



To be read with Licence No. 188 Dated 18/12/2024 LC-5335

That this Layout plan for over an area measuring 6.61875 acres (Drawing no. DTCP 10715 dated 19-12-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Smt. Devi Rani W/o Sh. Jagdeep Singh and Others in collaboration with Kanal Marla Pvt. Ltd. in the revenue estate of Village-Nuna Majra, in sector-41, Bahadurgarh District-Jhajjar 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 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 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 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 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.

UNITS	Acres		Sqm.	
Total area of the scheme (A)	6.61875		26785.08844	
UD AREA (B)	0.00470		19.00000	
Net planned area (A-B)	6.61405		26766.08844	
(52K-19M) (6.61875 ACRES)	Permissible		Proposed	
	Area	Percentage	Area	Percentage
	Acres	%	Acres	%
	6.61405	-	6.61405	100.00
Net Planned Area	0.496	7.5	0.496	7.51
Open Space/Green Area	0.6619	10	0.6619	10.01
Community Area	4.035	61	3.313	50.09
Area Under Residential Plots	0.265	4 (max)	0.262	3.96
Area Under Commercial	4.299	65.00	3.575	54.05
Total saleable area	MAX POPULATION 240-400 PPA 135 Plots X 18 = 2430 PERSONS (367.39 PPA)			
DENSITY				

AREA CALCULATIONS							
CODE		COEFF.	DIM (m)	DIM (m)	NO.s		AREA (SQ.M)
ADDITIONS							
UD 1	UD1	1	9	X	1		9
	TOTAL UD AREA 1						9
UD 2	UD2	1	10	X	1		10
	TOTAL UD AREA 2						10
TOTAL UD AREA							19
GREEN 1	G1	1	45.26	X	35.2	1	1593.152
	TOTAL GREEN AREA 1						1593.152
GREEN 2	G2	0.5	17.17	X	8.13	1	69.79605
	TOTAL GREEN AREA 2						69.79605
GREEN 3	G3	1	17.17	X	4.22	1	72.4574
	TOTAL GREEN AREA 3						72.4574
GREEN 4	G4	1	62.02	X	4.41	1	273.5082
	TOTAL GREEN AREA 4						273.5082
TOTAL GREEN AREA							2008.9137

LEGENDS	
	PLOT BOUNDARY
	REVENUE RASTA
	DHANA
	GREEN ZONES
	COMMUNITY SITE
	COMMERCIAL PLOT
	UD AREA
	24 M. WIDE PROPOSED SECTOR ROAD

AREA STATEMENT FOR RESIDENTIAL PLOTS							
S.NO.	PLOT NO	SIZE		AREA		NO. OF PLOTS	AREA
		LENGTH	BREADTH	SQM	SQY		SQM
1	1000-989	17.17	6.96	119.5032	142.9258	12	1434.0384
2	988-953	12.26	6.43	78.8318	94.2828	36	2837.9448
3	952-941	12.27	6.43	78.8961	94.3597	12	946.7532
4	940-905	15.23	6.43	97.9289	117.1230	36	3525.4404
5	904-897	19.00	7.75	147.2500	176.1110	8	1178.0000
6	896-881	14.00	7.75	108.5000	129.7660	16	1736.0000
7	880-875	20.17	7.18	144.8206	173.2054	6	868.9236
8	874	15.44	9.70	149.7680	179.1225	1	149.7680
9	873-866	15.44	5.92	91.4048	109.3201	8	731.2384
				TOTAL		135	13408.1068
				PERCENTAGE =		50.09%	

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY AT BAHADURGARH SECTOR-41, VILLAGE:- NUNA MAJRA, TEHSIL-BAHADURGARH, DISTT. - JHAJJAR (HARYANA) M/S KANAL MARLA PVT. LTD.

NORTH LINE SCALE DATE 1:2000 23.07.2024

Kanal Marla Private Limited
Authorized Signatory
Architect's Signature: rouch@gmail.com