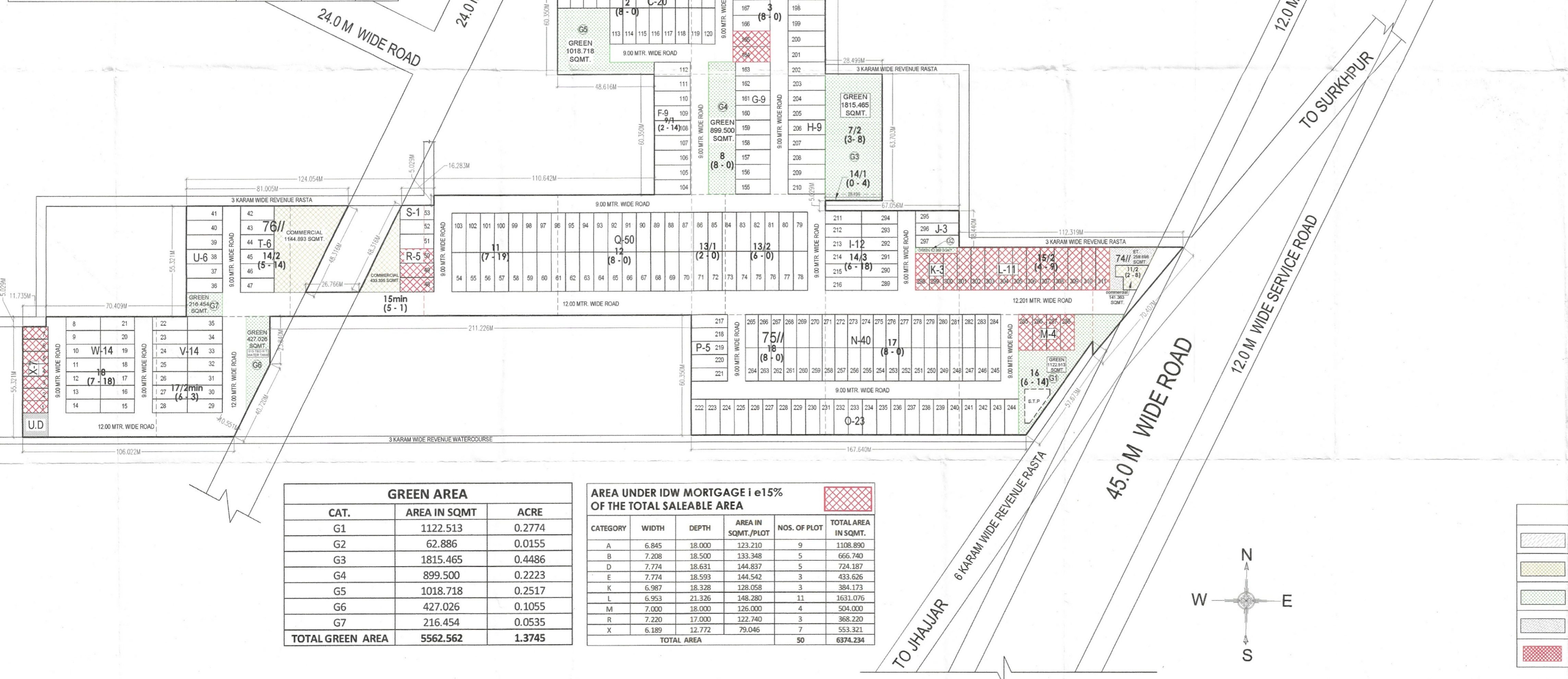


LAND AREA CALCULATION DETAIL					
DESCRIPTION	AREA IN SQMT.	%	AREA IN ACRES		
TOTAL AREA OF LAND = (A)	74158.526	-	18.325		
UNDERDETERMINED (UD)	153.364	-	0.038		
NET PLANNING AREA (A - UD) = B	74005.262	-	18.287		
PLOTTING AREA CALCULATION DETAIL					
PERMISSIBLE AREA	ACHIEVED AREA	PERCENTAGE %	AREA IN ACRES		
AREA UNDER RESIDENCE PLOTTING	61% (45143.209)	39667.317	53.60%	9.802	
AREA UNDER COMMERCIAL	4% (2960.210)	2719.591	2.32%	0.425	
TOTAL	65.00%	41386.908	55.92%	10.227	
REQUIRED AREA	PROVIDED AREA	PERCENTAGE %	AREA IN ACRES		
AREA UNDER COMMUNITIES SITE	10% (7415.853)	7416.101	10%	1.833	
AREA UNDER GREEN	7.5% (5561.889)	5562.561	7.50%	1.375	
TOTAL		12978.662	17.50%	3.207	
DENSITY CALCULATION					
PERMISSIBLE DENSITY/POPULATION (MINIMUM 200 TO 400 MAXIMUM PERSONS /ACRES) 18 PERSON /PLOT					
PROPOSED DENSITY/POPULATION 18 PERSONS X311 PLOTS = 5598 PERSONS/18.287 ACRES					
306.11 PPA					
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
A	6.845	18.000	123.210	9	1108.890
B	7.208	18.500	133.348	13	1733.524
C	6.574	18.000	118.332	20	2366.640
D	7.774	18.631	144.837	19	2751.910
E	7.774	18.593	144.542	19	2746.298
F	7.411	18.037	133.672	9	1203.050
G	7.411	17.380	128.803	9	1159.229
H	7.411	18.598	137.798	9	1240.185
I	6.661	18.066	120.338	12	1444.051
J	6.547	21.925	134.773	3	404.319
K	6.987	18.328	128.058	3	384.173
L	6.953	21.326	148.280	11	1631.076
M	7.000	18.000	126.000	4	504.000
N	6.400	16.675	106.720	40	4268.800
O	7.132	18.000	128.376	23	2952.648
P	6.670	18.037	120.307	5	601.534
Q	7.126	19.675	140.204	50	7010.203
R	7.220	17.000	122.740	5	613.700
S	5.750	17.000	98.430	1	122.227
T	7.220	16.861	121.736	6	730.419
U	7.220	18.037	130.227	6	781.363
V	6.907	17.500	120.873	14	1692.215
W	6.907	17.204	118.828	14	1663.592
X	6.189	12.772	79.046	7	553.321
TOTAL AREA				311	39667.317
					9.80202
					53.60%



GREEN AREA		
CAT.	AREA IN SQMT	ACRE
G1	1122.513	0.2774
G2	62.886	0.0155
G3	1815.465	0.4486
G4	899.500	0.2223
G5	1018.718	0.2517
G6	427.026	0.1055
G7	216.454	0.0535
TOTAL GREEN AREA	5562.562	1.3745

AREA UNDER IDW MORTGAGE i.e 15% OF THE TOTAL SALEABLE AREA					
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
A	6.845	18.000	123.210	9	1108.890
B	7.208	18.500	133.348	5	666.740
D	7.774	18.631	144.837	5	724.187
E	7.774	18.593	144.542	3	433.626
K	6.987	18.328	128.058	3	384.173
L	6.953	21.326	148.280	11	1631.076
M	7.000	18.000	126.000	4	504.000
R	7.220	17.000	122.740	3	368.220
X	6.189	12.772	79.046	7	553.321
TOTAL AREA				50	6374.234

To be read with Licence No. 144 Dated 13/11/2024 LC-5207

- That this Layout plan for over an area measuring 18.325 acres (Drawing no. 10575 DTCP dated 14-11-21) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sh. Anand Parkash Sachdeva & Others in collaboration with ADM Developers in the revenue estate of village-Jhajjar, Sector-27, District-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 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 coloniser/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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(JAIDEEP) DTP (HQ)
(VIJENDER SINGH) STP (HQ)
(JITENDER SIHAG) CTP (HR)
(DR. CHANDER SHEKHAR KHARE, IAS) L.O DTCP (HR)
(GURPREET KHEPAR) AD (HQ)
(SHIVAM ROHILA) ATP (HQ)

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA LAND MEASURING AREA 18.325 ACRES, SECTOR-27, VILL. & TEH. - JHAJJAR DISTT. - JHAJJAR FOR M/S ADM DEVELOPERS

SCALE:- 1 : 1000

LEGEND	
	10% OF TOTAL LAND TO GOVT. FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	E.S.S AREA
	MORTGAGE AREA PLOTS

AR. AMANDEEP BANSAL
CA/2015/72167

ARCHITECT'S SIGN.

OWNER/AUTH. SIGN.

