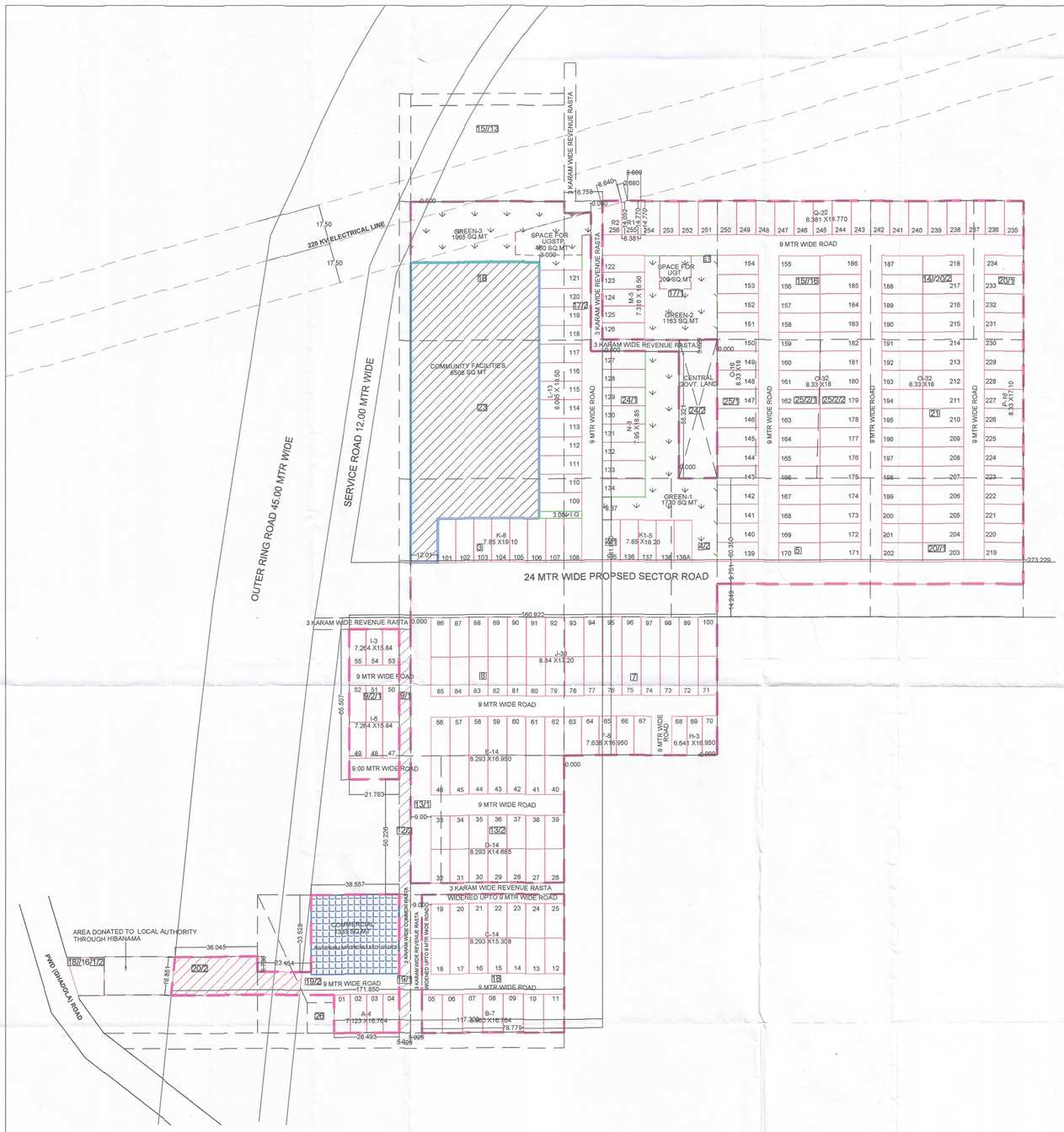

AREA STATEMENT				
	Area (in sq.mt.)	Area (in acres)	Proposed Area (in %age)	Permissible Area (in %age)
TOTAL AREA OF THE SCHEME	65078.407	16.08125		
AREA UNDER 45 MTR WIDE ROAD	687.925	0.1700		
NET PLANNED AREA	64734.444	15.9963		
AREA UNDER COMMERCIAL	1333.000	0.3294	2.059	(2-4)
AREA UNDER PLOTS	36008.705	8.8980	55.625	
TOTAL SALEABLE AREA	37341.705	9.2274	57.684	65

AREA UNDER PLOTS						
Type	SIZE			AREA	NO.	TOTAL AREA
A	7.123	X	16.764	119.410	4	477.840 Sq.Mt.
B	8.860	X	16.764	148.529	7	1039.703 Sq.Mt.
C	8.293	X	15.308	126.949	14	1777.289 Sq.Mt.
D	8.293	X	14.665	121.783	14	1704.958 Sq.Mt.
E	8.293	X	16.950	140.566	14	1967.929 Sq.Mt.
F	7.638	X	16.950	129.464	5	647.321 Sq.Mt.
H	6.641	X	16.950	112.565	3	337.695 Sq.Mt.
I	7.264	X	15.840	115.062	9	1035.556 Sq.Mt.
J	8.340	X	17.200	143.448	30	4303.440 Sq.Mt.
K	7.850	X	19.100	149.935	8	1199.480 Sq.Mt.
K1	7.850	X	18.200	142.870	5	714.350 Sq.Mt.
L	8.095	X	18.500	149.758	13	1946.848 Sq.Mt.
M	7.316	X	18.500	135.346	5	676.730 Sq.Mt.
N	7.950	X	18.850	149.858	8	1198.860 Sq.Mt.
O	8.330	X	18.000	149.940	80	11995.200 Sq.Mt.
P	8.330	X	17.100	142.443	16	2279.088 Sq.Mt.
Q	8.381	X	14.770	123.787	20	2475.747 Sq.Mt.
R1	AS PER DIMENSIONS			122.867	1	122.867 Sq.Mt.
R2	AS PER DIMENSIONS			108.005	1	108.005 Sq.Mt.
	GRAND TOTAL				257	36008.705 Sq.Mt.
					OR	8.8980 Acres

AREA FOR PROVISION OF COMMUNITY FACILITIES					
Proposed Area (in sq.mt.)	Proposed Area (in acres)	Proposed Area (in %age)	Required Area (in sq.mt.)	Required Area (in acres)	Permissible Area (in %age)
6508	1.6082	10.000	6507.841	1.6081	10

DENSITY CALCULATION					
TOTAL DENSITY	=	257	x	18.00	(@ person per plot)
	=	4626.00	persons		
TOTAL AREA	=	15.9963	acres		
POPULATION PER ACRE	=	4626.00	/	15.9963	
	=	289.193	PPA	Permissible	240-400 PPA

AREA UNDER GREEN								
ORGANIZED GREEN								
G1	G2	G3				Total Area in Sq.Mt.	Total Area in Acres	
1770.00	1163.00	1965.00				4898.000	1.2103	
						REQUIRED	PROPOSED	
ORGANIZED GREEN						In Sq. mt	%	In Sq. mt %
TOTAL						4880.88	7.5	4898.000 7.526

ADDITIONAL FACILTY
SEWRAGE TREATMENT PLANT (STP) area 450 sq.mt
Underground Water Tank (UGT) 200 SQ.MT, Electrical Tranformer (ET) 9 SQ.MT. All part of organised green area.

LC-5196

To be read with Licence No. 43 of 2025 Dated: 28/03/ 2025

That this Layout plan for an area measuring 16.08125 acres (Drawing no.....10986.. Dated...24.03.25.....) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Aggarsain Land Developers Pvt. Ltd. falling in the revenue estate of village Ladwa, in Sector-1, Ladwa, District-Kurukshetra, is hereby approved subject to the following conditions:-

1. That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the Director Town & Country Planning, Haryana for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the Director Town & Country Planning, 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(RAMAN KUMAR) ATP(HQ) | (DIVYA DOGRA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JITENDER SIHAG) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

(SATYA PAL) JD(HQ)

CLIENT/ OWNER	CLIENT SIGNATURE	ARCHITECT	PROJECT CODE: L2303 / PROJECT TITLE	DRAWING TITLE	NORTH	DRAWING NO.	SCALE	DATE:
M/s AGGARSAIN LAND DEVELOPERS PRIVATE LIMITED 100 FOOTA K.D.B. ROAD MANDI GATE NO. 2 KURUKSHETRA, KURUKSHETRA-136118 HARYANA	Aggarsain Land Developers Pvt. Ltd. Auth. Signatory (AUTHORISED SIGNATORY FOR: AGGARSAIN LAND DEVELOPERS PRIVATE LIMITED)	ARORA ASSOCIATES Cabin 105 FF,Sco' 91-93, Ansal Sampark Building,Sector- 5 Panchkula. # +91-9888327587 CA 2012 / 58144 Ar. VISHAL ARORA COUNCIL OF ARCHITECTURE	RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 16.08125 ACRES, SECTOR- 1, LADWA FOR M/s AGGARSAIN LAND DEVELOPERS PRIVATE LIMITED	LAYOUT PLAN FOR PLOTTED RESIDENTIAL HOUSING COLONY UNDER DDJAY	↑	L2303-RPC-LA-0001	1: 1000	21.12.2024
							SHEET NO. 1 of 1	REV 05