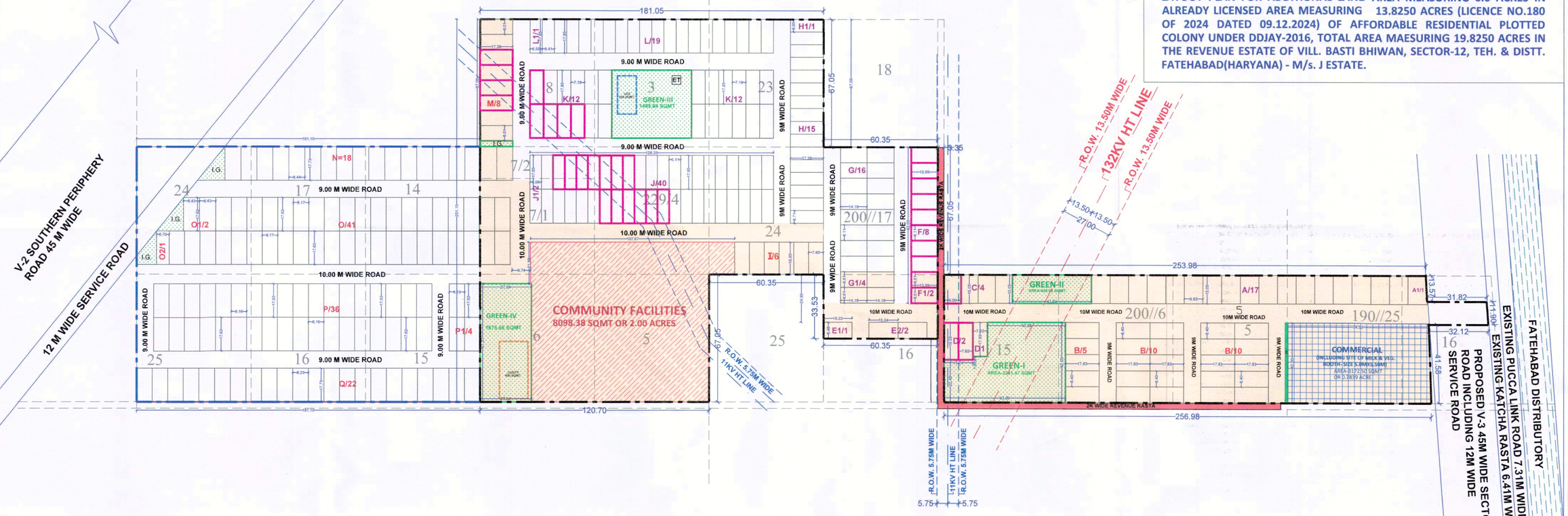
LAYOUT PLAN FOR ADDITIONAL LAND AREA MEASURING 6.0 ACRES IN ALREADY LICENSED AREA MEASURING 13.8250 ACRES (LICENCE NO.180 OF 2024 DATED 09.12.2024) OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016, TOTAL AREA MAESURING 19.8250 ACRES IN THE REVENUE ESTATE OF VILL. BASTI BHIWAN, SECTOR-12, TEH. & DISTT. FATEHABAD(HARYANA) - M/s. J ESTATE.



DETAILS OF RESIDENTIAL PLOTS											
S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A1	AS PER PLAN			=	146.44	1	=	146.44		
2	A	9.82	X	15.05	=	147.79	17	=	2512.43		
3	B	8.40	X	17.83	=	149.77	25	=	3744.25		
4	C	9.00	X	15.05	=	135.45	4	=	541.80		
5	D	7.62	X	19.55	=	148.97	2	=	297.94		
6	D1	7.62	X	17.93	=	136.63	1	=	136.63		
7	E1	8.48	X	15.22	=	129.07	1	=	129.07		
8	E2	8.48	X	15.24	=	129.24	2	=	258.48		
9	F1	8.61	X	13.99	=	120.45	2	=	240.90		
10	F	8.11	X	13.99	=	113.46	8	=	907.68		
11	G1	8.61	X	14.18	=	122.09	4	=	488.36		
12	G	8.11	X	14.18	=	115.00	16	=	1840.00		
13	H1	6.60	X	17.38	=	114.71	1	=	114.71		
13	H	6.71	X	17.38	=	116.62	15	=	1749.30		
14	I	7.80	X	16.85	=	131.43	6	=	788.58		
15	J1	6.09	X	17.85	=	108.71	2	=	217.42		
16	J	6.11	X	17.85	=	109.06	40	=	4362.40		
17	K	7.18	X	17.85	=	128.16	24	=	3075.84		
18	L1	6.50	X	17.85	=	116.03	1	=	116.03		
19	L	6.41	X	17.85	=	114.42	19	=	2173.98		
20	M	8.01	X	17.38	=	139.21	8	=	1113.68		
21	N	8.44	X	17.73	=	149.64	18	=	2693.52		
23	O	8.17	X	17.62		143.96	41		5902.36		
23	O1	8.43	X	17.62		148.54	2		297.08		
23	O2	6.70	X	17.62		118.05	1		118.05		
24	P1	8.13	X	17.62		143.25	4		573.00		
25	P	8.16	X	17.62		143.78	36		5176.08		
26	Q	8.23	X	17.73		145.92	22		3210.24		
							323	=	42926.25	SQMT	
									10.6073	ACRES	

S.NO.	PARTICULARS	PROPOSED (ACRE)	PROPOSED (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	**TOTAL AREA OF THE SCHEME**	**19.8250**	-	-	-
2	AREA UNDER V-3 SECTOR ROAD 45M WIDE INCLUDING 12M WIDE SERVICE ROAD	0.0916	-	-	-
3	AREA UNDERV-2 SOUTHERN PERIPHERY ROAD 45 M WIDE	0.1684			
4	AREA UNDER 12 M WIDE SERVICE ROAD	0.1927			
5	BALANCE AREA	19.3723	-	-	-
6	50% BENEFIT OF AREA UNDER V-3 SECTOR ROAD 45M WIDE INCLUDING 12M WIDE SERVICE ROAD	0.22635	-	-	-
7	**NET PLANNED AREA**	**19.59865**	-	-	-
8	AREA UNDER RESIDENTIAL PLOTS	10.6073	54.12%	11.95518	61.00%
9	AREA UNDER COMMERCIAL	0.78395	4.00%	0.78395	4.00%
10	**TOTAL SALEABLE AREA (8+9)**	**11.39125**	**58.12%**	**12.7391**	**65.00%**
11	OPEN SPACE/PARKS	1.5021	7.58%	1.4868	7.50%
12	COMMUNITY FACILITIES	2.0000	10.09%	1.9825	10.00%

LICENSED AREA HAVING LICENSE NO. 180 OF 2024 DATED 09.12.2024	
ADDITIONAL AREA APPLIED FOR LICENSE (6.0 ACRES)	

NOTE

1. REVISED AREA SHOWN AS
2. REVISED AREA UNDER RESIDENTIAL = 22688.05 SQMT
3. REVISED AREA UNDER COMMERCIAL = 3172.50 SQMT
4. REVISED AREA UNDER COMMUNITY = 8098.38 SQMT

TOTAL REVISED AREA = 33958.93 SQMT

NOTE - PLOTS FALLING UNDER R.O.W. OF 11KV HT LINE SHALL BE FREEZED TILL THE 11KV HT LINE SHIFTED AT SITE SHOWN THUS

LEGEND:
ET (3MX3M)
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA
UGT
UG STP
132KV HT LINE
R.O.W. 132 KV HT LINE
11KV HT LINE
R.O.W. 11 KV HT LINE

ABBREVIATIONS-

ET = ELECTRIC TRANSFORMER
UGT = UNDERGROUND WATER TANK
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

(SCALE-N.T.S.)

DENSITY CALCULATION(PPA)-

NUMBER OF PLOTS = 323
UNITS ALLOWED = 4
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 323 X 4 X 4.5 PERSONS = 5814 / 19.59865
= 296.653, SAY 297 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION-

GREEN-I + GREEN-II + GREEN-III + GREEN-IV
AREA-2281.47 + 626.68 + 1495.04 + 1675.66 = 6078.85 = 1.5021 ACRES

W S N E

For J Estates Private Limited
Authorised Signatory

FOR M/s J ESTATE.
AUTH. PARTNER

SIGNATURE OF OWNER / APPLICANT

ASHISH RANA

SIGNATURE OF ARCHITECT

LC-5115-B

To be read with Licence No. 241 of 2025 Dated 02-12-2025.

That this layout plan for an additional area measuring 6.00 acres (Drawing No. 11684 Dated: 03-12-25) in addition to licensed Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) area measuring 13.825 acres comprising of License No. 180 of 2024 dated 09.12.2024, thereby making the total scheme area measuring 19.825 acres in the revenue estate of village Basti Bhiwan, Sector-12, Tehsil and District Fatehabad being developed by J Estate is hereby approved subject to the following conditions:-

1. That this Layout 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 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 metres 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 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.
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 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.
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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PRIYA SONI) ATP(HQ) | (BABITA GUPTA) DTP(HQ) | (VIJENDER SINGH) STP(HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)

(PARVEEN KUMAR) SD(HQ)