

## LAYOUT PLAN

To be read with License No. 13 of 2025 Dated 22/11/2025

This layout plan for an area measuring 14.55 acres (Drawing no. 10802 Dated 24-01-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Sh. Sudhir Jangra S/o Sh. Ram Kishan Jangra and others, falling in the revenue estate of village Fatehabad, Sector-2, District Fatehabad 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensed 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 licensed 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.

(VIKAS) ATP(HQ) (SUREKHA YADAV) DTP (HQ) (VIJENDER SINGH) STP (HQ) (JITENDER SIHAG) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR)

(PARVEEN KUMAR) SD(HQ)

LAYOUT PLAN FOR UNDER (DDJAY-2016) PLOTTED COLONY AREA MEASURING 14.55 ACRES VILLAGE FATEHABAD, IN OLD M.C. LIMIT, SECTOR-2 DISTRICT FATEHABAD DEVELOPED BY SH. SUDHIR JANGRA S/O RAM KISHAN IN COLLABORATION WITH SH. RANDEEP JAGLAN & SMT. AMISHA JITENDERA KEDIA

NORTH POINT SCALE 1:500 DWG NO. SJ/24/001 DATE 19.DEC.2024

LAYOUT PLAN

ARCHITECT'S SIGN OWNER'S SIGN

AR. AMIT KUMAR SHARMA CA/2017/81535 SUDHIR JANGRA



MONARCH DESIGN STUDIO

ARCHITECTS, ENGINEERS, PLANNERS  
SCO-76-77, SECOND FLOOR, SECTOR-8C,  
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## AREA STATEMENT

AREA STATEMENT FOR DEEN DYAL JAN AWAS YOJNA				
	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED %AGE
AREA OF SCHEME	14.550			
AREA OF UD	0.300			
NET PLANNED AREA	14.250			
OPEN/GREEN SPACE/ PARK	1.091	7.5	1.0912	7.50
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	1.455	10	1.455	10
COMMERCIAL AREA	0.570	4	0.568	3.99
AREA UNDER PLOTS	8.6925	61	7.677	53.87
TOTAL PERMISSIBLE SALEABLE AREA	9.2625	65	8.245	57.86
MIN. - MAX. PERMISSIBLE DENSITY	240 - 400 PPA		331	

## AREA STATEMENT

AREA OF SCHEME =	14.5500	ACRES	A
LAND UNDER UD =	0.3000	ACRE	B
NET PLANNED AREA = (A-B)	14.250	ACRES	

## DETAIL OF PLOTS IN SQM

CATEGORY	SIZE		PLOT AREA	NO. OF PLOTS	AREA	PLOT (IN SQ YDS)	
A	6.705	X	15.302	102.60	7	718.20	122.71
B	6.609	X	15.302	101.13	5	505.65	120.95
C	8.550	X	14.947	127.80	1	127.80	152.85
D	7.000	X	14.947	104.63	4	418.52	125.14
E	7.474	X	16.763	125.29	2	250.57	149.84
F	6.609	X	17.875	118.14	10	1181.36	141.29
G	7.528	X	17.875	134.56	10	1345.63	160.94
H	7.371	X	13.706	101.03	24	2424.65	120.83
J	7.528	X	19.080	143.63	10	1436.34	171.79
J1	7.528	X	19.000	143.03	10	1430.32	171.07
K	6.829	X	19.080	130.30	18	2345.35	155.84
K1	6.829	X	19.000	129.75	36	4671.04	155.18
K2	6.829	X	15.380	105.03	18	1890.54	125.62
K3	7.045	X	18.290	128.85	10	1288.53	154.11
L	7.099	X	18.290	129.84	17	2207.29	155.29
L1	6.882	X	18.290	125.87	25	3146.79	150.54
M	6.416	X	15.380	98.68	24	2368.27	118.02
M1	6.413	X	15.380	98.63	26	2564.43	117.96
N	7.942	X	18.790	149.23	5	746.15	178.48

## DENSITY CALCULATION

NO. OF PLOTS	262	X	18	4716	PERSONS	14.25
				330.94	PER/ACRE	SAY 331 PPA

## GREEN AREA CALCULATION

INCIDENTAL GREEN		
IG-1	32	SQM

GREEN-1	801	SQM
GREEN-2	450	SQM
GREEN-3	1430	SQM
GREEN-4	325	SQM
GREEN-5	1410	SQM
TOTAL 4416		SQM
1.0912		ACRE

SECTOR-2

SECTOR-2

