





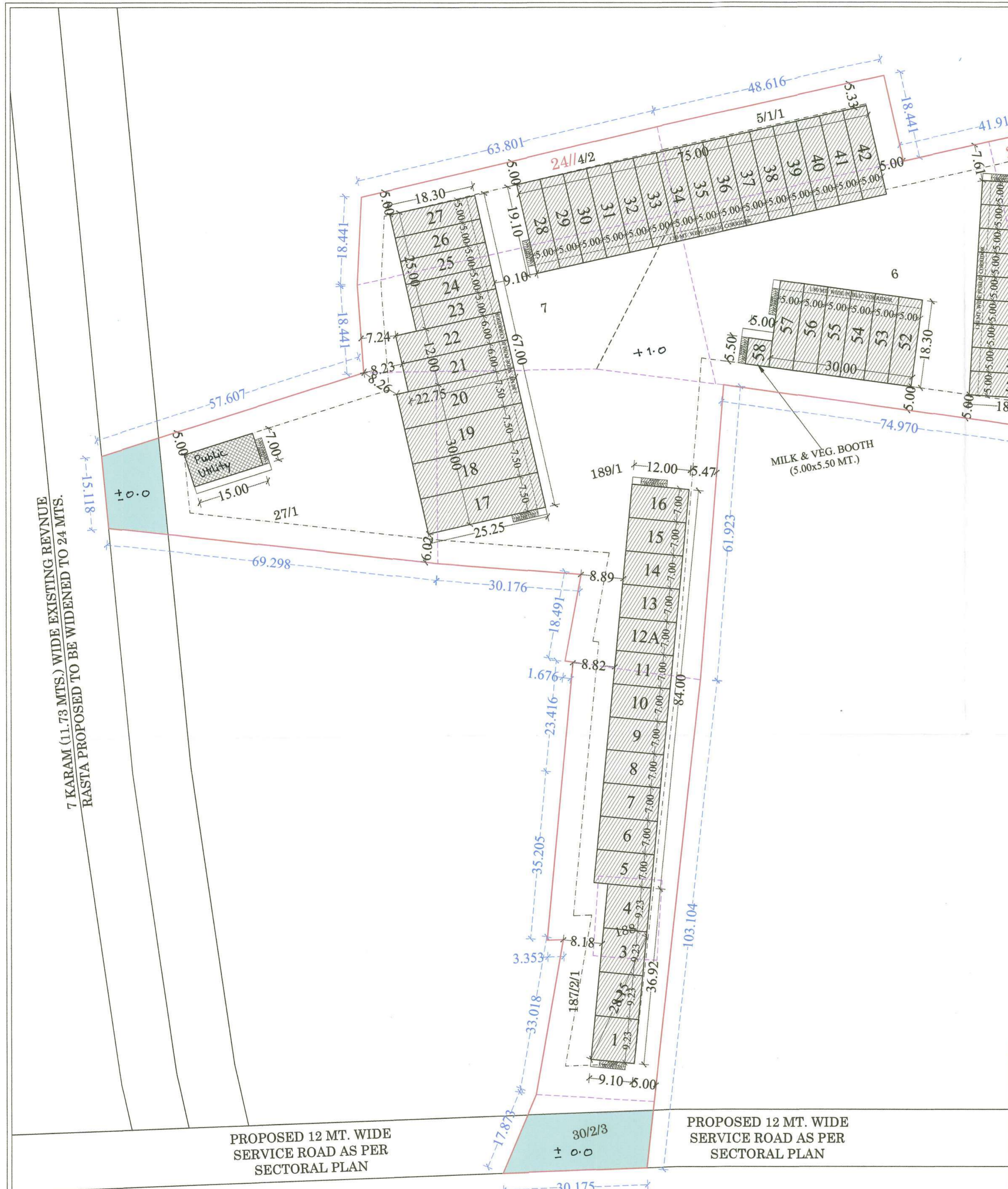


That this Revised Layout-cum-demarcation plan measuring 4.0 acres (Drawing No. DTCP-12074 dated 17-04-26) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by Jai Guruji Blessings Pvt. Ltd in the revenue estate of village Majri, in Sector-16, Ambala hereby approved 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
3. That the high-tension lines (if any) 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.
4. That the demarcation plans as per site of Commercial site shall be got approved from this Department and construction on these sites shall be governed by The Haryana Building Code -2017/ 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.
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, Hr. 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 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 meters or wide sector road if applicable.
9. All green belts 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. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which 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.
11. 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.
12. 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.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
15. 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.
16. 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.

 (RAMJAN KUMAR) ATP (HQ)  
 (BABITA GUPTA) DTP (HQ)  
 (HITESH SHARMA) STP (HQ)  
 (BHUVNESH KUMAR) CTP(HR)  
 (AMIT KHATRI, IAS) DTCP (HR)  
 (SATYA PAL) JD (HQ)



7 KARAM (11.73 MTS.) WIDE EXISTING REVNUE RASTA PROPOSED TO BE WIDENED TO 24 MTS.

PROPOSED 12 MT. WIDE SERVICE ROAD AS PER SECTORAL PLAN

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TO AMRITSAR ← G.T. ROAD (67 KARAM) → TO DELHI



AREA SUMMARY			
S.NO.	DESCRIPTION	AREA	UNIT
1	AREA CONSIDERED FOR LICENCE	4.00	ACRES
		16187.40	SQ.MT.
2	AREA UNDER 12 MT. WIDE PROPOSED SERVICE ROAD ALONG N.H. 44	0.08	ACRES
		338.98	SQ.MT.
3	AREA UNDER 24 MT. WIDE PROPOSED INTERNAL CIRCULATION ROAD	0.07	ACRES
		302.96	SQ.MT.
4	NET PLANNED AREA	4.00	ACRES
		16187.40	SQ.MT.
5	PERMISSIBLE GROUND COVERAGE	35%	%
		5665.59	SQ.MT.
6	PERMISSIBLE FLOOR AREA RATION (F.A.R.)	150%	%
		24281.10	SQ.MT.
7	PROPOSED GROUND COVERAGE	34.993%	%
		5664.47	SQ.MT.
8	PROPOSED FLOOR AREA RATION (F.A.R.)	139.46%	%
		22575.39	SQ.MT.

PLOT DETAILS							
S.NO.	CATEGORY	SHOP NO.	SIZE (IN MT.)	PLOT AREA (IN SQ.MT.)	NOS.	TOTAL PLOT AREA (IN SQ.MT.)	TOTAL COVERED AREA (IN SQ.MT.)
1	S.C.O.	#1 TO #4	9.23 X 9.10	83.99	4	335.97	1343.89
2	S.C.O.	#5 TO #16	7.00 X 12.00	84.00	12	1008.00	4032.00
3	S.C.O.	#17 TO #20	7.50 X 25.25	189.38	4	757.50	3030.00
4	S.C.O.	#21 & #22	6.00 X 22.75	136.50	2	273.00	1092.00
5	S.C.O.	#23 TO #27 & #43 TO #57	5.00 X 18.30	91.50	20	1830.00	7320.00
6	S.C.O.	#28 TO #42	5.00 X 19.10	95.50	15	1432.50	5730.00
7	MILK & VEG BOOTH	#58	5.00 X 5.50	27.50	1	27.50	27.50
TOTAL						58	22575.39
							34.993%

PROJECT:  
 COMMERCIAL SITE MEASURING 4.0 ACRES (32 KANAL) FALLING IN THE REVENUE ESTATE OF VILLAGE KHURAMPUR MAJRI DISTRICT AMBALA DEVELOPED BY M/s JAIGURUJI BLESSINGS PVT. LTD. THROUGH AUTHORIZED SIGNATORY Ms. GURJOT KAUR.

DATE: 11.03.2024 ARCHITECT:  
 DEALT BY: RATTAN  
 SCALE: 1:500 (A1)

SHEET TITLE:  
 Revised LAYOUT CUM DEMARICATION PLAN

CLIENT SIGNATURE:  ARCHITECT SIGNATURE:   
 For Jaiguruji Blessings Private Limited  
 Gurjot Kaur, Director  
 RATTAN PAL SINGH ARCHITECT CA/2011/51128



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