



24M WIDE ROAD

24 METERS WIDE DEVELOPED ROAD

LICENCED OF AFFORDABLE GROUP HOUSING COLONY OF AREA MEASURING 11.69375 ACRES (LICENCE NO-31 OF 2021 DATED 30/06/2021) & 9.475 ACRES (LICENCE NO-75 OF 2019 DATED 23/07/2019) DEVELOPED BY H. L. RESIDENCY (PROPRIETORSHIP FIRM) THROUGH PROP. SHALAJA

9.00M WIDE ROAD

1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040
1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070

9.00M WIDE ROAD

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COMMUNITY SITE  
3823.00 SQ. MT.  
(0.8688 ACRES) ± 10.00%

COMMERCIAL  
1484.00 SQ. MT.  
(0.3373 ACRES)

V-2 (B) 50.0 MTR WIDE  
SECTOR ROAD

12WIDE SERVICE ROAD

STP  
450 Sq. Mt.  
100% COVERED  
100% EFFICIENT  
100% AUTOMATIC

PARK-4  
0.624 ACRES

PARK-2  
0.104 ACRES

PARK-1  
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To be read with Licence No. 69. of 2021 Dated 17/09/2021.

LC-3982-E

That this Layout plan for an area measuring 9.6861 acres (Drawing No. 7910 Dated 20.09.21) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by H.L. Residency (Proprietorship Firm) through Prop. Shallaaja., Sector-37, Bahadurgarh, District Jhajjar 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 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 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 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 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.



**AREA STATEMENT**

TOTAL AREA OF THE SCHEME	=	9.68610	Acres		
NET PLANNED AREA FOR PLANNING	=	9.6861	Acres		
AREA UNDER COMMERCIAL	=	0.3874	Acres	4.000	%
AREA UNDER PLOTS	=	5.1184	Acres	52.842	%
TOTAL SALEBLE AREA	=	5.506	Acres	56.842	%

**AREA UNDER PLOTS**

TYPE	SIZE			AREA	TOTAL PLOTS		TOTAL AREA		
A	9.393	x	15.420	144.840	54	=	7821.36	Sq.Mt	
B	9.143	x	16.352	149.506	79	=	11811.00	Sq.Mt	
C	9.143	x	13.212	120.797	5	=	603.99	Sq.Mt	
D	8.066	x	13.212	106.568	2	=	213.14	Sq.Mt	
E	8.066	x	16.352	131.895	2	=	263.79	Sq.Mt	
					142	=	20713.277	Sq.Mt	
						OR	5.118	Acres	52.842 %

**DENSITY CALCULATION**

TOTAL DENSITY	=	142	x	18.00	@ Person's per Plot
	=	2556	÷	9.6861	Acres
	=	264	PPA	Against 240-400 PPA Minimumm required	

**AREA UNDER GREEN**

REQUIRED GREEN	=	0.726	Acres	7.50%
GREEN AREA PROVIDED				
ORGANISED GREEN	=	PARK-1	=	0.624 Acres
	=	PARK-2	=	0.104 Acres
			=	
<b>TOTAL GREEN PROVIDED</b>	=		0.728 Acres	7. %

**AREA FOR PROVISION OF COMMUNITY FACILITIES**

REQUIRED AREA	=	0.9686	Acres	10.00%
PROVIDED AREA	=	0.9686	Acres	10.00%

**50% AREA FREEZE SHOWN THUS**

TYPE	SIZE			AREA	TOTAL PLOTS		TOTAL AREA		
A	9.393	x	15.420	144.840	27	=	3910.682	Sq.Mt	
B	9.143	x	16.352	149.506	36	=	5382.228	Sq.Mt	
C	9.143	x	13.212	120.797	5	=	603.987	Sq.Mt	
D	8.066	x	13.212	106.568	2	=	213.136	Sq.Mt	
E	8.066	x	16.352	131.895	2	=	263.790	Sq.Mt	
					72	=	10373.823	Sq.Mt	
						OR	2.563	Acres	50.086 %

