



S.NO	PLOT NO	WIDTH IN M	LENGTH IN MTR.	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	1 - 13	6.950	18.000	125.100	13	1626.300
2	14	6.881	18.000	123.858	1	123.858
3	15 - 29	6.670	19.810	132.133	15	1981.995
4	30-34	6.670	19.801	132.073	5	660.365
5	35	6.513	19.810	129.023	1	129.023
6	36	(6.52+4.390)/2	19.810	108.064	1	108.064
7	37	7.550	19.810	149.566	1	149.566
8	38	(6.45+8.580)/2	19.810	148.872	1	148.872
9	39	(7.78+5.470)/2X18.465+1/2(5.470X0.585)	123.931	1	123.930	
10	40	(18.465+17.630)/2	7.740	139.688	1	139.688
11	41	(17.630+16.955)/2	6.300	108.943	1	108.943
12	42	(16.955+16.280)/2	6.300	104.690	1	104.690
13	43	(16.280+15.600)/2	6.300	100.422	1	100.422
14	44	(15.600+14.925)/2	6.300	96.154	1	96.154
15	45	(14.925+14.245)/2	6.300	91.886	1	91.886
16	46	(14.245+13.570)/2	6.300	87.617	1	87.617
17	47	(13.570+12.895)/2	6.300	83.365	1	83.365
18	48 - 54	6.300	16.000	100.800	7	705.600
19	55	7.740	16.000	123.840	1	123.840
20	56	(9.780+7.780)/2	16.000	140.480	1	140.480
21	57	(6.465+8.715)/2	18.000	136.620	1	136.620
22	58 - 66	7.600	18.000	136.800	9	1231.200
23	67	(6.855+5.410)/2 X 13.445 (5.410+2.335)/2 X 4.555		100.091	1	100.091
24	68	6.900	18.000	124.200	1	124.200
25	69 - 80 83 - 92	7.360	18.000	132.480	22	2914.560
26	81	(5.30+7.235)/2	18.000	112.815	1	112.815
27	82	(9.170+7.235)/2	18.000	147.645	1	147.645
28	93	(5.040+11.59)/2	18.000	149.670	1	149.670
29	94 - 98	7.050	18.000	126.900	5	634.500
30	99	(7.05+8.985)/2	18.000	144.315	1	144.315
31	100, 124	9.000	16.355	147.195	2	294.390
32	101 - 111 115 - 123	6.800	16.353	111.200	20	2224.000
33	112	(6.760+5.00)/2	16.353	96.810	1	96.810
34	113	(9.90+8.145)/2	16.353	147.545	1	147.545
35	114	8.700	16.353	142.271	1	142.271
36	125	9.000	16.350	147.150	1	147.150
37	126-135	6.800	16.350	111.180	10	1111.800
38	136	(9.075+7.320)/2	16.350	134.029	1	134.029
39	137	(5.36+7.117)/2	16.353	102.018	1	102.018
40	138 - 153 156 - 163	6.100	16.353	99.753	16	1596.053
41	154	(8.875+7.117)/2	16.353	130.759	1	130.759
42	155	8.875	16.350	145.106	1	145.106
43	156-163	6.100	16.350	99.735	8	797.880
44	164 - 171	7.450	18.000	134.100	8	1072.800
45	172	7.456	18.000	134.208	1	134.208
TOTAL AREA					172	20807.090

LAND SCHEDULE UNDER MORTGAGE TOWARDS IDW i.e 10%				
MUSTIL No.	KILLA No.	AREA IN SQMT	AREA IN ACRE	K - M - S
280//	3/2min	916.630	0.2265	1 - 16 - 2
	8/1	1230.390	0.3040	2 - 8 - 6
	4/1min	51.403	0.0127	0 - 2 - 0
	7/1min	98.267	0.0243	0 - 3 - 8
TOTAL AREA				3 - 29 - 16
				4 - 10 - 7

AREA UNDER IDW MORTGAGE i.e 10% OF THE TOTAL SALEABLE AREA						
S.NO	PLOT NO	WIDTH IN M	LENGTH IN MTR.	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	39	(7.78+5.470)/2X18.465+1/2(5.470X0.585)		123.924	1	123.930
2	40	(18.465+17.630)/2	7.740	139.688	1	139.688
3	41	(17.630+16.955)/2	6.300	108.943	1	108.943
4	42	(16.955+16.280)/2	6.300	104.690	1	104.690
5	43	(16.280+15.600)/2	6.300	100.422	1	100.422
6	44	(15.600+14.925)/2	6.300	96.154	1	96.154
7	45	(14.925+14.245)/2	6.300	91.886	1	91.886
8	46	(14.245+13.570)/2	6.300	87.617	1	87.617
9	47	(13.570+12.895)/2	6.300	83.365	1	83.365
10	57	(6.465+8.715)/2	18.000	136.620	1	136.620
11	58 - 65	7.600	18.000	136.800	8	1094.400
12	93	(11.590+5.040)/2	18.000	149.670	1	149.670
TOTAL AREA						19 2317.38

AREA UNDER IDW MORTGAGE i.e 10% OF THE TOTAL SALEABLE AREA = PROPOSED AREA UNDER PLOTTING + COMMERCIAL AREA = 20807.090 + 1001.041 SQMT. = 21808.131 SQMT.
REQUIRED 10% MORTGAGE AREA 21808.131 @ 10% = 2180.813 SQMT

TOTAL PLOT AREA		9.64375 ACRE OR 39026.810 SQM	
MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	5.8827 ACRE OR 23806.354 SQM	
PROPOSED AREA UNDER PLOTTING	53.31%	5.1416 ACRE OR 20807.090 SQM	
AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.9644 ACRE OR 3902.681 SQM	
AREA PROVIDED FOR COMMUNITY FACILITIES TO BE HANDED VER TO GOVT.	10.00%	0.9648 ACRE OR 3904.531 SQM	
MIN. GREEN AREA.	7.5%	0.7233 ACRE OR 2927.011 SQM	
PROVIDED GREEN AREA	7.54%	0.7273 ACRE OR 2943.270 SQM	
MAXI. PERM. AREA UNDER COMMERCIAL	4%	0.3858 ACRE OR 1561.072 SQM	
PROPOSED AREACOMMERCIAL	2.57%	0.2474 ACRE OR 1001.041 SQM	
PERMISSIBLE POPULATION	240-400	2314.5 - 3857.5	
PROPOSED POPULATION (172 X 13.5)		2322 OR 240.78 POP/AC	

To be read with Licence No. 82 of 2023 Dated 17/4/2023
That this layout plan for an area measuring 9.64375 acres (Drawing no. 9142 Dated 17-04-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Anup Singh S/o Sh. Dalip Singh & others in collaboration with ADM Developers falling in, Sector-36, 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 General, 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 DGTCP 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 DGTCP, 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 General, 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 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 HSPV 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DIVYA DOGRA) DTP (HQ) (SANJAY KUMAR) STP (E&V) (P.P. SINGH) ZETP(HR) (T.L. SATYAPRAKASH, IAS) DGTCP (HR)
(YAJAN CHAUDHARY) ATP(HQ) (DINESH KUMAR) PA (HQ) (VARINDER KUMAR) AD (HQ)

NOTE:- MILK & VEGETABLE BOOTH WILL BE PROVIDED IN COMMERCIAL AREA

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA LAND MEASURING 9.64375 ACRES AT SECTOR-36, VILL. - JHAJJAR, TEH. & DISTT. - JHAJJAR
VEDMAAN GROUP

DETAIL OF AREA:-
TOTAL LAND AREA (APPLY FOR LICENCE) 77K-03M =46676.06 SQYD OR 39026.810 SQMT. OR 9.64375 ACRE
SCALE:- 1:1000



ARCHITECT'S SIGN.

OWNER/AUTH. SIGN.