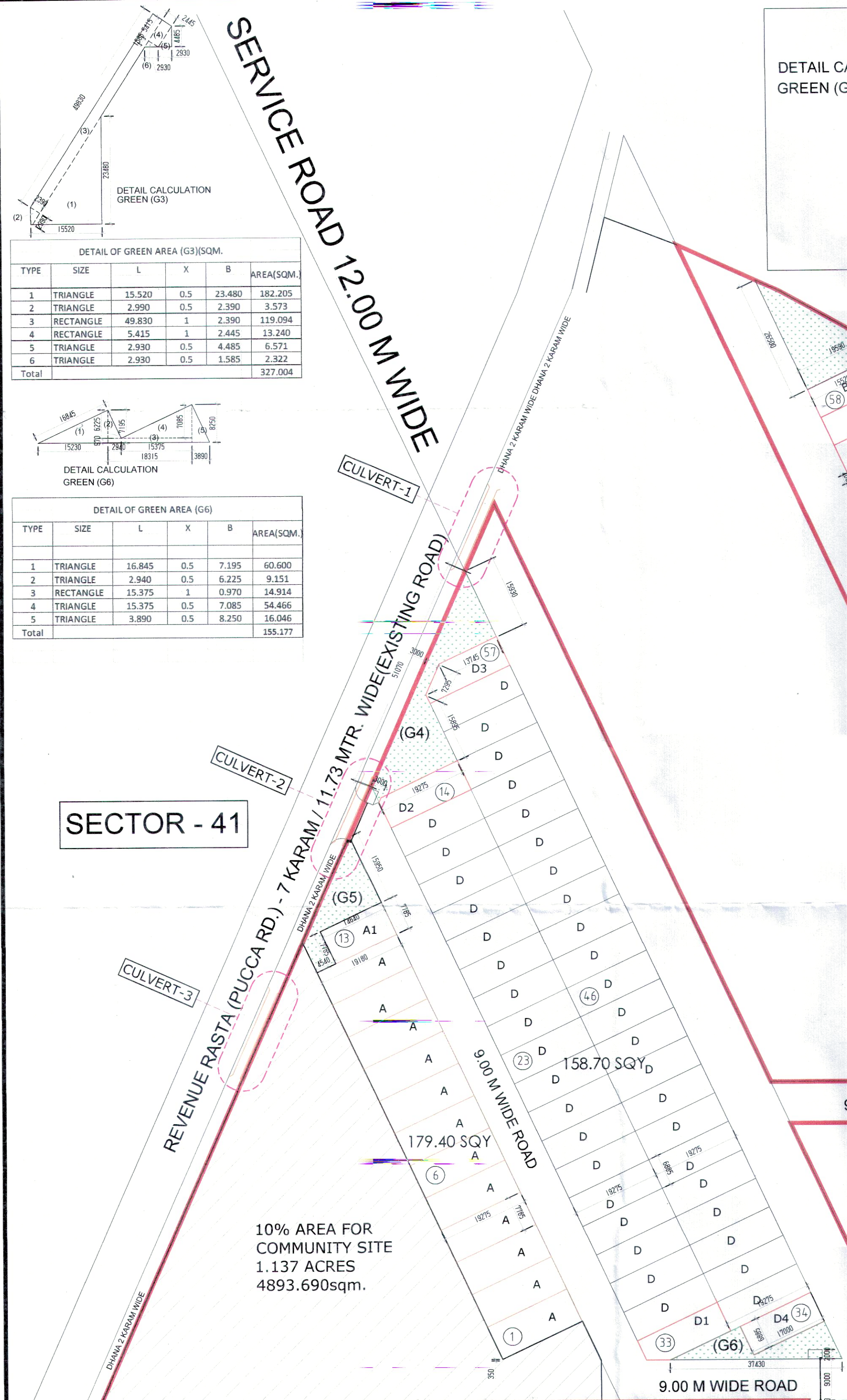
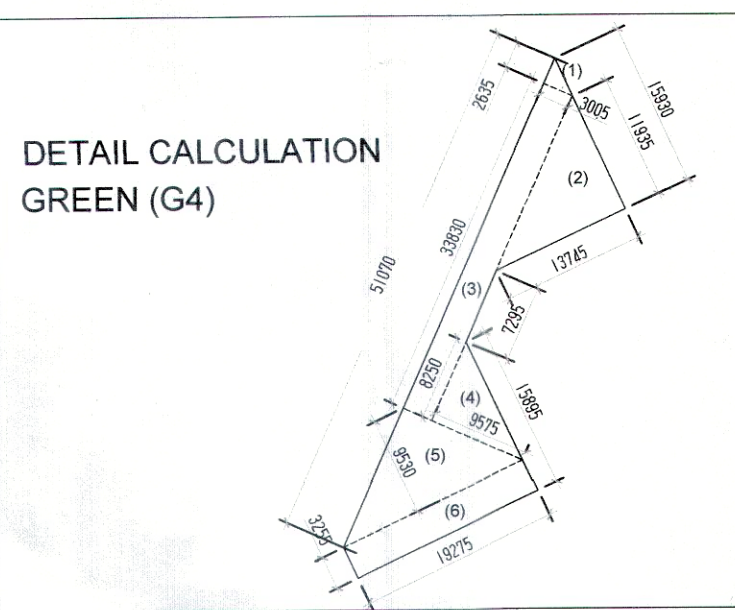
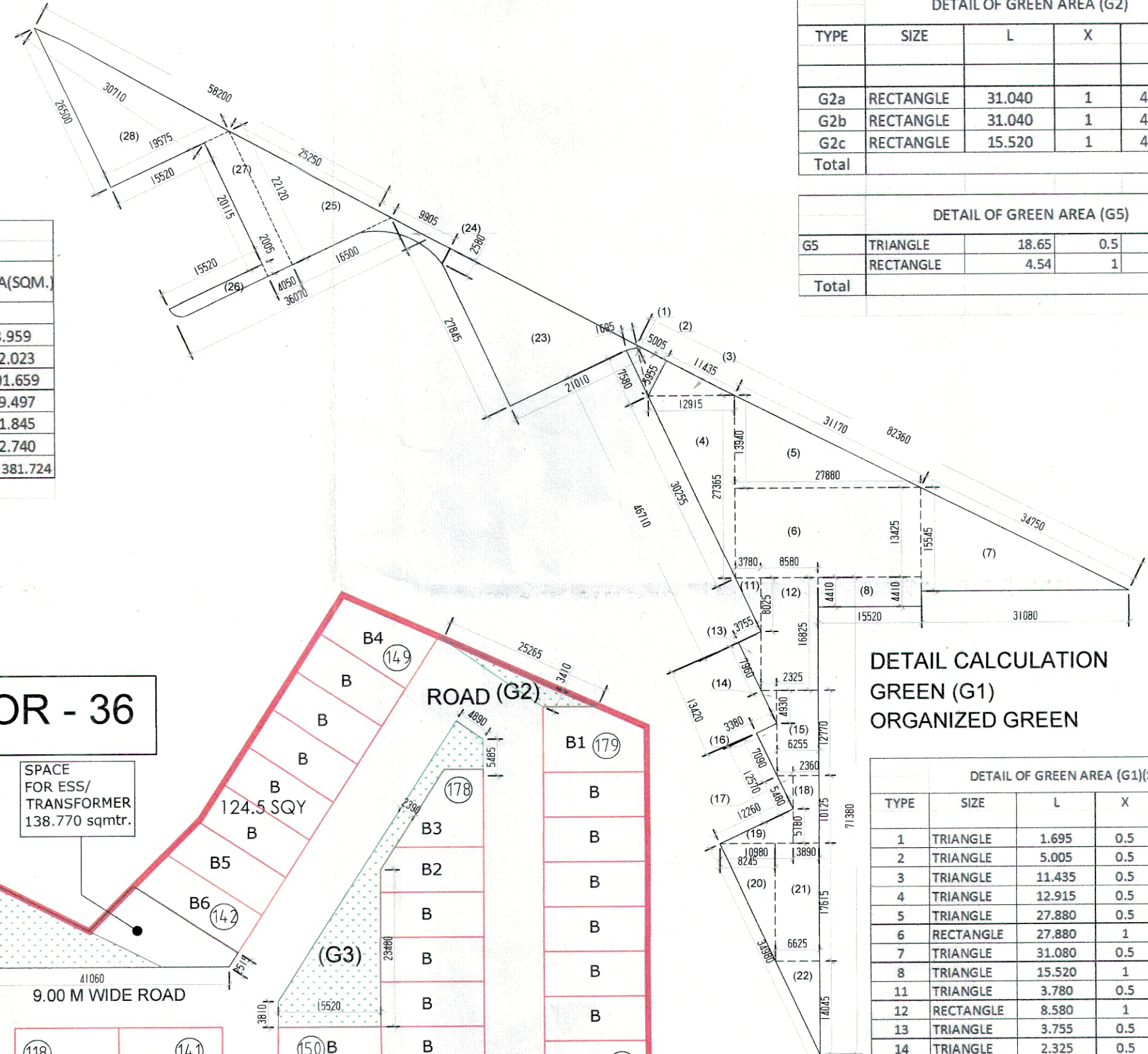




Area Statement					
S.No	Description	Required Acres	Required Area (SQM)	Proposed Acres	Proposed Area (SQM)
A	Total Land area of the Scheme	12.0875	48916.299		
B	AREA FALLS IN 60 M SECTOR DIVIDING ROAD	0.1479	598.3290		
C	BALANCE AREA (A-B)	11.9396	48317.9704		
D	50 % OF AREA FALLS IN 60 M SECTOR DIVIDING ROAD	0.07395	299.16450		
E	NET PLANNED AREA (A-D)	12.01355	48617.1349		
F	10% Community Area (A)	1.20875	4891.62994	1.20926	4893.690
G	MIN. Area Under Green Area = 7.50% of total land area (A)	0.9066	3668.7225	0.9073	3671.510
H	MIN. Organized Green	0.300	1214.055	0.636	2573.530
I	MAX. Area Under Commercial area @4% on (E)	0.48054	1944.68540	0.480	1943.705
J	Area Under Plots on (E)				23969.491
K	Total Saleable Area (I+J)				25913.196
L	Max Population 250-400 PPA				53.301
M					2889 Persons (240.447 PPA)



DETAIL OF GREEN AREA (G4)					
TYPE	SIZE	L	X	B	AREA(SQM.)
1	TRIANGLE	3.005	0.5	2.635	3.959
2	TRIANGLE	13.745	0.5	11.935	82.023
3	TRIANGLE	3.005	1	33.830	101.659
4	TRIANGLE	9.575	0.5	8.250	39.497
5	TRIANGLE	19.275	0.5	9.530	91.845
6	RECTANGLE	19.275	1	3.255	62.740
Total					381.724



DETAIL OF GREEN AREA (G2)					
TYPE	SIZE	L	X	B	AREA(SQM.)
G2a	RECTANGLE	31.040	1	4.410	136.886
G2b	RECTANGLE	31.040	1	4.410	136.886
G2c	RECTANGLE	15.520	1	4.410	68.443
Total					342.216

DETAIL OF GREEN AREA (G5)					
TYPE	SIZE	L	X	B	AREA(SQM.)
G5	TRIANGLE	18.65	0.5	15.95	148.734
	RECTANGLE	4.54	1	7.785	35.344
Total					184.078

DETAIL OF GREEN AREA (G1)-G8					
TYPE	SHAPE	L	X	B	AREA(SQM.)
G1	IRREGULAR	AS/PER G1 CALCULATION			2573.530
G2	RECTANGLE	AS/PER G2 CALCULATION			43.661
G3	TRIANGLE	AS/PER G3 CALCULATION			327.004
G4	IRREGULAR	AS/PER G4 CALCULATION			381.724
G5	IRREGULAR	AS/PER G5 CALCULATION			190.414
G6	IRREGULAR	AS/PER G6 CALCULATION			155.177
Total					3671.510

DETAIL OF GREEN AREA (G2) SQM.					
TYPE	SIZE	L	X	B	AREA(SQM.)
1	TRIANGLE	18.555	0.5	3.345	31.033
2	TRIANGLE	7.550	0.5	3.345	12.627
Total					43.661

DETAIL OF RESIDENTIAL PLOT				
TYPE	SIZE	AREA	NO. OF Plots	Total(SQM.)
A	7.785x19.275	150.000	18	2700.000
A1	7.785x14.460	112.571	1	112.571
B	6.705x15.520	104.061	125	13007.625
B1	ODD SIZE	140.730	1	140.730
B2	ODD SIZE	100.465	1	100.465
B3	ODD SIZE	111.905	1	111.905
B4	ODD SIZE	123.450	1	123.450
B5	ODD SIZE	109.240	1	109.240
B6	ODD SIZE	119.340	1	119.340
B7	8.585x15.520	133.239	2	266.478
C	6.285x12.260	77.054	18	1386.972
D	6.885x19.275	132.700	40	5308.000
D1	ODD SIZE	127.470	1	127.470
D2	ODD SIZE	132.420	1	132.420
D3	ODD SIZE	119.550	1	119.550
D4	6.885x15.0	103.275	1	103.275
Total			214	23969.491

DENSITY CALCULATION (On Net plot Area)			
S.No.	Description	No.	Unit
1	Total No. of Plots	214	Plots
2	No. of Person in 1 Plots	13.5	Persons
3	Total Number of Person	2889	Persons
4	Net Planned Area	12.0136	Acres
5	Density Achieved	240.477	PPA

DETAIL OF AREA UNDER SERVICES			
S.No.	Description	Area	Unit
1	Space for U/G Sewerage Treatment Plant (STP)	450.000	Sq.Mt.
1	Space for Under Ground Tank Plant (UGT)	200.000	Sq.Mt.
1	Space for Electric Sub-Station (Transformer)	138.770	Sq.Mt.
1	Space for Milk Booth	27.500	Sq.Mt.

- To be read with Licence No. 232 of 2023. Dated 02/11/2023. LC-5067.
- That this Layout Plan for an area measuring 12.0875 acres (Drawing No. DGTCP/9775 dated 03-11-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by GRSD Realtors LLP in the revenue estate of village-Nuna Majra, in sector-36 & 41, Bahadurgarh, District-Jhajjar 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 DTPC 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 DTPC, 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 licensee.
 - 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 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.3 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 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.
 - 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(ASHISH SHARMA) DTP (HQ)
(SANJAY KUMAR) STP (HQ)
(P.P. SINGH) DTP (HR)
(T.L. SATYAPRAKASH, IAS) DTPC (HR)
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Project
LAYOUT PLAN OF AFFORDABLE PLOTTED
HOUSING COLONY IN 12.0875 ACRES
FOR M/S GRSD REALTORS LLP
AT VILLAGE NUNA MAJRA,
TEHSIL-BAHADURGARH,
DISTT. JHAJJAR
(HARYANA)
Drawing title

LAYOUT PLAN
Owner's Sign.
For GRSD REALTORS LLP
Authorised Signatory

Architect Sign.
Garg & Associates
Regal Building, Connaught Place,
New Delhi-110001
(GARG GARG CAN/925499)
(N. N. 1223485)
Job Number Scale North
CAD file ref. Date 01.11.2023
Drawn by Checked by Approved by
Drawing Number NUNA MAJRA/L-01 Rev.