

That this layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 13.30625 acres (Drawing no. DTCP/10998, dated 24-11-2024) falling in the estate of village-Munda Khera, in sector-3, Badsa Aranya Dham, District-Jhajjar being developed by Aviana Green LLP & others 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 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 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.

(JADEEP)
DTP (HQ)

(VIJENDER SINGH)
STP (HQ)

(JITENDER SHAG)
CTP (HR)

DR. CHANDER SHEKHAR KHARE, IAS
DTPC (HR)

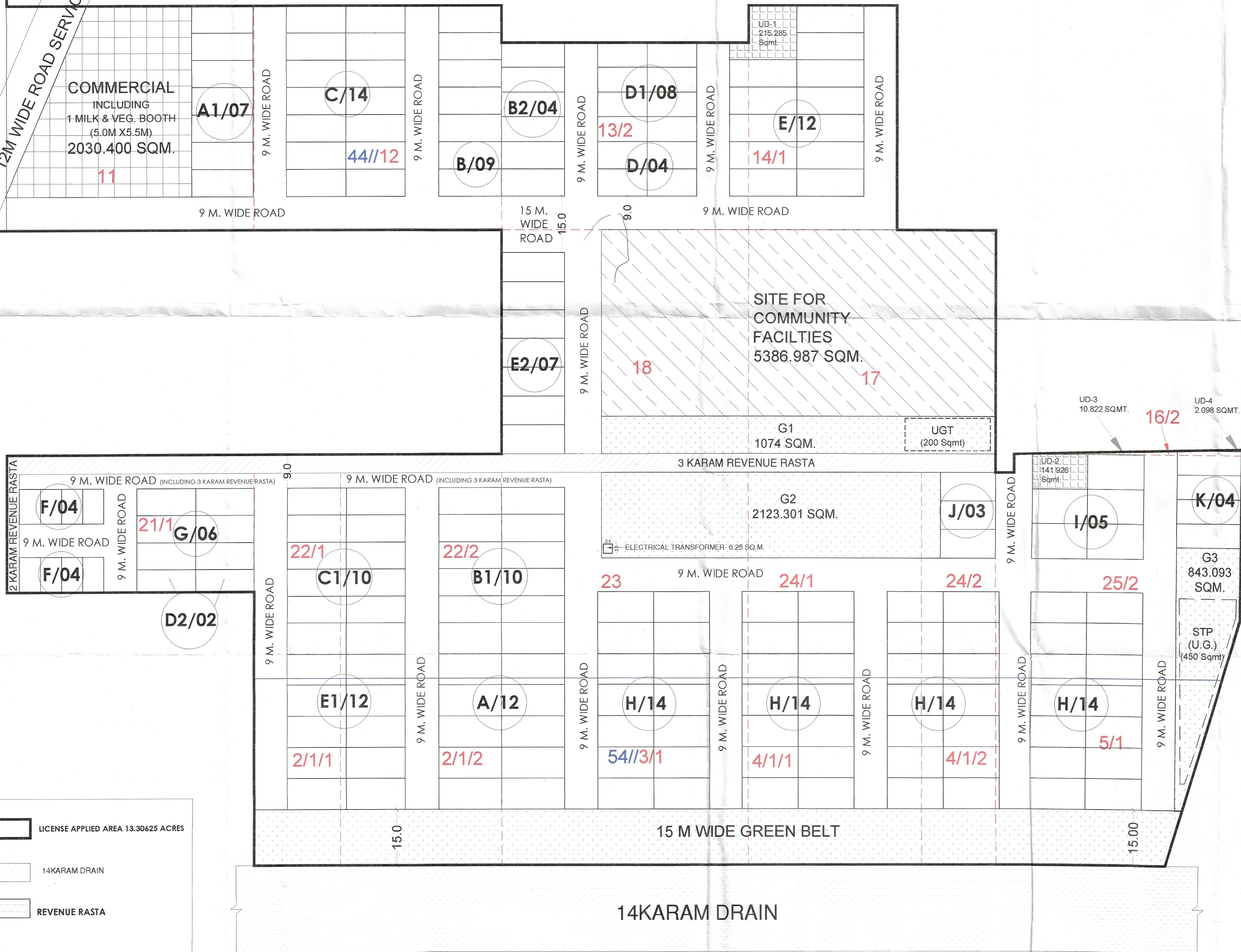
(GURPREET KHEPAR)
JD (HQ)

(SHIVAM ROHILA)
ATP (HQ)

LICENSE APPLIED AREA	53848.390	SQ.M.	13.30625	ACRES
AREA UNDER 15M WIDE GREEN BELT(ALONG STP CHANNEL)	3754.66	SQ.M.	0.928	ACRES
AREA UNDER 60 M WIDE SECTOR ROAD	1681.24	SQ.M.	0.415	ACRES
BALANCE AREA	48412.490	SQ.M.	11.9630	ACRES
50% OF THE AREA UNDER ROAD 60 M WIDE SECTOR ROAD & 15 M WIDE GREEN BELT(ALONG ST CHANNEL)	2717.950	SQ.M.	0.6716	ACRES
UNDETERMINED AREA	370.131	SQ.M.	0.0915	ACRES
NET PLOT AREA	50760.31	SQ.M.	12.54317	ACRES
REQUIRED		PROVIDED		
	PERCENTAGE	Area(Sqmt)	PERCENTAGE	Area(Sqmt)
TOTAL GREEN AREA	7.50%	4038.629	7.50%	4040.393
TOTAL O.C.F. AREA	10%	5384.839	10.00%	5386.987
TOTAL COMMERCIAL AREA	4%	2030.412	4.00%	2030.40
TOTAL RESIDENTIAL AREA	61%	30963.788	46.04%	23371.083
DENSITY	240-400		276.96%	

DENSITY CALCULATION			
TOTAL PLOTS PROVIDED	193	PLOTS	
PERSONS PER PLOT (4.5X4)	18	PERSON	
TOTAL POPULATION	3474	PERSON	
DENSITY ACHIEVED PER ACRE (B/A)	276.96	PPA	

GREEN AREA CALCULATION			UNDETERMINED AREA	
NOMENCLATURE	SQ.M.	ACRES	NOMENCLATURE	Area(Sqmt.)
G1	1074	0.265	UD-1	215.285
G2	2123.3	0.525	UD-2	141.926
G3	843.093	0.208	UD-3	10.822
TOTAL	4040.393	0.998	UD-4	2.098
			Total Area	370.131



LEGEND

	COMMERCIAL		LICENSE APPLIED AREA 13.30625 ACRES
	COMMUNITY		14KARAM DRAIN
	GREEN		REVENUE RASTA
	UNDETERMINED AREA		

PROJECT NAME & ADDRESS :

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA POLICY -2016 LAND MEASURING 13.30625 ACRE FALLING IN THE REVENUE ESTATE OF VILLAGE MUNDA KHERA SECTOR 3, DISTT. JHAJJAR, HARYANA BEING DEVELOPED BY M/S AVIANA GRREEN LLP AND OTHERS

OWNER'S NAME

M/S AVIANA GRREEN LLP AND OTHERS

DWG TITLE

LAYOUT PLAN

ARCHITECT'S SIGNATURE

Sandeep Tandon
Architect
CA/97/21634

OWNER'S SIGNATURE

AVIANA GRREEN LLP
Authorised Signatory

NORTH:



DATE:

SHEET : 01

SCALE : NTS