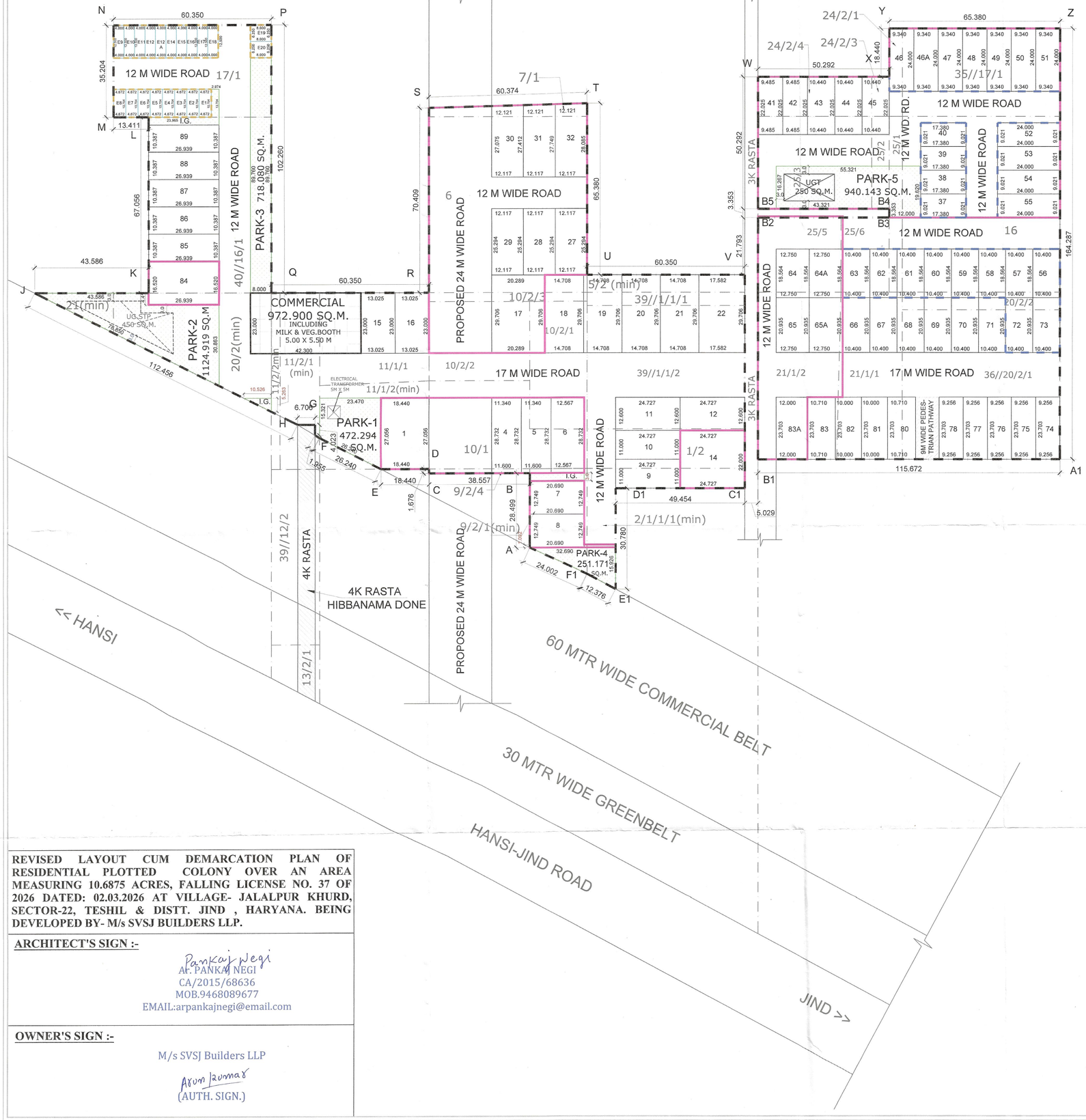

WEST

SOUTH NORTH

EAST

LEGEND:-

- SITE BOUNDARY
- EWS PLOTS SHOWN THUS
- NPNL PLOTS SHOWN THUS
- GREEN AREA
- COMMERCIAL PLOT
- CHANGES/ REVISING IN PREVIOUS APPROVED LAYOUT (4.518 ACRE)

	REQ	PROVIDED
E.W.S	20.2	20
N.P.N.L	25.25	25
DETAIL OF COMMUNITY SITE		
MILK & VEG. BOOTH	1	1

AREA STATEMENT

NET PLANNED AREA		**10.6875**	**ACRES**	**43250.709**	**SQ.M.**
MAX PERMISSIBLE DENSITY ON NET		1557.026	PERSONS		
PERMISSIBLE AREAS					
UNDER PLOTS 51% OF NET PLANNED AREA	=	5.451	ACRES	22057.862	SQ.M. 51%
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	=	0.428	ACRES	1730.028	SQ.M. 4%
NET PERMISSIBLE SALABLE AREA		**5.878**	**ACRES**	**23787.890**	**SQ.M. 55%**
AREAS ACHIEVED					
AREA UNDER PLOTS	=	5.638	ACRES	22814.914	SQ.M. 52.75%
AREA UNDER COMMERCIAL	=	0.240	ACRES	972.900	SQ.M. 2.25%
TOTAL ACHIEVED SALABLE AREA	=	**5.878**	**ACRES**	**23787.814**	**SQ.M. 55.00%**
GREEN AREA REQUIRED					
ORGANISED GREEN AREA	=	0.787	ACRES	3183.750	SQ.M. 7.361%
1273.5 X 2.50 = 3183.750					
GREEN AREA PROVIDED	=	0.867	ACRES	3506.607	SQ.M. 8.108%

DETAIL OF PLOTS

S.NO.	PLOT NOS.			PLOT DIMENTIONS IN (MTS.) W		L	AREA (SQ.M.)	NOS. OF PLOTS	TOTAL AREA		
1		1		18.440	X	27.056	498.913	1	498.913	SQM	
2	4	&	5	11.340	X	28.732	325.821	2	651.642	SQM	
3		6		12.567	X	28.732	361.075	1	361.075	SQM	
4	7	&	8	12.749	X	20.690	263.777	2	527.554	SQM	
5	9	&	10	11.000	X	24.727	271.997	2	543.994	SQM	
6	11	&	12	12.600	X	24.727	311.560	2	623.120	SQM	
7		14		22.000	X	24.727	543.994	1	543.994	SQM	
8	15	&	16	13.025	X	23.000	299.575	2	599.150	SQM	
9		17		20.289	X	29.706	602.705	1	602.705	SQM	
10	18	TO	21	14.708	X	29.706	436.916	4	1747.663	SQM	
11		22		17.582	X	29.706	522.291	1	522.291	SQM	
12	27	TO	29	12.117	X	25.294	306.487	3	919.462	SQM	
13		30		12.117	X	27.243	330.107	1	330.107	SQM	
14		31		12.117	X	27.580	334.185	1	334.185	SQM	
15		32		12.117	X	27.916	338.264	1	338.264	SQM	
16	37	TO	40	9.021	X	17.380	156.785	4	627.140	SQM	NPNL
17	41	&	42	9.485	X	22.025	208.907	2	417.814	SQM	
18	43	TO	45	10.440	X	22.025	229.931	3	689.793	SQM	
19	46	TO	51	9.340	X	24.000	224.160	7	1569.120	SQM	NPNL
20	52	TO	55	9.021	X	24.000	216.504	4	866.016	SQM	NPNL
21	56	TO	63	10.400	X	18.564	193.056	8	1544.525	SQM	NPNL
22	64	&	64A	12.750	X	18.564	236.691	2	473.382	SQM	
23	65	&	65A	12.750	X	20.935	266.921	2	533.843	SQM	
24	66	TO	71	10.400	X	20.935	217.724	6	1306.344	SQM	
25	72	&	73	10.400	X	20.935	217.724	2	435.448	SQM	NPNL
26	74	TO	78	9.256	X	23.703	219.395	5	1096.975	SQM	
27		80		10.710	X	23.703	253.859	1	253.859	SQM	
28	81	&	82	10.000	X	23.703	237.030	2	474.060	SQM	
29		83		10.710	X	23.703	253.859	1	253.859	SQM	
30		83A		12.000	X	23.703	284.436	1	284.436	SQM	
31		84		16.520	X	26.939	445.032	1	445.032	SQM	
32	85	TO	89	10.387	X	26.939	279.815	5	1399.077	SQM	
33	E1	TO	E8	4.672	X	10.704	50.009	8	400.073	SQM	EWS
34	E9	TO	E18	4.672	X	4.000	50.000	10	500.000	SQM	EWS
35	E19	&	E20	6.250	X	8.000	50.000	2	100.000	SQM	EWS
TOTAL PLOTS INCLUDING EWS								**101**	**22814.914**	**SQM**	
									5.638	**ACRES**	
COMMERCIAL AREA PROVIDED									**972.900**	**SQM**	
									0.240	**ACRES**	**2.25** **%**
DENSITY											
MAIN PLOTS				81	X	13.500	1093.500	PERSONS			
EWS				20	X	9.000	180.000	PERSONS			
TOTAL								**1273.500**	**PERSONS**		
								294.446	PPH		

REVISED LAYOUT CUM DEMARCATION PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 10.6875 ACRES, FALLING LICENSE NO. 37 OF 2026 DATED: 02.03.2026 AT VILLAGE- JALALPUR KHURD, SECTOR-22, TESHIL & DISTT. JIND , HARYANA. BEING DEVELOPED BY- M/s SVSJ BUILDERS LLP.

ARCHITECT'S SIGN :-

Pankaj Negi

AR. PANKAJ NEGI
CA/2015/68636
MOB.9468089677
EMAIL:arpankajnegi@email.com

OWNER'S SIGN :-

M/s SVSJ Builders LLP

Arun Kumar

(AUTH. SIGN.)

ZP-2334

To be read with Licence No. 37 of 2026 dated 02.03.2026

That this **Revised Layout-cum-Demarcation plan** (Drawing No. DTCP-..... dated .....) of Residential Plotted Colony developed by SVSJ Builders LLP. over an measuring 10.6875 acres bearing Licence No. 37 of 2026 dated 02.03.2026 in the revenue estate of village Jalalpur Khurd, Sector-22, Tehsil and District -Jind is hereby approved subject to the following conditions:-

1. That this **Revised Layout-cum-Demarcation 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 55% 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 and Commercial and Community sites 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 the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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,Hr. for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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 licences.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. 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.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
17. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
20. 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.
21. 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.

(PRIYA SONI) ATP(HQ)	(DIVYA DOGRA) DTP(HQ)	(HITESH SHARMA) STP(HQ)	(BHUVNESH KUMAR) CTP(HR)	(AMIT KHATRI, IAS) DTCP(HR)

(PARVEEN KUMAR)
SD(HQ)

DRG No. DTCP 12234
Dated 29-05-26