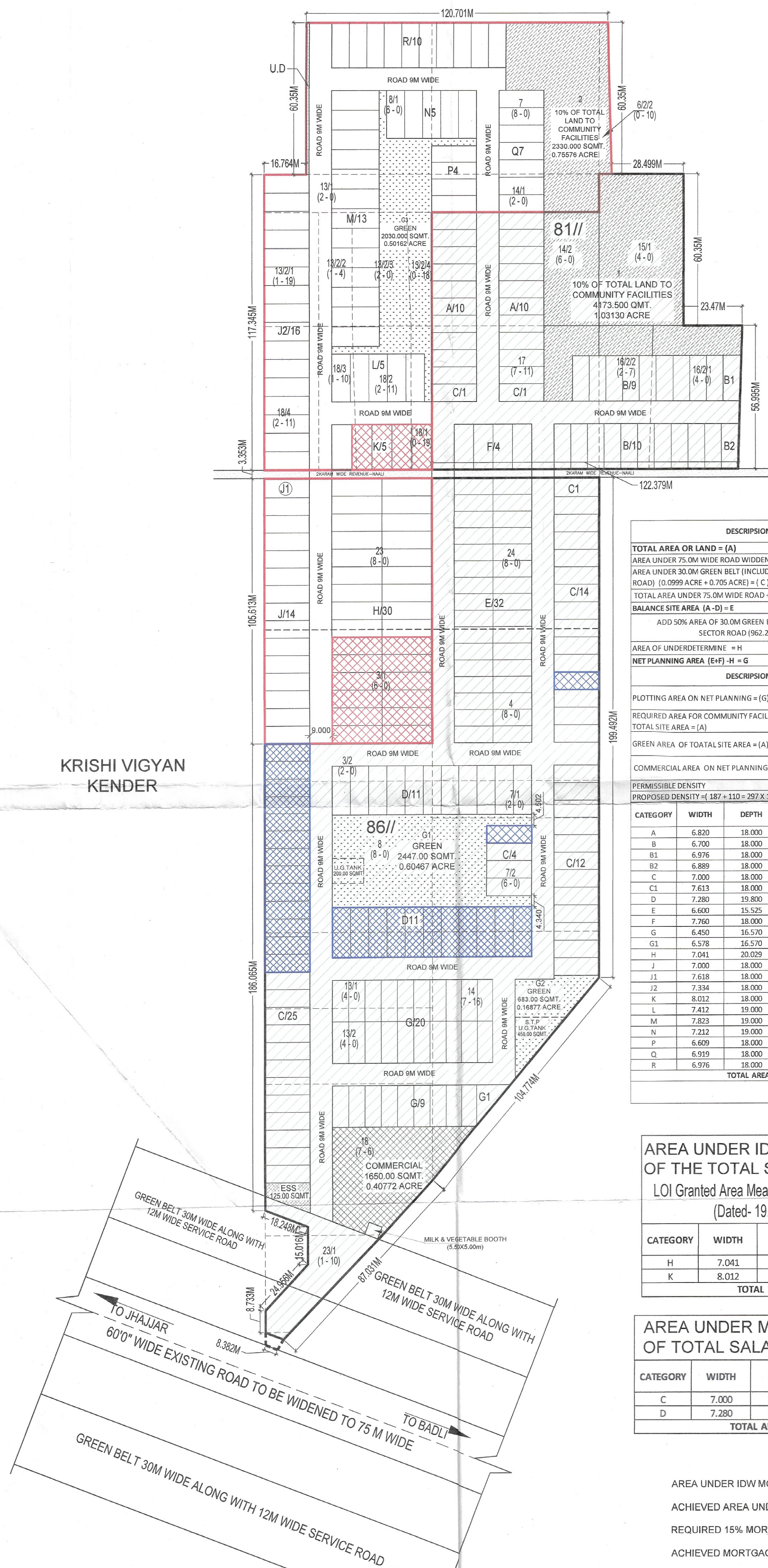


KRISHI VIGYAN  
KENDER



DESCRIPTION				AREA IN SQMT.	%	AREA IN ACRE
TOTAL AREA OR LAND = (A)				65027.820	100	16.06875
AREA UNDER 75.0M WIDE ROAD WIDENING = (B)				272.433	-	0.0673
AREA UNDER 30.0M GREEN BELT (INCLUDING 12.0M WIDE SERVICE ROAD) (0.0995 ACRE + 0.705 ACRE) = (C)				689.785	-	0.1704
TOTAL AREA UNDER 75.0M WIDE ROAD + 30.0M GREEN BELT (B+C) = D				962.218	-	0.2377
BALANCE SITE AREA (A-D) = E				64065.602	-	15.8310
ADD 50% AREA OF 30.0M GREEN BELT & 75.0M M WIDE SECTOR ROAD (962.218/2) = F				481.109	-	0.11885
AREA OF UNDERDETERMINE = H				74.411	-	0.01839
NET PLANNING AREA (E+H) = G				64472.300	-	15.93148
DESCRIPTION				PERMISSIBLE	PROPOSED	
PLOTTING AREA ON NET PLANNING = (G)				39328.103	37422.393	
				61.00%	58.04%	-
REQUIRED AREA FOR COMMUNITY FACILITIES OF TOTAL SITE AREA = (A)				6502.782	6503.500	-
				10.00%	10.00%	-
GREEN AREA OF TOTAL SITE AREA = (A)				4877.086	5160.000	-
				7.50%	7.94%	-
COMMERCIAL AREA ON NET PLANNING = (G)				2578.892	1650.000	-
				4.00%	2.56%	-
PERMISSIBLE DENSITY				240-400	PPA	-
PROPOSED DENSITY = (187 + 110 = 297 X 13.5) = 4009.5 / 15.93148				251.671	PPA	-
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.	
A	6.820	18.000	122.760	20	2455.200	
B	6.700	18.000	120.600	19	2291.400	
B1	6.976	18.000	125.568	1	125.568	
B2	6.889	18.000	124.002	1	124.002	
C	7.000	18.000	126.000	57	7182.000	
C1	7.613	18.000	137.034	1	137.034	
D	7.280	19.800	144.144	22	3171.168	
E	6.600	15.525	102.465	32	3278.880	
F	7.760	18.000	139.680	4	558.720	
G	6.450	16.570	106.877	29	3099.419	
G1	6.578	16.570	108.997	1	108.997	
H	7.041	20.029	141.024	30	4230.726	
J	7.000	18.000	126.000	14	1764.000	
J1	7.618	18.000	137.124	1	137.124	
J2	7.334	18.000	132.012	16	2112.192	
K	8.012	18.000	144.216	5	721.080	
L	7.412	19.000	140.828	5	704.140	
M	7.823	19.000	148.637	13	1932.281	
N	7.212	19.000	137.028	5	685.140	
P	6.609	18.000	118.962	4	475.848	
Q	6.919	18.000	124.542	7	871.794	
R	6.976	18.000	125.568	10	1255.680	
TOTAL AREA				297	37422.393	
					9.24728	Acres
					58.04%	

AREA UNDER IDW MORTGAGE i e 15%  
OF THE TOTAL SALEABLE AREA  
LOI Granted Area Measuring 5.75625 acres  
(Dated- 19.02.2024)

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
H	7.041	20.029	141.024	12	1692.290
K	8.012	18.000	144.216	4	576.864
TOTAL AREA				16	2269.154

AREA UNDER MORTGAGE (15%  
OF TOTAL SALABLE PLOTS AREA)

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
C	7.000	18.000	126.000	15	1890.000
D	7.280	19.800	144.144	11	1585.584
TOTAL AREA				26	3475.584
				0.859 Acres	
				15% OF TOTAL PLOT AREA	

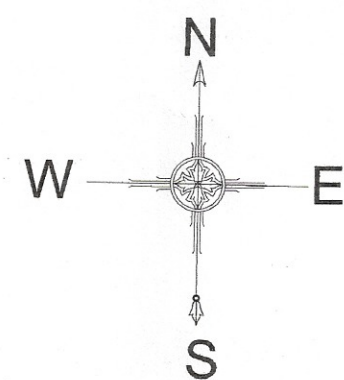
AREA UNDER IDW MORTGAGE i e 15% OF THE TOTAL SALEABLE AREA,  
ACHIEVED AREA UNDER PLOTTING = 14890.005 SQMT.  
REQUIRED 15% MORTGAGE AREA 14890.005 @ 15% = 2233.500 SQMT  
ACHIEVED MORTGAGE AREA = 2269.154 SQMT.

GREEN AREA CALCULATION		
CAT.	AREA IN SQMT.	ACRE
G1	2447.000	0.60467
G2	683.000	0.16877
ALREADY APPORVED GREEN AREA (A)	3130.000	0.77344
G3	2030.000	0.50162
ADDITIONAL GREEN AREA (B)	2030.000	0.50162
TOTAL GREEN AREA (A+B) = C	5160.000	1.27507

COMMUNITY FACILITIES AREA CALCULATION		
CAT.	AREA IN SQMT.	ACRE
1	4173.500	1.03130
ALREADY APPORVED AREA (A)	4173.500	1.03130
2	2330.000	0.57576
ADDITIONAL AREA (B)	2330.000	0.57576
TOTAL AREA (A+B) = C	6503.500	1.60705

LEGEND	
	10% OF TOTAL LAND TO GOVT. FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	E.S.S AREA
	ALREADY APPROVED MORTGAGE PLOTS AREA (Licence No -06 of Dated- 19.01.2022)
	ADDITIONAL LAND MORTGAGE PLOTS AREA

LEGEND	
	Already Licence Granted Measuring Area = 10.3125 ACRES (Licence No -06 of Dated- 19.01.2022)
	Additional Licence Area Measuring 5.75625 Acres Under Process



To be read with Licence No. 169

Dated 28.11.2024

- That this revised layout plan of Affordable plotted colony (DDJAY) over an additional area measuring 5.75625 acres (Drawing No 1662, dated 29.11.2023) in addition to license no. 06 of 2022 dated 19.01.2022 measuring 10.3125 acres thereby making total area measuring 16.06875 acres falling in the revenue estate of village-Bidsunarwala, in Sector-21, Jhajjar being developed by Yiyashu Maheshwari & Others in collaboration with ADM Developers 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 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.
  - 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.
  - 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.
  - 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 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.
  - 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 colonizer/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 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.

(JAIDEEP)  
DTP (HQ)

(VIJENDER SINGH)  
STP (HQ)

(JITENDER SIHAG)  
CTM (HR)

(AMIT KHATRI, IAS)  
DTCP (HR)

(GURPREET KHEPAR)  
JD (HQ)

(SHIVAM ROHILLA)  
XTP (HQ)

ADDITIONAL LAYOUT PLAN OF LICENCE OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA LAND MEASURING 0.5675 ACRES IN ADDITION TO EXISTING LICENCE NO. 06 OF 2022 DATED 19/01/2022 FOR 10.3125 TOTALING (10.3125 + [3.9625 (B) + 1.225 (C) + 0.56875 = 5.75625] = 16.06875) ACRES AT SECTOR-21, VILL. - BIDSUNARWALA, TEH. & DISTT. - JHAJJAR  
FOR M/S A.D.M DEVELOPERS

SCALE:- 1 : 1000

ARCHITECT'S SIGN.

OWNER/AUTH. SIGN.