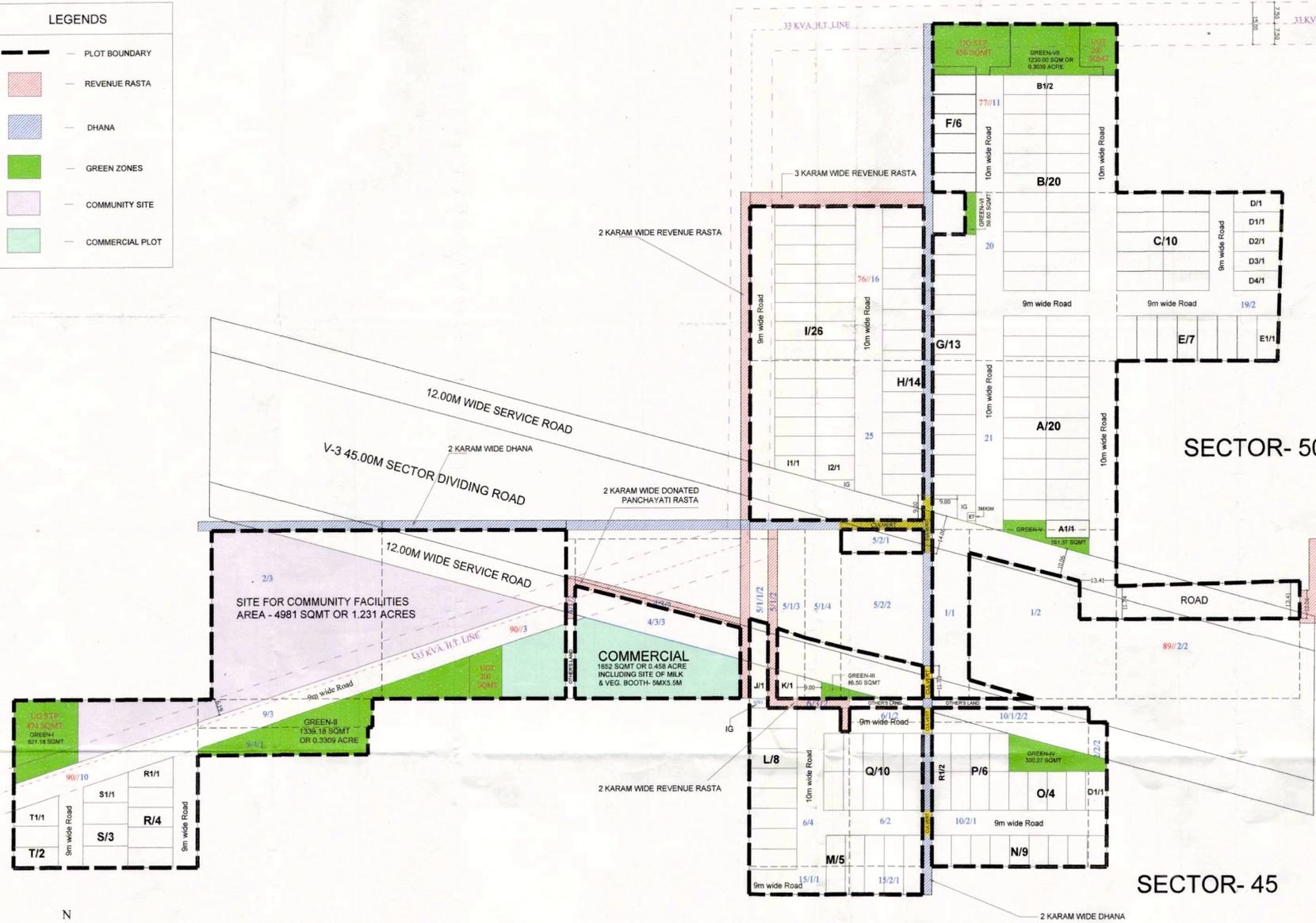


LEGENDS

- PLOT BOUNDARY
- REVENUE RASTA
- DHANA
- GREEN ZONES
- COMMUNITY SITE
- COMMERCIAL PLOT



GREEN AREA CALCULATION:
 = GREEN-I + GREEN-II + GREEN-III + GREEN-IV
 + GREEN-V + GREEN-VI + GREEN-VII
 = 621.18 + 1339.18 + 66.50 + 330.27
 + 161.57 + 59.60 + 1230.00
 = **3808.30 SQMT OR 0.9411 ACRE**

TITLE
 PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 12.30625 ACRES AT BAHADURGARH SECTOR- 45 & 50 IN THE REVENUE ESTATE OF VILLAGE BAHMNOLI, TEHSIL BAHADURGARH, DISTRICT- JHAJJAR - SAMVEGA LAND REALTORS LLP.

For SAMVEGA LAND REALTORS LLP
 Partner
 Authorized Signatory
 Architect's Signature

Rachit
 adharshila
 AR, RACHIT CHHIKARA
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 Adharshila Building, Opp. BRG. HS.
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Area Chart of Residential Plotted Colony under DDJAY Scheme

S.NO	PARTICULARS	AREA	
		IN SQ.M	IN ACRES
1	TOTAL SITE AREA (A)	49801.548	12.30625
2	TOTAL AREA FALLING UNDER 45M SECTOR ROAD(B)	1735.03665	0.4287
3	50% OF AREA FALLING UNDER 45M SECTOR(C)	867.518	0.2144
4	NET PLANNED AREA (NPA) (A-B) + C	48934.029	12.092

S.No	Planning Particulars	Permissible		Proposed			
		%	Area (sqm)	%	Area (sqm)	Acres	
1	Area Under Plots (On Net Planned Area)(A)	61.00%	29849.758	7.376	41.72%	20415.56	5.0448
2	Area Under Commercial Use (On Net Planned Area)(B)	4.00%	1957.361	0.484	3.78%	1852.000	0.458
3	Area Under Community Facilities (On Licenced Area)	10.00%	4980.155	1.231	10.00%	4981.000	1.231
4	Organised Green Space (On Licenced Area)	7.50%	3735.116	0.923	7.65%	3808.300	0.9411
5	Total Saleable Area (A+B)	65.00%	31807.119	7.860	45.50%	22267.560	5.502
6	Total No. of Residential Plots Achieved					186	
7	Persons Per Dwelling Unit					18	Persons
8	Population Achieved					3348	Persons
9	Density		240-400	PPA		277	PPA

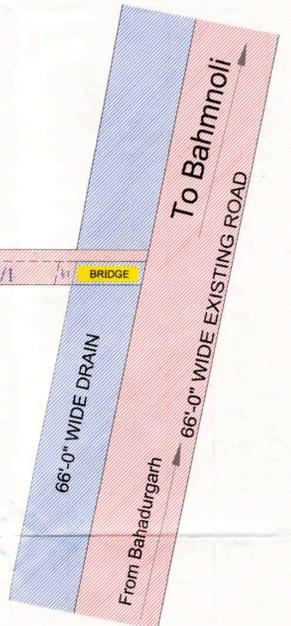
DETAIL OF RESIDENTIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A1	6.27 X 15.69	= 98.38	1	= 98.38
2	A	7.32 X 15.69	= 114.85	20	= 2297.00
3	B	7.01 X 15.69	= 109.99	20	= 2199.80
4	B1	6.99 X 15.69	= 109.67	2	= 219.34
5	C	7.01 X 16.81	= 117.84	10	= 1178.40
6	D	AS PER PLAN	= 123.61	1	= 123.61
7	D1	AS PER PLAN	= 122.24	1	= 122.24
8	D2	AS PER PLAN	= 120.87	1	= 120.87
9	D3	AS PER PLAN	= 119.51	1	= 119.51
10	D4	AS PER PLAN	= 118.14	1	= 118.14
11	E	7.32 X 16.30	= 119.32	7	= 835.24
12	E1	AS PER PLAN	= 124.87	1	= 124.87
13	F	7.00 X 15.69	= 109.83	6	= 658.98
14	G	7.17 X 15.69	= 112.50	13	= 1462.50
17	H	7.38 X 15.05	= 111.07	14	= 1554.98
21	I	6.86 X 14.82	= 101.67	26	= 2643.42
22	I1	AS PER PLAN	= 100.93	1	= 100.93
23	I2	8.79 X 14.82	= 130.27	1	= 130.27
24	J	AS PER PLAN	= 81.05	1	= 81.05
25	K	AS PER PLAN	= 68.32	1	= 68.32
26	L	7.25 X 17.38	= 126.01	8	= 1008.08
27	M	7.08 X 21.18	= 149.95	5	= 749.75
28	N	7.08 X 10.99	= 77.81	9	= 700.29
29	O	7.01 X 14.01	= 98.21	4	= 392.84
30	O1	7.73 X 14.01	= 108.30	1	= 108.30
31	P	7.01 X 14.01	= 98.21	6	= 589.26
32	P1	6.90 X 14.01	= 96.67	2	= 193.34
33	Q	7.26 X 14.01	= 101.71	10	= 1017.10
34	R	7.17 X 16.35	= 117.23	4	= 468.92
35	R1	AS PER PLAN	= 134.88	1	= 134.88
36	S	7.75 X 16.35	= 126.71	3	= 380.13
37	S1	AS PER PLAN	= 135.45	1	= 135.45
38	T	7.41 X 16.35	= 121.15	2	= 242.30
39	T1	AS PER PLAN	= 135.45	1	= 135.45
40	TOTAL			186	= 20415.56 SQMT 5.0448 ACRES 41.72%

To be read with Licence No. 136 Dated 04-08-2025.
 That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 12.30625 acres (Drawing No. DTCP 11313 dated 05-08-2025) falling in the revenue estate of village-Bahmnoli, in sector-45 & 50, District-Jhajjar being developed by Ankur Chillar S/o Ram Kumar, Shamsher S/o Balraj, Veenam, W/o Pardeep, Sumitra W/o Manisha Aggarwal S/o Sahil Aggarwal in collaboration with Samvega Land Realtors LLP 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 HSPV 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-SPower 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.

(JADEEP) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (BHUVNESH KUMAR) CTP (HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (GURPREET KHEPAR) JD (HQ)
 (SHIVAM ROHILA) ATP (HQ)



To Bahmnoli
 From Bahadurgarh