



AREA STATEMENT					
TOTAL SITE AREA	16.4875	ACRES	=	66,722.439	SQM.
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	1.649	6672.244	6672.436	1.649	10.000%
GREEN AREA UNDER PARKS 7.5%	1.237	5004.183	5025.145	1.242	7.531%
AREA UNDER COMMERCIAL 4%	0.660	2668.898	2349.820	0.581	3.522%
AREA UNDER PLOTS	10.057	40700.69	36333.482	8.978	54.455%
TOTAL SALEABLE AREA	10.717	43369.586	38683.302	9.559	57.976%
SUMMARY OF PLOTS					
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	
A	8.631	15.240	11	1446.901	SQM.
A1	8.528	17.590	3	450.001	SQM.
B	6.818	21.945	18	2693.178	SQM.
C	7.500	20.000	20	3000.000	SQM.
C1	7.318	20.000	32	4683.520	SQM.
D	7.220	20.250	20	2924.100	SQM.
E	6.686	19.222	8	1028.146	SQM.
E1	AS / DETAIL		1	149.923	SQM.
F	7.128	20.250	20	2886.840	SQM.
G	8.049	18.600	9	1347.403	SQM.
H	7.437	15.163	14	1578.741	SQM.
H1	7.437	18.189	14	1893.802	SQM.
J	7.095	14.452	10	1025.369	SQM.
J1	7.095	18.900	10	1340.955	SQM.
K	7.918	18.800	3	446.575	SQM.
L	8.147	18.411	18	2699.900	SQM.
L1	8.147	14.000	18	2053.044	SQM.
M	7.244	18.938	22	3018.114	SQM.
N	7.085	20.116	2	285.044	SQM.
N1	7.703	15.230	3	351.950	SQM.
O	7.500	19.000	4	570.000	SQM.
P1	AS / DETAIL		1	97.999	SQM.
P2	AS / DETAIL		1	94.865	SQM.
P3	AS / DETAIL		1	91.727	SQM.
P4	AS / DETAIL		1	88.880	SQM.
P5	AS / DETAIL		1	86.505	SQM.
				265.000	SQM.
	TOTAL			8.9782	ACRES
DENSITY					
TOTAL POPULATION	265.000	X	18	4770	PERSONS
DENSITY PERMISSIBLE		240 TO 400	PPA		
ACHIEVED DENSITY		289	PPA		
AREA UNDER MORTGAGED PLOTS AGAINST EDC (10.012%)					
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	
M	7.244	18.938	22	3018.114	SQM.
O	7.500	19.000	4	570.000	SQM.
N	7.085	20.116	2	285.044	SQM.
				28.000	3873.158
					SQ.M.
				0.957	Acre
AREA UNDER MORTGAGED PLOTS AGAINST IDW (10.106%)					
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	
A	8.631	15.240	2	263.072	SQM.
B	6.818	21.945	4	598.480	SQM.
C1	7.318	20.000	3	439.080	SQM.
E1	AS / DETAIL		1	149.923	SQM.
F	7.128	20.250	3	433.026	SQM.
H1	7.437	18.189	6	811.632	SQM.
J1	7.095	18.900	3	402.288	SQM.
N1	7.703	15.230	3	351.951	SQM.
P1	AS / DETAIL		1	97.999	SQM.
P2	AS / DETAIL		1	94.865	SQM.
P3	AS / DETAIL		1	91.727	SQM.
P4	AS / DETAIL		1	88.880	SQM.
P5	AS / DETAIL		1	86.505	SQM.
				30.000	3909.428
					SQ.M.
				0.966	Acre

To be read with License No. 191 of 2025 Dated 09-10-2025

That this layout plan for an area measuring 16.4875 acres (Drawing no. 11524 Dated 09-10-25 ) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Shri Shyam Developers in the revenue estate of Village Telpura & Jagadhari, Sector-28, Yamuna Nagar 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, Hr. 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 meters 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 HSVF 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.

Raman  
(RAMAN KUMAR)  
ATP(I)  
Satya  
(SATYA PAL)  
ID(HO)

  
DIVYA DOGRA  
DTP (HQ)

Sharma  
RESH SHARMA)  
STP (HQ)

SH KUMAR)  
CTP(HR)

ATRI, IAS)  
DTCP (HR)

## **PROJECT:-**

LAYOUT PLAN OF RESIDENTIAL PLOTTED  
COLONY UNDER DEEN DAYAL JAN AWAS  
YOJNA-2016 ON THE LAND MEASURING 16.4875  
ACRE , AT VILLAGE - TELIPURA & JAGADHARI,  
SECTOR-28, TEHSIL JAGADHARI, DISTT.-  
YAMUNANAGAR, HARYANA. BEING DEVELOPED  
BY M/S SHRI SHYAM DEVELOPER.

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**CLIENT:-**

  
S/ SHRI SHYAM DEVELOPER

ARCHITECTURE

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
GREEN-1	200.830	0.050
GREEN-2	466.673	0.115
GREEN-3	2516.348	0.622
GREEN-4	610.194	0.151
GREEN-5	1231.100	0.304
<b>TOTAL</b>	<b>5025.145</b>	<b>1.242</b>

NOTE:-

1. Mortgaged saleable area marked as  being frozen with the restriction on any further sale/alotment to any third party without the approval of Director. However, development/construction activities can be carried out by the colonizer on such frozen area.
2. The development of such frozen plots(under Mortgaged) shall be taken up along with the remaining colony in the first phase.
3. A proper notice board mentioning details of the mortgaged land/flats/shops should be displayed prominently on the mortgaged site.
4. Such disclosure shall also be made in the documents filed with HRERA for obtaining registration and regular updation purpose.

NOTE

**NOTE :-**

- \* LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF H.S.V.P.
- \* LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HVPNL/DHVPNL.

Trust Us We'll Saves Your Money  
ARCHITECTS INTERIORS CONSTRUCTION

ARCHITECTS,INTERIORS,CONSTRUCTION  
SCO-7,2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL

500 7, 2ND FLOOR, PRIME SQUARE, OFF C-GOSKI MALL  
CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB

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