Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele –Fax: -0172-2548475: 0172-2549851,
E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No.:-LC-872 Vol-V/JD(SP)/2022/26115 Dated 29/08/22

To

M/s Rajdarbar Buildcon Pvt. Ltd.,
(Formerly known as Daffodil Buildcon Pvt. Ltd.),
12, Ring Road, Lajpat Nagar-IV,
New Delhi-110024.

Subject:- **Approval of Layout-cum-Demarcation plan of residential plotted colony for remaining area measuring 61.04950 acres after migration of 2.50 acres under licence no.51 of 2018 dated 17.07.2018 and 2.1125 acres under licence No. 23 of 2022 dated 11.03.2022 in DDJAY-2016 from existing licenced no. 1284-1298 dated 25.11.2006 granted for area measuring 65.662 acres, in Sector-24, Hisar.**

Reference: -Your letter dated 07.04.2022 on the subject noted above.

Please find enclosed a copy of approved Layout-cum-Demarcation plan of residential plotted colony for remaining area measuring 61.04950 acres (after migration of 2.50 acres under licence no. 51 of 2018 dated 17.07.2018 and 2.1125 acres under licence No. 23 of 2022 dated 11.03.2022 in DDJAY-2016), bearing Drg. No. DTCP - 8573 dated 26.08.2022 for information and necessary action.
DA/As above.

Babita

(Babita Gupta)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

Endst. No. LC-872 Vol-V/JD (SP)/2022/_____ Dated _____

A copy alongwith aforesaid approved Layout-cum-Demarcation plan are forwarded to the following for information and necessary action:-

1. The Senior Town Planner, Hisar.
2. The District Town Planner, Hisar.
3. Nodal Officer (IT Cell) for updation of website.

DA/As above.

(Babita Gupta)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

REVISED LAYOUT CUM DEMARCATION PLAN OF BALANCE AREA MEASURING 61.04950 ACRES AFTER DEDUCTION OF MIGRATED AREA / TO BE MIGRATED AREA UNDER DDJAY SCHEME- 2016 FOR RESIDENTIAL PLOTTED COLONY IN SECTOR-24, HISAR BEING DEVELOPED BY M/S RAJDARBAR BUILDCON PVT. LTD.

AREA CHART- GREEN AREA/PARK/IG

PARK-I
CALCULATION
=(a)
=(99.00 X 57.50)
=5692.50 SQMT OR 1.4066 ACRES

PARK-II
CALCULATION
=(a) + (b)
=(35.00 X 113.37) + (6.70 X 18.20)
= 3967.95 + 121.94
=4089.89 SQMT OR 1.0106 ACRES

PARK-III
CALCULATION
=(a)
=(133.42 X 27.06)
=3610.345 SQMT OR 0.8921 ACRE

IG1
CALCULATION
=(a) + (b)
=(½ X 27.50 X 16.08) + (27.50 X 2.31)
=221.10 + 63.525
=284.625 SQMT OR 0.0703 ACRE

IG2

IG3
CALCULATION
=(a) + (b)
=(½ X 18.78 X 11.06) + (½ X 3.36 X 21.60)
=103.76 + 36.29
=140.05 SQMT OR 0.0346 ACRE

IG4
CALCULATION
=(a)
=(5.03 X 30.80)
=154.92 SQMT OR 0.038 ACRE

IG5
CALCULATION
=(a)
=(55.00 X 1.34)
=73.70 SQMT OR 0.0182 ACRE

TOTAL GREEN AREA/ PARKS CALCULATION:
- PARK-I + PARK-II + PARK-III + IG1 + IG2 + IG3 + IG4 + IG5
=5692.50 + 4089.89 + 3610.345 + 284.625 + 154.92 + 140.05 + 73.70
=14030.00 SQMT OR 3.5382 ACRES OR 9.79%

TOTAL ORGANISED GREEN AREA/PARKS
- PARK-I + PARK-II + PARK-III
=5692.50 + 4089.89 + 3610.345
=13392.735 SQMT OR 3.3094 ACRES OR 5.42%

AREA CHART- UD

UD-1
CALCULATION
=(a) + (b)
=(½ X 100.50 X 59.02) + (100.50 X 10.67)
=2966.755 + 1072.335
=4038.09 SQMT OR 0.9978 ACRE

UD-2
CALCULATION
=(a)
=(2.09 X 25.00)
=227.00 SQMT OR 0.056 ACRE

UD-3
CALCULATION
=(a)
=(5.79 X 3.66)
=24.85 SQMT OR 0.0061 ACRE

UD-4
CALCULATION
=(a)
=(5.00 X 22.08)
=111.06 SQMT OR 0.0274 ACRE

TOTAL UD AREA
= UD-1+UD-2 + UD-3 + UD-4
= 4038.09 + 227.00 + 24.85 + 111.06
=4401.00 SQMT OR 1.087 ACRES

AREA CHART- COMMERCIAL

COMMERCIAL-1
CALCULATION
=(a) + (b) + (c) + (d)
=(1/2 X 42.71 X 32.64) + (1/2 X 42.71 X 17.06) + (1/2 X 32.64 X 17.06) + (1/2 X 49.70 X 17.06)
=(698.01 + 364.39 + 278.16 + 423.92) - [CALCULATED BY COMPUTER]
=1764.48 - (-) 135.91 - [CALCULATED BY COMPUTER]
=1628.57 SQMT OR 0.402 ACRE

COMMERCIAL-2
CALCULATION
=(a)
=(60.35 X 57.30)
=3461.07 SQMT OR 0.855 ACRE

TOTAL COMMERCIAL
= COMMERCIAL-1
+ COMMERCIAL-2
=5697.085 + 3461.07
=9158.155 SQMT
OR 2.2630 ACRE OR 4.00%

AREA CALCULATION

AREA OF THE EARLIER SCHEME	=	**65.662**	**Acres**	
AREA MIGRATED UNDER DDJAY LICENCE NO. 51 OF 2018 DATED.17.07.2018	=	2.500	Acres	
MIGRATED AREA UNDER DDJAY(LICENCE NO. 23 OF 2022 DATED 11.03.2022	=	2.11250	Acres	
NOW AREA OF THE SCHEME	=	**61.04950**	**Acres**	
AREA FALLING UNDER GREEN BELT	=	6.770	Acres	
BALANCE AREA	=	54.27950	Acres	.....(A)
50% OF THE AREA FALLING UNDER GREEN BELT	=	3.385	Acres	.....(B)
PLUS(A+B)	=	57.66450	Acres	
AREA UNDER U.D.	=	1.0875	Acres	
NET PLANNED AREA	=	**56.5770**	**Acres**	
AREA UNDER COMMERCIAL	=	2.2630	Acres	4.00%
AREA UNDER RESIDENTIAL PLOTS	=	26.7454	Acres	47.27%
AREA UNDER NURSING HOME	=	0.493	Acres	0.87%
TOTAL SALEABLE AREA	=	**29.5014**	**Acres**	**52.14%**
AREA UNDER PRIMARY SCHOOL	=	1.000	Acres	
AREA UNDER NURSERY SCHOOL	=	0.440	Acres	
AREA UNDER COMMUNITY BUILDING	=	0.389	Acres	
AREA UNDER TAXI STAND	=	0.087	Acres	
AREA UNDER ROADS, PARKS, OPEN	=	27.5854	Acres	
AREA UNDER ORGANISED GREEN/PARKS (REQUIRED ORGANISED GREEN@4% = 2.44 ACRES)	=	3.3094	Acres	5.42%

DETAIL OF RESIDENTIAL PLOTS

S.NO.	PLOT NO.	CATEGORY	PLOT SIZE		AREA(in sqm)	NOS.	AREA(in sqm)
1	1 TO 6	B	11.50	X 22.32	= 270.27	6	1621.20
2	7 TO 12	C	11.41	X 19.50	= 222.50	6	1334.97
3	280 TO 289	E	6.10	X 9.40	= 57.34	10	573.40
4	60	E	6.02	X 9.40	= 56.80	1	56.80
5	61, 80,81, 100	F	5.46	X 9.43	= 51.49	4	205.95
6	63-79, 82-99	F	5.51	X 9.43	= 51.96	36	1870.53
7	101-110, 113-122	E	5.49	X 9.43	= 51.77	20	1035.41
8	111,112	E	5.51	X 9.43	= 51.96	1	103.92
9	123	E	6.20	X 9.08	= 56.75	1	56.75
10	124-132	E	5.60	X 9.08	= 50.85	9	457.63
11	150	E	5.58	X 9.08	= 50.67	1	50.67
12	134, 162-163	E	5.55	X 9.09	= 50.72	3	152.17
13	135-145, 153-161, 164-172	E	5.60	X 9.09	= 50.90	27	1374.41
14	146-152, 173-176A	E	4.28	X 9.09	= 56.81	15	852.19
15	235 - 246	B	11.13	X 22.85	= 254.32	12	3051.80
16	247	B	11.05	X 23.05	= 252.49	1	252.49
17	248 - 257	B	11.65	X 22.85	= 266.20	10	2662.05
18	258	B	11.61	X 22.85	= 265.29	1	265.29
19	259 - 273	B	11.27	X 22.85	= 257.52	15	3862.79
20	274 - 289	C	9.00	X 21.69	= 194.45	16	3110.96
21	312-325, 360 TO 370-C	J	9.22	X 25.50	= 235.11	28	6583.08
22	326, 359	Z	9.18	X 25.50	= 234.09	2	468.18
23	327, 358	B	11.28	X 25.50	= 286.88	2	573.75
24	328, 357	B	14.51	X 25.50	= 370.01	2	740.01
25	329, 356	B	11.24	X 25.50	= 286.62	2	573.24
26	330 - 355	B	11.22	X 25.50	= 286.11	26	7438.86
27	371-372, 380-383, 385-387, 397-398	A	10.56	X 27.50	= 290.40	9	2613.60
28	381, 388	A	10.55	X 27.50	= 290.02	2	580.05
29	384	A	AS PER PLAN		= 283.71	1	283.71
30	399 - 409	A	11.30	X 27.50	= 316.29	10	3162.90
31	459, 460	C	10.70	X 20.24	= 216.57	2	433.14
32	410 - 449	C	10.67	X 20.24	= 215.96	40	8638.43
33	451	C	8.57	X 18.20	= 155.97	1	155.97
34	452	C	8.50	X 18.20	= 154.70	1	154.70
35	453-494	C	10.43	X 18.20	= 189.83	42	7972.49
36	495	C	10.37	X 18.20	= 188.73	1	188.73
37	496 - 517	C	9.98	X 22.00	= 219.56	22	4830.32
38	518 - 536	C	9.94	X 22.00	= 218.68	19	4154.91
39	520, 534-D, 535, 520, 521, 566	D	7.50	X 16.35	= 122.65	6	735.75
40	534-TO-534-C, 536 TO 540, 552-TO 565	D	7.50	X 16.35	= 123.46	42	5184.59
41	567 - 569, 574 - 576	B	11.08	X 23.05	= 255.38	6	1532.30
42	570 TO 573	B	9.62	X 23.05	= 221.74	4	886.96
43	577 TO 577-B	B	7.41	X 15.15	= 113.29	3	339.87
44	592-C TO 577-E & 577-TO-577-F	B	7.50	X 16.60	= 124.50	6	747.00
45	577-F & 577-J	B	7.40	X 16.60	= 122.84	2	245.68
46	578 - 583	B	10.35	X 25.07	= 272.01	6	1632.06
47	584 TO 592-C	B	10.05	X 25.07	= 272.23	12	3266.72
48	593-603	B	11.45	X 22.85	= 261.63	11	2877.94
49	604	B	11.50	X 22.85	= 262.78	1	262.78
50	605	C	11.30	X 19.00	= 214.50	1	214.50
51	606 - 616	C	11.45	X 19.00	= 217.55	11	2393.05
52	617	C	12.65	X 19.00	= 239.45	1	239.45
53	666A - 666E	E	5.00	X 10.00	= 50.00	5	250.00
54	667, 724	D	9.36	X 17.35	= 162.40	2	324.79
55	668-684, 717-723	D	9.39	X 17.35	= 162.92	24	5539.16
56	685, 716	D	9.35	X 17.35	= 162.22	2	324.45
57	686 - 715	D	9.38	X 17.35	= 162.74	30	4882.20
58	735 - 764	B	11.27	X 23.05 +	259.55	30	7786.44
59	TOTAL					408	108234.67 sqm 26.7454 Acres(AT 25%)

DETAILS OF E.W.S./N.P.N.L. PLOTS	REQUIRED	REQUIRED	PROVIDED
EWS	20% OF 605	121.00	121
NPNL	25% OF 605	151.25	152

DENSITY CALCULATION :
TOTAL DENSITY
= (486 X 13.5) + (121X9)
=6534 + 1089
=7623.00 PERSONS
=7623.00/56.5770 = 134.74 PPA, SAY 135 PPA OR 333 PPH

DETAIL OF COMMUNITY SITE

S.NO.	NAME OF COMMUNITY SITE	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	1	1
2	NURSERY SCHOOL	2	2
3	COMMUNITY BUILDING	-	1
4	NURSING HOME	2	2
5	ATM	2	2
6	BEAUTY PARLOR	2	2
7	MULTIPURPOSE BOOTHS	2	2
8	MILK & VEGETABLE BOOTH	2	2
9	TAXI STAND	1	1

LEGEND :

- 65.662 ACRES RESIDENTIAL PLOTTED COLONY/ SCHEME BOUNDARY
- 2.50 ACRES(ALREADY MIGRATED TO DDJAY-2016 VIDE LICENCE NO.51 OF 2018 DATED.17.07.2018) (64-1.5625 (FRESH) + 2.50 = 6-65625 ACS SITE BOUNDARY)
- 2.1125 ACRES MIGRATED AREA FOR ADDITIONAL LICENCE UNDER DDJAY POLICY VIDE LICENCE NO. 23 OF 2022 DATED 11.03.2022
- APPLICANT'S LICENSED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA VIDE LICENCE NO.51 OF 2018 DATED.17.07.2018
- CHANGES MADE IN THE LAYOUT PLAN
- EWS PLOTS
- NPNL PLOTS

AFTER MIGRATION BALANCE SITE BOUNDARY= (61-04950 ACS =

2.1125 ACRES MIGRATED AREA FOR ADDITIONAL LICENCE UNDER DDJAY POLICY(LICENCE NO. 23 OF 2022 DATED 11.03.2022)

SIGNATURE OF ARCHITECT

RAJDARBAR BUILDCON PVT.LTD.
(Formally known as Daffodil Buildcon Pvt. Ltd.)

(Authorized Signatory)

(Owner/Developer)

LC-B12 Vol-V

That this Layout-cum Demarcation plan for remaining area measuring 61.04950 acres (after migration of 2.50 acres under licenced no.51 of 2018 dated 17.07.2018 and 2.1125 acres, License No. 23 of 2022 dated 11.03.2022 from Licence No. 1284-1298 dated 25.11.2006 granted for 65.662 acres, (Drawing No. DTCP/ Shcs/ dated 24-5-23) comprised of licenced which is issued in respect of Residential Plotted Colony being developed by Daffodil Buildcon Pvt. Ltd. and Others, in Sector-24, Hisar is hereby approved subject to the following conditions:-

1. That this Layout-cum Demarcation 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 55% 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 and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the Layout-cum-Demarcation 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All open beds 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 licenses.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. That maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The same condition shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. That 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)(i)(ii) of the Act No.8 of 1975.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the condition that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plots shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
17. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the provision of solar water heating system shall be as per norms specified by NAREDA and shall be made operational where applicable before applying for an occupation certificate.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of under Memo No.22/52/2005-3Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. 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.

(SATYA PAL) JD (HQ) — (DINESH KUMAR) SD (HQ) — (OM PARKASH) ATP (HQ) — (BABITA GUPTA) DTP (HQ) — (HITESH SHARMA) STP (HQ) — (P.P. SINGH) CTP(HR) — (K. MAKRAND PANDURANG, IAS) DTCP (HR)