

LEGENDS

- PLOT BOUNDARY
- AREA UNDER 45 M WIDE SECTOR ROAD WITH 50 % BENEFIT
- AREA UNDER GREEN BELT
- PLOT BOUNDARY APPLIED FOR LICENCE
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- TRANSFORMER 4 SQ.M. (ESS)
- GREEN AREA
- IG
- 1 PLOT
- PROPOSED ROAD
- REVENUE RASTA
- DHANA

AREA APPLIED UNDER
45M WIDE SECTOR ROAD =
R1 = $48.649 \times 0.553 / 2 = 13.451$ SQ.M.
R2 = $17.236 \times 0.553 / 2 = 4.766$ SQ.M.
R3 = $22.290 + 20.139 / 2 \times 9.000 = 190.931$ SQ.M.
R4 = $57.893 \times 1.016 / 2 = 29.410$ SQ.M.
R5 = $1.016 + 1.1.707 / 2 \times 24.002 = 32.679$ SQ.M.
R6 = $1.016 \times 0.848 / 2 = 0.724$ SQ.M.

TOTAL = 271.961 SQ.M. OR 0.0672

GREEN AREA PROPOSED			
G1	=	1563.164	SQ.M.
G2	=	114.154	SQ.M.
G3	=	64.663	SQ.M.
TOTAL	=	1741.981	SQ.M.
		0.4305	ACRES

SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA (A)	5.7104	23109.132		5.7104	23109.132	
AREA UNDER 45 M SECTOR WIDE ROAD	0.0672	271.961		0.0672	271.961	
50% BENEFIT OF AREA UNDER 45 M SECTOR WIDE ROAD (B)	0.0336	135.981		0.0336	135.981	
NET PLANNED AREA= (A) - (B)	5.6768	22973.151		5.6768	22973.151	
OPEN AREA UNDER GREEN/PARK	0.4283	1733.185	7.500	0.4305	1741.981	7.538
COMMUNITY FACILITIES	0.5710	2310.913	10.000	0.5723	2315.959	10.022
COMMERCIAL AREA	0.2271	918.926	4.000	0.1601	647.871	2.820
AREA UNDER PLOTS	3.4628	14013.622	61.000	2.7365	11074.241	48.205
TOTAL PERMISSIBLE SALEABLE AREA	3.6899	14932.548	65.000	2.8966	11722.112	51.025

DENSITY					
Min. and Max. density permitted: 240 to 400 persons per acre (PPA).					
TOTAL POPULATION	94	X	18.00	=	1692.000
PPA	1692.000	/	5.67680	=	298.06%

AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP								
SR. NO.	PLOT NO.	SIZE			AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
		FROM	TO	WIDTH X LENGTH				
1	1	-	-	(12.533 + 17.000)/2 X 2.298 = 33.933 (6.187 X 17.000) = 105.179	139.112	166.378	1	139.112
2	2	8	8	6.000 X 17.000	102.000	121.992	7	714.000
3	9	-	-	(7.311 + 7.546)/2 X 17.000 = 126.285	126.285	151.037	1	126.285
4	10	20	20	6.572 X 17.082	112.263	134.267	11	1234.893
5	21	-	-	(17.082 + 14.259)/2 X 5.639 = 88.366 (17.082 X 0.933) = 15.938	104.304	124.748	1	104.304
6	22	-	-	(10.976 + 14.259)/2 X 6.559 = 88.366	88.366	105.686	1	88.366
7	23	-	-	6.228 X 17.000	105.876	126.628	1	105.876
8	24	32	32	6.200 X 17.000	105.400	126.058	9	948.600
9	33	83	83	6.275 X 19.352	121.434	145.235	51	6193.134
10	84	94	94	6.095 X 21.175	129.061	154.357	11	1419.671
TOTAL							SQ MT	11074.241
TOTAL NO. OF PLOTS =							ACRES	2.73651

To be read with Licence No. 01. Dated 01-01-2025.

That this layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 5.7104 acres (Drawing No. DTCP/0746 dated 02-01-25) falling in the revenue estate of village-Jhajjar in Sector-27, Jhajjar being developed by J.S. Exim Pvt. Ltd. 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 HSNP 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 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.

(JAIDEEP)
DTP (HQ)

(GURPREET KHEPAR)
JD (HQ)

(VIJENDER SINGH)
STP (HQ)

(SHIVAM ROHILA)
ATP (HQ)

(JITENDER SHAG)
CTP (HR)

(AMIT KHATRI, IAS)
DTCP (HR)

SHEET NO. - 01/04

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architect/ designers for clarification before proceeding. All drawings, designs & specifications are the property of RRITAM design and shall not be used in part of its entirety without written permission.

JOB TITLE -

LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.9250 ACRES OR 23977.586 SQ.M. AT SECTOR-27, VILLAGE JHAJJAR, TEHSIL JHAJJAR, DISTRICT JHAJJAR, HARYANA

TO BE DEVELOPED BY-
M/S J.S. EXIM PVT. LTD.

RRITAM DESIGN
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ARCHITECT :

APPLICANT :

For J.S. EXIM (P) LTD.

DATE : 31-12-2024

SCALE : 1: 1000 @A1

DRAWN BY : KARAN

NORTH

