

That this layout plan for an area measuring 20.91875 acres (Drawing no. 10516 Dated 02-12-25) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Wazir Singh S/o Sh. Chandgram and others in collaboration with Aman Ventures Pvt. Ltd. in Sector-2, Uchana District Jind 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 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 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 licensed 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 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.
- That the old 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 colonizer/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.

(PRIYA SOM)
ATP(HQ)

(BABITA GUPTA)
DTP (HQ)

(VIJENDER SINGH)
STP (HQ)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTPC (HR)

(PARVEEN KUMAR)
SD(HQ)

COMMUNITY FACILITIES AREA	
	AREA(SQ.MT.)
COMMUNITY FACILITIES -1	4220.214
COMMUNITY FACILITIES -2	4323.450
TOTAL COMMUNITY AREA	8543.664
ACRES	2.111

COMMERCIAL AREA DETAIL	
	AREA(SQ.MT.)
COMMERCIAL-1	2736.320
COMMERCIAL-2	493.443
TOTAL COMMERCIAL AREA	3229.763
ACRES	0.798

GREEN AREA DETAIL	
	AREA(SQ.MT.)
GERRN-01	1202.236
GERRN-02	2448.491
GERRN-03	543.999
GERRN-04	638.950
GERRN-05	430.300
GERRN-06	751.245
GERRN-07	480.161
TOTAL GREEN AREA	6495.382

I.G. AREA DETAIL	
	AREA(SQ.MT.)
I.G.-1	57.825
TOTAL I.G. AREA	57.825

U.D. AREA DETAIL	
	AREA(SQ.MT.)
U.D.-1	295.717
U.D.-2	76.090
TOTAL U.D. AREA	371.807
ACRES	0.09188

TITLE:-

PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 20.91875 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE PAHLWAN, TEH. UCHANA, SECTOR-02, DIST. JIND (HR) BEING DEVELOPED BY - SUBIR SINGH, WAZIR SINGH AND OTHERS IN COLLABORATION WITH M/S AMAN VENTURES PVT. LTD.

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

DRAWING TITLE:

LAYOUT PLAN

DATE:- APR 2025

SCALE:- 1:500(A1)

NORTH

01

PLOTS AREA DETAIL					
TYPE	WIDTH	DEPTH	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	6.745	15.000	101.175	9	910.575
B	6.515	15.000	97.725	7	684.075
C	6.515	14.765	96.194	10	961.940
D	7.200	14.770	106.344	4	425.376
E	7.000	17.000	119.000	10	1190.000
E1	7.300	17.000	124.100	1	124.100
F	7.500	18.750	140.625	13	1828.125
F1	8.000	18.750	150.000	4	600.000
G	7.900	17.000	134.300	4	537.200
G1	PLINE	133.404	1	43	133.404
G2	PLINE	120.395	1	42	120.395
H	7.500	16.500	123.750	78	9652.500
I	7.500	17.690	132.675	2	265.350
I1	PLINE	125.103	1	86	125.103
I2	PLINE	109.937	1	87	109.937
I3	PLINE	94.770	1	88	94.770
I4	PLINE	79.603	1	89	79.603
J	7.975	18.750	149.531	15	2242.969
J1	PLINE	126.849	1	90	126.849
K	8.370	14.500	121.365	30	3640.950
L	8.370	17.056	142.759	15	2141.381
M	8.650	14.500	125.425	25	3135.625
N	8.650	17.056	147.534	13	1917.947
O	7.865	18.000	141.570	14	1981.980
P	8.635	17.056	147.279	17	2503.736
P1	8.618	17.056	146.989	1	146.989
Q	8.635	14.500	125.208	28	3505.810
Q1	8.618	14.500	124.961	2	249.922
R	7.330	18.500	135.605	4	542.420
S	7.990	18.750	149.813	13	1947.563
TOTAL				326	41926.592

	ACRES
A. TOTAL APPLIED SITE AREA	20.91875
B. U.D. AREA	0.09188
C. NET PLANNED AREA (A-B)	20.82687

TOTAL AREA OF LAND = 20.91875 ACRES (84655.043 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
NET PLANNED AREA = 20.82687 ACRES (84283.236 SQ.MT.)						
Required Open space Area (7.5%)	1.569	6349.128	7.5	1.605	6495.382	7.673
10% area to be transferred free of cost to the govt.	2.092	8465.504	10.0	2.111	8543.664	10.092
Permissible commercial area	0.8331	3371.329	4.0	0.798	3229.763	3.832
Area Under Plots	12.704	51412.774	61.0	10.360	41926.592	49.745
Total permissible area	13.537	54784.103	65.0	11.158	45156.355	53.577
Permissible Density	240-400 ppa		= 326 x 18	295.14	PPA	
Achieved Density	281.75	PPA	/20.32687=281.75			