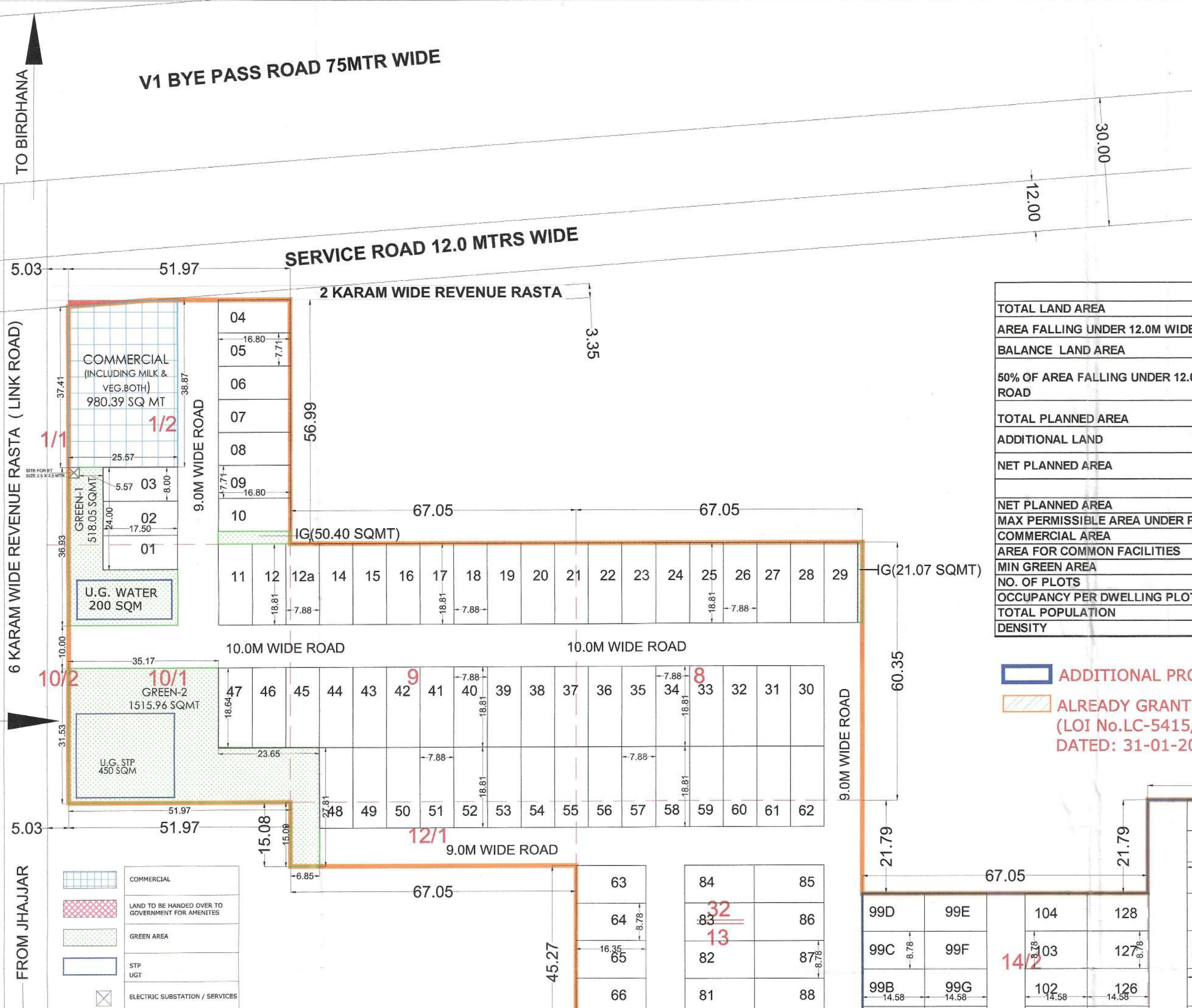


ACQUIRED BY P.W.D & B&R
VIDE AWARD NO 9 DATED 5/7/2013



DETAIL OF TOTAL NO OF PLOTS					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 3	8.00	17.50	140.00	3	420.00
4 TO 10	7.71	16.80	129.53	7	906.70
11 TO 62	7.88	18.81	148.22	52	7707.59
63 TO 95	8.78	16.35	143.55	33	4737.25
96 TO 104	8.78	14.58	128.01	25	3200.31
104A	7.28	14.58	106.14	1	106.14
105 TO 112	8.78	14.58	128.01	8	1024.10
112A	7.28	14.58	106.14	1	106.14
113	7.65	15.58	119.19	1	119.19
114 TO 128	8.78	14.58	128.01	15	1920.19
129 TO 131	7.26	14.37	104.33	3	312.98
132 TO 164	8.78	14.58	128.01	33	4224.41
165 TO 167	7.26	14.37	104.33	3	312.98
TOTAL				185	25097.96

COMMUNITY LAND AREA				
NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	RECTANGLE	16.35	9.00	147.15
2	RECTANGLE	51.97	31.85	1655.24
3	RECTANGLE	29.67	60.35	1790.58
4	TRIANGLE	1.67	20.11	16.79
5	RECTANGLE	15.09	20.11	303.46
6	RECTANGLE	17.94	30.16	684.59
TOTAL				4597.82 SQMT

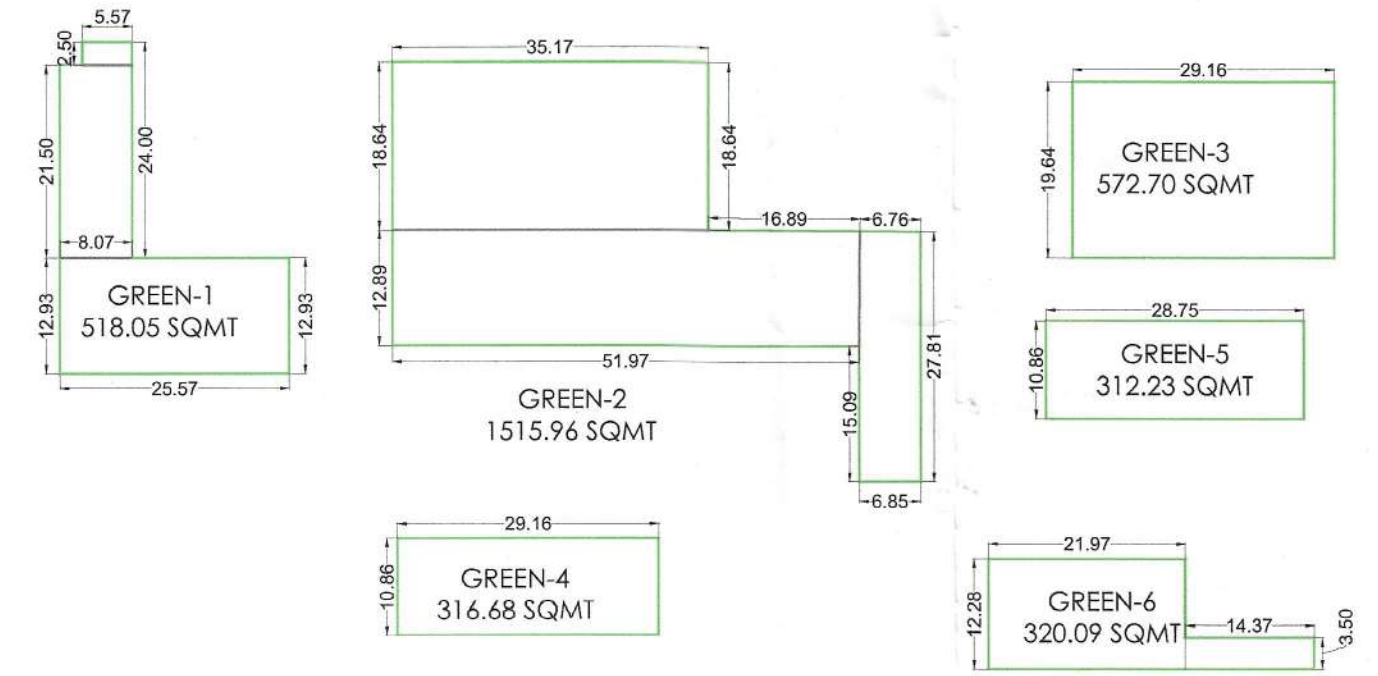
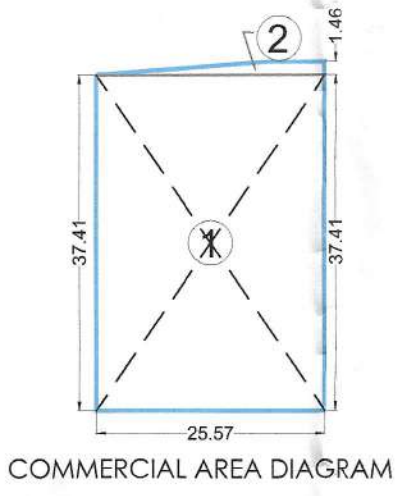
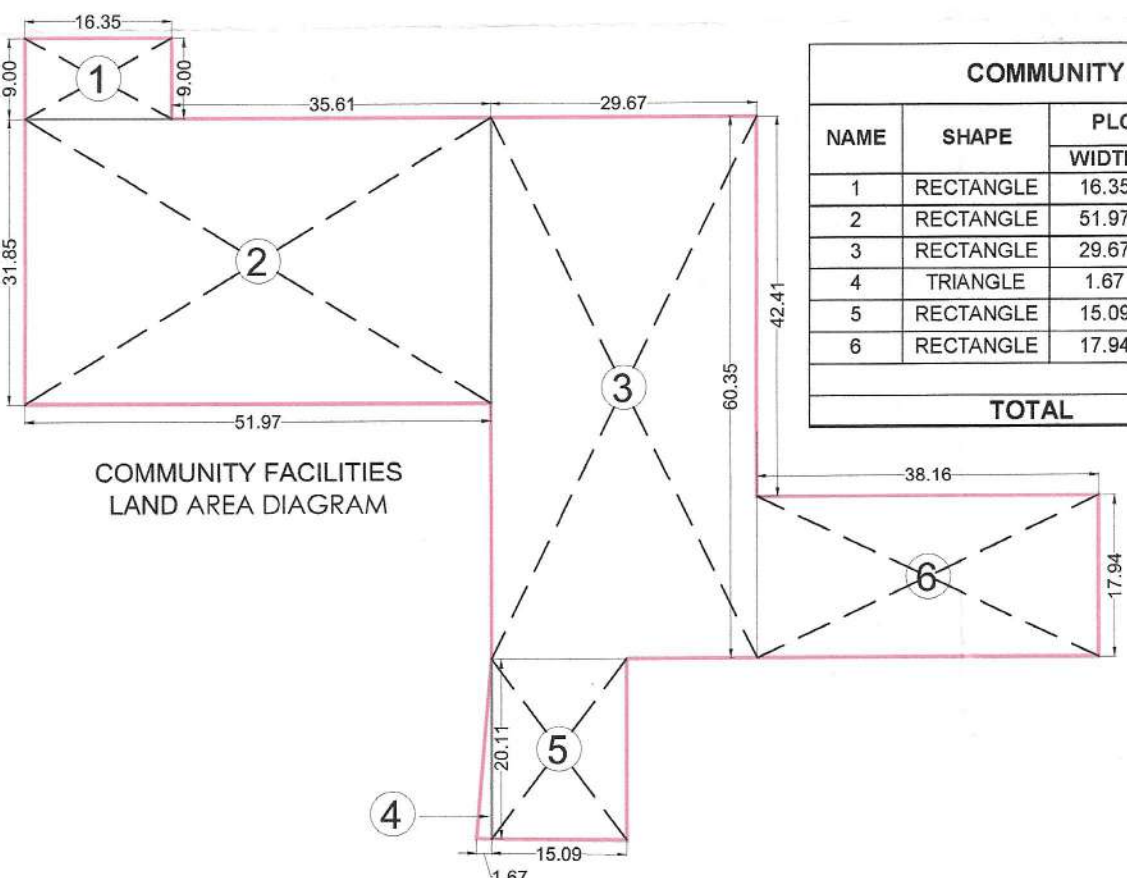
COMMERCIAL LAND AREA				
NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	RECTANGLE	25.57	37.41	956.67
2	AREA AS PER PL			23.81
TOTAL				980.39 SQMT

AREA STATEMENT					
TOTAL LAND AREA	7.475	ACRES OR	30250.24	SQ. MTRS.	
AREA FALLING UNDER 12.0M WIDE SERVICE ROAD	0.0034	ACRES OR	13.89	SQ. MTRS.	
BALANCE LAND AREA	7.4716	ACRES OR	30236.35	SQ. MTRS.	
50% OF AREA FALLING UNDER 12.0M WIDE SERVICE ROAD	0.0017	ACRES OR	6.95	SQ. MTRS.	
TOTAL PLANNED AREA	7.4733	ACRES OR	30243.29	SQ. MTRS.	
ADDITIONAL LAND	3.8875	ACRES OR	15732.13	SQ. MTRS.	
NET PLANNED AREA	11.3608	ACRES OR	45975.45	SQ. MTRS.	
NET PLANNED AREA	11.3608	ACRES	SQ.MTRS	%	ACRES
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	6.930	28045.03	54.59%
COMMERCIAL AREA	4.00	%	0.454	1839.02	2.13%
AREA FOR COMMON FACILITIES	10.00	%	1.136	4597.55	10.00%
MIN GREEN AREA	7.5	%	0.852	3448.16	7.73%
NO. OF PLOTS				185	
OCCUPANCY PER DWELLING PLOT				18.0	
TOTAL POPULATION		PERSONS		3330	
DENSITY	240-400	PPA		293.11	

ADDITIONAL PROPOSED SITE
ALREADY GRANTED
(LOI No.LC-5415/JE(MK) /2025/4163
DATED: 31-01-2025)

PROPOSED 24.0 M WIDE ROAD

GREEN AREA CHART				
NAME	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
	WIDTH	LENGTH		
GREEN AREA-1	25.57	12.93	330.62	518.06
	8.07	21.50	173.51	
	2.50	5.57	13.93	
GREEN AREA-2	35.17	18.64	655.57	1615.96
	51.97	12.89	669.89	
	6.85	27.81	190.50	
GREEN AREA-3	19.64	29.16	572.70	572.70
GREEN AREA-4	10.86	29.16	316.68	316.68
GREEN AREA-5	10.86	28.75	312.23	312.23
GREEN AREA-6	12.28	21.97	269.79	320.09
	3.50	14.37	50.30	
TOTAL				3555.70



To be read with Licence no. 121 of 2026 dated 22-06-2026

That this layout plan for an additional area measuring 3.8875 acres in the already licence granted area measuring 7.475 acres (Licence No. 63 of 2025 dated 06.05.2025), thereby making total site area 11.3625 acres (Drawing No. DTCP-12311-Dated: 22-06-2026) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed HCBS Developments Ltd. in Sector-29, Jhajjar is hereby approved subject to the following conditions 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 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.
- 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.
- No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9.0 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 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.
- 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/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 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.
- 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.
- 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) (JHARVI) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI) (IAS)
JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)

PROJECT NAME & ADDRESS :
SITE PLAN FOR SETTING UP OF ADDITIONAL AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY -2016) OVER AN AREA MEASURING 3.8875 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE- VILLAGE JONDHI , SECTOR-29 TEHSIL-JHAJJAR DISTRICT- JHAJJAR, HARYANA. (IN ADDITION TO LICENSE NO-63 OF 2025 DATED: 07-05-2025) BEING DEVELOPED BY M/S HCBS DEVELOPMENTS LTD

OWNER NAME :
M/S HCBS DEVELOPMENTS LTD

DRAWING TITLE :
LAYOUT PLAN

ARCHITECT'S SIGNATURE : VIMAL KAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

OWNER'S SIGNATURE : For HCBS Developments Limited
Auth. Signatory

NORTH :
N

SCALE :
1 : 700