



GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	1419.405	0.351
Green-2	1105.962	0.273
Green-3	729.003	0.180
Green-4	260.370	0.064
TOTAL	3514.740	0.869

LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- CHANGES/ REVISING IN PREVIOUS APPROVED LAYOUT (2.9235 ACRE)
- PLOTS FALLING UNDER ROW OF HT LINE SHALL BE KEPT FREEZED AND SHALL NOT BE SOLD TILL SHIFTING OF THE HT LINE
- PLOT NO. 141 & 142 NOT AVAILABLE

AREA STATEMENT						
TOTAL SITE AREA	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN SQ.M.)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
11.50	4653.878	100.00	4653.878	1.150	10.000%	
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	1.150	4653.878	10.00	4653.878	1.150	10.000%
GREEN AREA UNDER PARKS 7.5%	0.863	3490.408	7.50	3514.740	0.869	7.552%
AREA UNDER COMMERCIAL 4%	0.460	1861.551	4.00	930.786	0.230	2.000%
AREA UNDER PLOTS	7.015	28388.65	61.00	24946.737	6.164	53.604%
TOTAL SALABLE AREA	7.475	30250.204	65.00	25877.523	6.394	55.604%

SUMMARY OF PLOTS				
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	8.375	14.636	122.577	980.612
B	7.350	17.017	125.078	1500.935
B1	7.320	16.315	119.426	2030.239
C	7.500	16.315	122.363	4160.325
C1	7.000	16.315	114.205	2740.920
D	7.500	17.000	127.500	4335.000
D1	7.778	19.143	148.894	2084.520
D2	AS PER DETAIL	141.272	1	141.272
D3	AS PER DETAIL	141.392	1	141.392
D4	AS PER DETAIL	133.955	1	133.955
D5	AS PER DETAIL	125.235	1	125.235
E	7.561	17.000	128.537	514.148
E1	AS PER DETAIL	146.190	1	146.190
E2	8.131	17.000	138.227	552.908
E3	AS PER DETAIL	148.356	1	148.356
F	8.186	17.000	139.162	1669.944
G	8.500	15.762	133.977	535.908
G1	9.122	15.762	143.781	143.781
G2	7.285	15.762	114.826	459.305
G3	AS PER DETAIL	142.346	1	142.346
H	7.607	15.085	114.752	229.503
H1	AS PER DETAIL	116.156	1	116.156
H2	AS PER DETAIL	114.909	1	114.909
H3	AS PER DETAIL	113.664	1	113.664
H4	AS PER DETAIL	112.420	1	112.420
H5	AS PER DETAIL	111.175	1	111.175
H6	AS PER DETAIL	109.931	1	109.931
H7	AS PER DETAIL	108.686	1	108.686
H8	AS PER DETAIL	107.442	1	107.442
H9	AS PER DETAIL	106.115	1	106.115
I1	8.158	15.205	124.043	496.173
I2	9.859	15.205	149.907	299.814
I3	7.677	15.205	116.730	233.459
TOTAL			198	24946.737
DENSITY			1	3564
TOTAL POPULATION	198.000	X	18	PERSONS
DENSITY PERMISSIBLE		240 TO 400	PPA	
ACHIEVED DENSITY		309.91	PPA	

- To be read with L. No. 246 of 2025 dated 05.12.2025 ZP-1278 LC-5474
- That this revised layout-cum-demarcation plan for an area measuring 11.50 acres (Drawing No. DTCP/11796 dated 05.12.2025) comprised of licence which are issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by V & M Realcon in the revenue estate of village Kanwali, Sector-26, Ambala hereby approved subject to the following conditions:-
1. That this revised 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 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 DTCP, 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 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.
 7. That no property/plot shall derive access directly from the carriage way of 30 meters 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 metres 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 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.
 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 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.
 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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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ARCHITECTS ,INTERIORS ,CONSTRUCTION	OWNER	ARCHITECT :-	PROJECT
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