



Details of Areas	Acres	Required area in Sqm	Achieved in Sqm	Achieved in Acres	Percentage
Total area under scheme	5.25	21246.01	1	0.00025	
Area to Govt for Community Facilities (@10 % of total Area)	0.53	2124.60	2124.81	0.525	10.0
Total Open Green Space (@7.5 % of total area)	0.39	1593.45	1594.00	0.394	7.5
Max. allowed Commercial (@4% of total area)	0.21	849.84	849.7	0.210	4.0
Residential Plots (Max 61% of total area)	3.20	12960.07	10248.41	2.532	48.2
Milk Booth (MB)		25	25	0.006	0.1
Transformer (TRF)					
Area for UGT (Underground Water Tank) (Utility 2)			147.00	0.037	0.7
Area for STP (Sewage Treatment Plant) (Utility - 1)			250.00	0.062	1.2
Density	No. of Plots	Unit per plot	Total	Total	Density Per Acre
	107	13.5	1444.50	SAY 1445.000	275.2

Description of Residential Plots as per DDJAY-2016									
S.No.	Plot Type	Width (m)	Length (m)	Area per Plot (Sqm)	No. of Plots	Total Area of Plot type (sqm)	(No. of Plots)	(in Sqm)	Plots Freed @50% (No. of Plots)
1	A	7.500	20.000	150.000	6	900.000	6	900.000	0
2	A1	6.708	19.850	133.154	9	1198.384	0	0.000	9
3	A2	6.500	16.000	104.000	4	416.000	0	0.000	4
4	B	6.035	13.102	79.071	20	1581.411	20	1581.411	0
5	C	7.336	10.113	74.189	1	74.189	1	74.189	0
6	C1	7.336	20.447	149.999	6	899.995	6	899.995	0
7	C2	6.641	15.500	102.936	5	514.678	5	514.678	0
8	D	5.700	13.940	79.458	10	794.580	0	0.000	10
9	D1	6.110	14.603	89.224	14	1249.141	0	0.000	14
10	D2	6.000	13.940	83.640	8	669.120	0	0.000	8
11	E	5.868	8.601	50.471	6	302.824	0	0.000	6
12	F	5.713	15.900	90.837	9	817.530	9	817.530	0
13	S1	6.570	22.421	147.300	1	147.300	1	147.300	0
14	S2	6.570	19.680	125.280	1	125.280	0	0.000	1
15	S3	6.570	15.715	103.251	1	103.251	0	0.000	1
16	S4	6.570	12.362	81.223	1	81.223	0	0.000	1
17	S5	6.570	9.010	55.427	1	55.427	0	0.000	1
18	S6	9.840	7.336	50.000	1	50.000	0	0.000	1
19	S7	4.680	12.637	59.080	1	59.080	0	0.000	1
20	S8	7.500	20.000	149.000	1	149.000	1	149.000	0
21	S9	5.714	10.500	59.997	1	59.997	0	0.000	1
Total No. of the Plots					107		49		58
Total Area of the Plots (Sqm)						10248.41		5084.10	5164.31
Percentage of Total Area of the Plots (Sqm)						100.00		49.61	50.39

To be read with Licence No. 95 of 2019 Dated 10-08-2019 LC-3734

That this Layout plan for an area measuring 5.25 acres (Drawing no. DTCP-6788 dated 04.02.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by New Era Planners Pvt. Ltd. in Sector-3A, Bahadurgarh, Distt. 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.
- 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 metres 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 HUDA 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 coloniser/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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- 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.

(HITESH SHARMA) DTP (HQ)
(P.K. SINGH) STP (EEV)
(JITENDER SINGH) CTP (HR)
(K.MAKRAN PANDURANG, IAS) DTCP (HR)
(NARINDER KUMAR) A.P. (HCL)
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Project For M/S New Era Planners Pvt. Ltd.	Proposed Site Plan	Area Chart :	Drawing 3 of 3	R1	Scale 1:500 (A1)
Layout / Site Plan for Proposed project under Deen Dayal Jan Awaz Yojna at Revenue Estate of Village Kassar & Sarai Aurangabad, Sector-3A, Bahadurgarh, Distt. Jhajjar, Haryana	In Killa No. 68//25/1/1, 70//2, 3//2, 4//2/2, 5, 7, 8, 13, 14, 6//5/2, 5//1/1, 7	Total area proposed = 25410 Sq.Yards for licence 21245.81 Sq.Mts 42 Kanal 0 Marla 5.25 Acres	For New Era Planners (P)Ltd.	Arch.Akash Maan (CA/2016/74322)	