



PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.66875 ACRES IN THE REVENUE ESTATE OF VILL. BARWALA, SECTOR-5, TEH. BARWALA & DISTT. HISAR(HARYANA)

M/s. BABA JODH DEVELOPERS LLP

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	5.66875	-	-	-
2	AREA UNDER 30M WIDE GREEN BELT	0.1060	-	-	-
3	BALANCE AREA	5.56275	-	-	-
4	50% BENEFIT OF AREA UNDER 30M WIDE GREEN BELT	0.0530	-	-	-
5	NET PLANNED AREA	5.61575	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	3.0630	54.54%	3.4256	61.00%
7	AREA UNDER COMMERCIAL	0.1124	2.00%	0.2246	4.00%
8	TOTAL SALEABLE AREA( 6 + 7 )	3.1754	56.54%	3.6502	65.00%
9	OPEN SPACE/PARKS	0.4213	7.61%	0.4252	7.50%
10	COMMUNITY FACILITIES	0.5669	10.00%	0.5669	10.00%

To be read with Licence No. 20 of 2025 Dated 17-02-2025 LC-S340

That this layout plan for an area measuring 5.66875 acres (Drawing no. 10874 Dated 17-02-25) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Baba Jodh Developers LLP in the revenue estate of village Barwala, Sector-5, Tehsil Barwala District Hisar 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 not 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 subject to the order of 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 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-SPower 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-SP 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 SINGH) CTP(HR) (AMIT KHATRI) JAS QTCP (HR) (PARVEEN KUMAR) SD(HQ)

DETAIL OF RESIDENTIAL PLOTS									
S.NO.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)		
1	A	7.09	X	13.54	= 96.00	17	= 1632.00		
2	B	7.54	X	18.57	= 140.02	8	= 1120.16		
3	C	7.59	X	15.24	= 115.67	34	= 3932.78		
4	D	8.25	X	17.58	= 145.04	5	= 725.20		
5	E	7.85	X	15.24	= 119.63	2	= 239.26		
6	F	7.17	X	16.00	= 114.72	11	= 1261.92		
7	G	7.32	X	16.08	= 117.71	11	= 1294.81		
8	H	7.68	X	16.77	= 128.79	17	= 2189.43		
9	TOTAL					105	= 12395.56 SQMT		
							3.0630 ACRES	54.54%	

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LEGEND:  
ET (3MX3M)  
PARKS / OPEN SPACES  
COMMERCIAL AREA  
COMMUNITY FACILITIES  
KILLA LINE  
SCHEME BOUNDARY  
UGT  
UG STP

ABBREVIATIONS:-  
ET = ELECTRIC TRANSFORMER  
UGT = UNDERGROUND WATER TANK  
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

DENSITY CALCULATION(PPA):-  
NUMBER OF PLOTS = 105  
UNITS ALLOWED = 4  
POPULATION ALLOWED PER UNIT = 4.5  
DENSITY CALCULATION = 105 X 4 X 4.5  
= 1890.0 / 5.61575  
= 336.55, SAY 337 PPA

GREEN AREA CALCULATION:-  
= GREEN-I  
= 1745.56 SQMT OR 0.4313 ACRE

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

(SCALE-N.T.S.)

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)