



To be read with Licence No. 104 Dated 19-06-2025.

That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 10.4375 acres (Drawing no. DTCP 11184 dated 20-06-25) falling in sector-21B, Rohtak being developed by Om New Era Pvt. Ltd. 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 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 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.

(JAIDEEP)
DTP (HQ)

(VIJENDER SINGH)
STP (HQ)

(BHUVNESH KUMAR)
CTP (HR)

(AMIT KHATRI, IAS)
DTCP (HR)

(GURPREET KHEPAR)
JD (HQ)

(SHIVAM ROHILA)
ATP (HQ)

	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED %AGE
TOTAL AREA OF SCHEME	10.4375			
AREA FALLING IN SECTOR ROAD AND GREEN BELT	0			
BALANCE AREA	10.4375			
NET PLANNED AREA	10.4375			
AREA UNDER PLOTS	6.367	61%	5.1594	49.43%
COMMERCIAL AREA	0.4175	4%	0.3900	3.74%
TOTAL SALEABLE AREA	6.7844	65%	5.5494	53.17%
OPEN SPACE OR PARKS	0.7828	7.5%	0.7923	7.59%
AREA UNDER COMMUNITY FACILITY	1.0438	10%	1.0438	10.00%
DENSITY	240 - 400 PPA (Permissible)		284.55 PPA (Achieved)	

DETAIL OF PLOTS						
CATEGORY	SIZE			PLOT AREA	NO. OF PLOTS	AREA (SQM)
A	8.0	X	18.0	144.000	29	4176.000
A1	5.5	X	11.5	63.250	1	63.250
B	8.3	X	18.00	149.4	18	2689.200
C	8.3	X	16.54	137.282	18	2471.076
D	8.06	X	16.05	129.363	8	1034.904
D1	8.79	X	16.05	141.0795	2	282.159
E	6.5	X	12.00	78	13	1014.000
F	6.74	X	13.14	88.5636	6	531.382
G	8.27	X	16.56	136.951	6	821.707
G1	7.9	X	16.56	130.824	7	915.768
G2	5.03	X	11.54	58.0462	1	58.046
G3	7.56	X	16.56	125.1936	3	375.581
H	8.1	X	16.56	134.136	7	938.952
H1	8.1	X	11.80	95.58	3	286.740
I	7.12	X	15.75	112.14	7	784.980
J	7.37	X	16.50	121.605	18	2188.890
J1	6.97	X	12.50	87.125	1	87.125
K	8.25	X	17.50	144.375	10	1443.750
K1	7.00	X	11.77	82.39	2	164.780
K2	7.11	X	15.50	110.205	5	551.025
				TOTAL	165	20879.315
						5.1594 ACRES
						49.43 %
DENSITY CALCULATION						
NO. OF PLOTS	165	X	18	2970	PERSONS	DIVIDED BY
				284.55	PER/ACRE	10.4375

GREEN AREA DETAIL		
GREEN-1	2131.24	SQM
GREEN-2	250.97	SQM
GREEN-3	545.6	SQM
GREEN-4	278.33	SQM
TOTAL	3206.14	SQM
	0.7923	Acres.

ARCHITECT:

Harish Kumar
B.Arch., MCA
CA-2004/33677

OWNER:

Om New Era Private Limited
Director

PROJECT:

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL
PLOTTED COLONY UNDER DEEN DAYAL JAN
AWAS YOJNA-2016 OVER AN AREA MEASURING
10.4375 ACRES IN VILLAGE SUNARI KALAN,
SECTOR 21B, TEHSIL & DISTT ROHTAK,
HARYANA BEING DEVELOPED BY
OM NEW ERA PRIVATE LIMITED.

