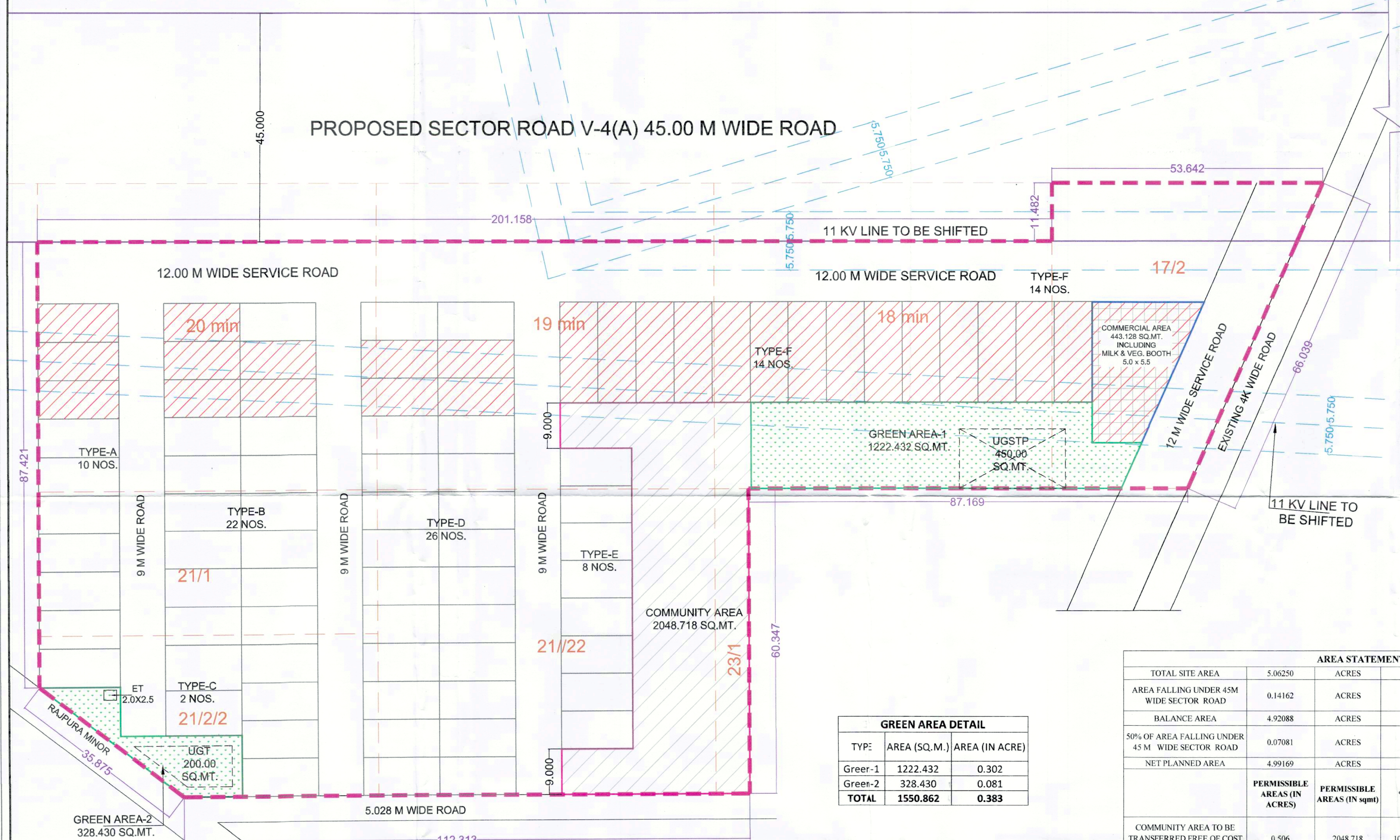


- To be read with Licence No. 128 Dated 23-07-2025.
 That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 5.0625 acres (Drawing no. DTCP 11283 dated 24-07-15) falling in the revenue estate of village-Bai, Sector-03, Ganaur District-Sonapat, being developed by Demeanor Construction Pvt. Ltd. & Others 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 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 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 metres 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 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.
 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 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 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.

(JAIDEEP) DTP (HQ)
 (VIJENDER SINGH) STP (HQ)
 (BHUVNESH KUMAR) CTP (HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (GURPREET KHEPAR) JD (HQ)
 (SHALLU DHIMAN) ATP (HQ)



GREEN AREA DETAIL

TYPE	AREA (SQ.M.)	AREA (IN ACRES)
Greer-1	1222.432	0.302
Greer-2	328.430	0.081
TOTAL	1550.862	0.383

LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- PLOTS/COMMERCIAL SITE FALLING UNDER ROW OF HT LINE SHALL BE KEPT FREEZE AND SHALL NOT BE SOLD TILL SHIFTING OF THE HT LINE

AREA STATEMENT

		ACRES			
TOTAL SITE AREA	5.06250		=	20,487.178	
AREA FALLING UNDER 45M WIDE SECTOR ROAD	0.14162		=	586.623	
BALANCE AREA	4.92088		=	19,914.063	
50% OF AREA FALLING UNDER 45 M WIDE SECTOR ROAD	0.07081		=	286.557	
NET PLANNED AREA	4.99169		=	20200.621	
	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%	0.506	2048.718	10.00	2048.718	0.506
GREEN AREA UNDER PARKS 7.5%	0.380	1536.538	7.50	1550.862	0.383
AREA UNDER COMMERCIAL 4%	0.200	808.025	4.00	443.128	0.109
AREA UNDER PLOTS	3.045	12322.38	61.00	9853.539	2.435
TOTAL SALABLE AREA	3.245	13130.403	65.00	10296.667	2.544

SUMMARY OF PLOTS

TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA	SQM
A	7.539	16.000	10	1206.240	SQ.M.
B	7.475	15.042	22	2473.657	SQ.M.
C	8.916	15.042	2	268.229	SQ.M.
D	7.480	15.240	26	2963.875	SQ.M.
E	7.419	14.181	8	841.671	SQ.M.
F	7.541	19.890	14	2099.867	SQ.M.
TOTAL			82	9,853.539	SQ.M.
				2.435	ACRES

DENSITY

TOTAL POPULATION	82.000	X	18	1476	PERSONS
DENSITY PERMISSIBLE				240 TO 400	
ACHIEVED DENSITY				295.69	

PROJECT
 LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA POLICY-2016 OVER AN AREA MEASURING 5.0625 ACRES, AT VILLAGE- BAI SECTOR - 3 GANAUR DISTRICT SONIPAT. BEING DEVELOPED BY DEMAANOR CONSTRUCTION PVT. LTD.

OWNER :-
 DEMAANOR CONSTRUCTION PVT. LTD.

(Authorized Signatory)

ARCHITECT :-
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