.5256	2127.126	10.00	2127.126	0.5256	10.000%
GREEN AREA UNDER PARKS 7.5%	0.3942	1595.344	7.50	1610.531	0.3980	7.571%
AREA UNDER COMMERCIAL 4%	0.2085	843.655	4.00	841.438	0.2079	3.989%
AREA UNDER PLOTS	3.1792	12865.74	61.00	10758.334	2.6584	51.008%
TOTAL SALABLE AREA	3.3877	13709.391	65.00	11599.772	2.8664	54.998%

SUMMARY OF PLOTS					
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	
A	7.249	19.359	140.33	842.000	SQ.M.
B	7.559	18.567	140.35	2,806.959	SQ.M.
C	8.699	17.240	149.97	749.854	SQ.M.
D	9.293	16.140	149.99	599.956	SQ.M.
E	7.924	14.914	118.18	2,481.749	SQ.M.
E1	AS/DETAIL		1	137.71	SQ.M.
E2	9.238	14.914	137.78	275.551	SQ.M.
E3	AS/DETAIL		1	150.000	SQ.M.
F	6.375	13.100	83.51	1,336.200	SQ.M.
G	6.530	13.100	85.54	769.887	SQ.M.
H	6.530	14.042	91.69	458.471	SQ.M.
I	6.743	11.122	75.00	149.991	SQ.M.
TOTAL			92.000	10,758.334	2.6584 ACRES

DENSITY				
TOTAL POPULATION	92.000	X	18	1656 PERSONS
DENSITY PERMISSIBLE		240 TO 400	PPA	
ACHIEVED DENSITY		317.74	PPA	

LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL
- GREEN/PARK AREA

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 5.25625 ACRES, VILLAGE UDHAMGARH & TELIPURA, SECTOR-29, TESHIL JAGADHARI, DISTT. YAMUNANAGAR, HARYANA. BEING DEVELOPED BY-MMDB DEVELOPERS PRIVATE LIMITED.

OWNER:-
MMDB DEVELOPERS PRIVATE LIMITED

AR. PANKAJ NEGI
CA/2015/68636
MB. NO.- 7015875179

SATYA PAL
JD(HQ)

(Authorised Signatory)

ARCHITECT :-

AR. PANKAJ NEGI
CA/2015/68636
MB. NO.- 7015875179

NOTE :-

- LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSPV
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HVPNL/DHVPNL
- PRIMA-FACIE NO PLOT IS EFFECTED BY HT LINES. HOWEVER, AT THE TIME OF DEMARCATION PLAN IF ANY PLOT EFFECTED BY ANY HT LINE THEN THE SAME SHALL BE FREEZE ACCORDINGLY.

VASTU DECORE
TRUST US WE'LL SAVES YOUR MONEY

ARCHITECTS ,INTERIORS ,CONSTRUCTION

SCO-7,2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR,PUNJAB

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