

	AREA ACRES	AREA SQ. MT
TOTAL SITE AREA (A)	8.3083	33622.49
AREA UNDER 12.0M WIDE SERVICES ROAD (B) (PART OF 30M GREEN BELT)	0.03229	130.270
AREA UNDER 18.0M WIDE GREEN BELT (C) (PART OF 30M GREEN BELT)	0.02900	117.360
AREA UNDER 75.0M ROAD WIDENING (D)	0.05089	206.380
BALANCE AREA (A-(B+C+D)) (E)	8.1961	33168.480
50% AREA OF B+C+D (F)	0.0561	227.005
NET PLANNED AREA (E+F)	8.25221	33395.485

GREEN AREA DETAIL	
	AREA (sqmt.)
GREEN-1	502.925
GREEN-2	569.302
GREEN-3	1310.301
GREEN-4	238.230
GREEN-5	220.535
GREEN-6	165.298
TOTAL GREEN AREA	3006.591

I.G. AREA DETAIL	
	AREA (sqmt.)
I.G.-1	48.000
I.G.-2	44.798
I.G.-3	49.698
TOTAL I.G. AREA	142.496

PLOT AREA DETAIL					
TYPE	WIDTH	LENGTH	AREA (sqmt.)	TOTAL AREA(sqmt.)	
A	7.900	16.000	126.400	151.174	
A1	AS PER P LINE	119.167	142.524	1	119.167
A2	AS PER P LINE	131.228	156.949	1	131.228
A3	AS PER P LINE	105.317	125.959	1	105.317
B	7.700	17.322	133.379	4	533.518
B1	7.757	17.322	134.367	1	134.367
C	7.544	17.322	130.677	2	261.354
D	7.000	17.322	121.254	13	1576.302
D1	7.141	17.322	123.696	1	123.696
E	7.376	20.000	147.520	5	737.600
E1	7.500	20.000	150.000	9	1350.000
F	6.660	14.470	96.370	6	578.221
G	7.775	14.314	111.291	2	222.583
G1	7.769	14.314	111.205	1	111.205
H	6.882	16.000	110.112	2	220.224
H1	AS PER P LINE	94.266	112.742	1	94.266
I2	AS PER P LINE	101.845	121.807	1	101.845
I3	AS PER P LINE	114.008	136.354	1	114.008
I4	AS PER P LINE	125.207	149.748	1	125.207
I5	AS PER P LINE	136.445	163.188	1	136.445
J	8.058	18.500	149.073	1	149.073
K	7.260	17.000	123.420	26	3208.920
K1	7.258	17.000	123.386	2	246.772
L	7.260	17.085	124.037	12	1488.445
L1	7.285	17.085	124.464	1	124.464
M	7.125	15.088	107.502	4	430.008
N	7.500	17.895	134.213	7	939.488
O	7.500	17.000	127.500	7	892.500
P	6.500	14.779	96.064	5	480.318
P1	6.557	14.779	96.906	1	96.906
Q	6.800	14.779	100.497	12	1205.966
Q1	AS PER P LINE	79.295	94.837	1	79.295
TOTAL PLOT AREA			145	17635.508	

TOTAL AREA OF LAND = 8.3083 ACRES (33622.49 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
NET PLANNED AREA = 8.25221 ACRES OR 33395.485 SQ.MT.						
Required Open space Area (7.5%)	0.623	2521.687	7.5	0.768	3006.591	8.942
10% area to be transferred free of cost to the govt.	0.831	3362.249	10.0	0.894	3616.297	10.756
Permissible commercial area	0.330	1335.819	4.0	0.330	1335.977	4.000
Area Under Plots	5.034	20371.246	61.0	4.358	17635.508	52.808
Total permissible area	5.364	21707.065	65.0	4.688	18971.485	56.809
Permissible Density		240-400 ppa		145X 18 = 2610 / 8.25221	PPA	
Achieved Density	318.460	PPA				= 316.278

- To be read with Licence no. 257 of 2025 dated 23-12-2025
- That this Layout plan for an area measuring 8.3083 acres (Drawing no. DTCP-117/16 dated 23-12-2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed NCR Infra Buildwell Developers LLP in collaboration with land owners in Sector-21, Jhajjar is hereby approved subject to the following conditions 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 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.
 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 licensed area.
 10. No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9metres 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 18. 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.
 19. 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.

(RAM AVTAR BASSI) (SHIVAM ROHILLA) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI, IAS)
 JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)

LEGEND:-	
	COMMERCIAL
	LAND TO BE TRANSFER TO GOVT.
	OPEN/GREEN

TITLE:-
PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 8.3083 ACRES (66K-9M-3S) FALLING IN THE REVENUE ESTATE OF VILLAGE JHAJJAR, BID SUNARWALA, TEHSIL JHAJJAR DISTRICT JHAJJAR HARYANA BEING DEVELOPED BY NCR INFRA BUILD WELL DEVELOPERS LLP.

OWNERS SIGNATURE:- ARCHITECT SIGNATURE:-

For NCR Infra Build Well Developers LLP For PERMANENTIA
 Designated Partner Prop. Akshyt Gupta CA/2011/54334

DRAWING TITLE:
LAYOUT PLAN
 DATE:- NOV-2025 NORTH SHEET NO.
 SCALE:- 1:700(A1) 01