

To be read with Licence no. 155 of 2025 dated 27-08-2025

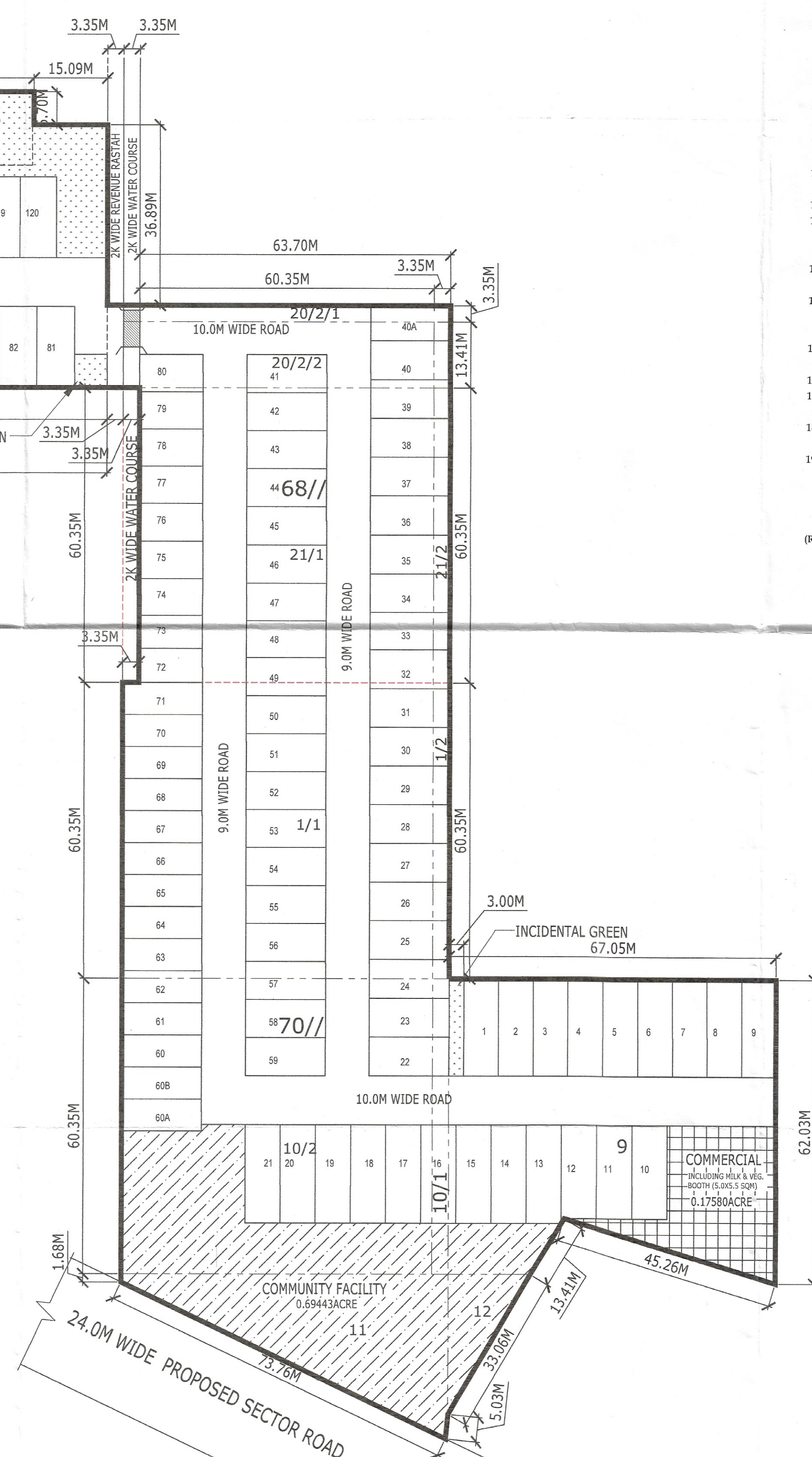
That this Layout plan for an area measuring 6.94375 acres (Drawing no. DTCP-1391 dated 21-08-2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Shivam Realty Residency LLP in Sector-3A, Bahadurgarh is hereby 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 (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 HSNP 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 coloniser/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.

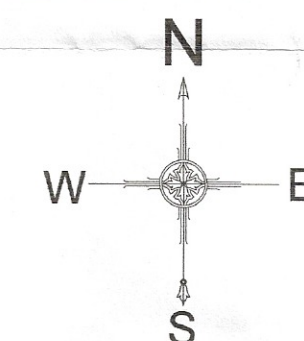
(RAM AYTAZ BASSI) (SHIVAM ROHILLA) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI, IAS)
 JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)

PLOTTED AREA DETAIL						
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	1-9	7.120	19.790	140.905	9	1268.145
3	10-11	7.200	18.450	132.840	2	265.680
4	12	7.200	19.110	137.592	1	137.924
		1/2(0.64+0.03)	0.990	0.332		
5	13-21	7.200	20.100	144.720	9	1302.480
6	22-40	7.900	16.350	129.165	19	2454.135
7	40A	7.150	16.350	116.903	1	116.903
8	41-59	7.750	16.350	126.713	19	2407.547
9	60A-71	6.535	16.350	106.847	14	1495.858
10	72	6.950	13.000	90.350	1	90.350
11	73	6.960	13.000	90.480	1	90.480
12	74-80	7.600	13.000	98.800	7	691.600
13	81	7.765	16.500	128.123	1	128.123
14	82-96	7.775	16.500	128.287	15	1924.305
15	97-104	7.540	19.890	149.970	8	1199.760
16	105-119	7.540	16.500	124.410	15	1866.150
17	120	7.500	16.500	123.750	1	123.750
TOTAL					123	15563.190
IN ACRE						3.84575

AREA CHART				
S.NO	DISCRPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		6.94375 ACRE OR	28100.336 SQM
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	4.23569 ACER OR	17141.205 SQM
3	PROPOSED AREA UNDER PLOTTING	55.38%	3.84575 ACER OR	15563.190 SQM
4	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	0.69438 ACER OR	2810.034 SQM
5	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	0.69443 ACER OR	2810.241 SQM
6	REQUIRED MIN. GREEN AREA.	7.5%	0.52078 ACER OR	2107.525 SQM
7	PROVIDED GREEN AREA	7.50%	0.52083 ACER OR	2107.738 SQM
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.27775 ACER OR	1124.013 SQM
9	PROPOSED AREA UNDER COMMERCIAL	2.53%	0.17580 ACER OR	711.439 SQM
10	PERMISSIBLE POPULATION	240-400	1666.5	2777.50 PERSONS
11	PROPOSED POPULATION	123X18	2214 OR	318.848 PERSONS/AC



LEGEND	
	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITY
	COMMERCIAL AREA
	GREEN AREA



LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 6.94375 ACRES IN VILLAGE - KASAR, SECTOR-3A, TEHSIL BAHADURGARH, DISTT-JHAJJAR (HR), BEING DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

TITLE :- LAYOUT PLAN

SCALE:- 1:500 DATE:-

Shivam Realty Residency LLP

Auth. Signatory

OWNER/AUTH. SIGN.

