

To be read with Licence No. 191 Dated 08-08-2025

That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 5.725 acres (Drawing no. DTCP/Pt. 11) 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 rata 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 ready 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 43(a)(ii) 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 frontages 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 coloniser/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. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(JADEEP) DTP (HQ)

(WHITE SHARMA) STP (HQ)

(GUHPREET KHEPAR) JD (HQ)

(SHIVAM ROHLA) ATP (HQ)

(BHUVNESH KUMAR) CTP (HR)

(AMIT KHATRI, IAS) DTCP (HR)

PROJECT:

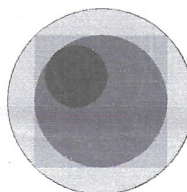
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) OVER AN AREA MEASURING 5.725 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE SUNARI KALAN, SECTOR 22/A, DISTRICT ROHTAK BEING DEVELOPED BY M/S PRIMA LIFE SPACES PRIVATE LIMITED

SHEET TITLE:

LAYOUT PLAN

DATE:	25.01.2025
DEALT BY:	RATTAN
SCALE:	1:400 (A1)

ARCHITECT:



CONTINENTAL DESIGN STUDIO
#1006, SECTOR 22/A, KALAN
E-mail ID: continentaldesignstudio@gmail.com
#0172-4014404

CLIENT SIGNATURE:

FOR PRIMA LIFE SPACES PVT.LTD.
AUTHORIZED SIGNATORY

NORTH



AREA DETAIL									
I	PLOT AREA	5.725	ACRES	23168.22	SQ.MT.	PROPOSED OR ACHIEVED			
S.NO.	PARTICULARS	PERMISSIBLE OR REQUIRED		IN		IN		IN	
		ACRES	%	SQ.MT.	%	ACRES	%	SQ.MT.	%
II	AREA UNDER PLOTS	3.492	14132.61	61.00%	3.142	12715.03	54.88%		
III	AREA UNDER COMMERCIAL	0.229	926.73	4.00%	0.229	926.25	4.00%		
IV	TOTAL SALEABLE AREA (II + III)	3.721	15049.34	65.00%	3.371	13641.28	58.88%		
V	OPEN SPACE OR PARKS	0.429	1737.62	7.50%	0.430	1738.44	7.50%		
VI	AREA UNDER COMMUNITY FACILITY	0.573	2316.82	10.00%	0.574	2322.50	10.02%		
VII	DENSITY	240	TO	400	371.0		PPA		
VIII	UNITS	76.3	TO	127.2	118		UNITS		

DETAILS OF PLOTS									
S.No.	Type	Plot No.	Width (in mt.)	Length (in mt.)	Area (in sq.mt.)	No. of Plots	Total Area (in sq.mt.)		
1	A	1-17	6.100	17.610	107.42	17	1826.16		
2	B	18-34	6.100	13.760	83.88	17	1426.68		
3	C	35-53	6.500	18.460	119.99	19	2279.81		
4	D	54-101	6.350	16.950	107.63	48	5166.36		
5	E	102-117	6.650	17.852	118.72	16	1899.45		
6	F	118	6.575	17.852	117.38	1	117.38		
Total						118	12715.03	3.142	ACRES
								54.88%	

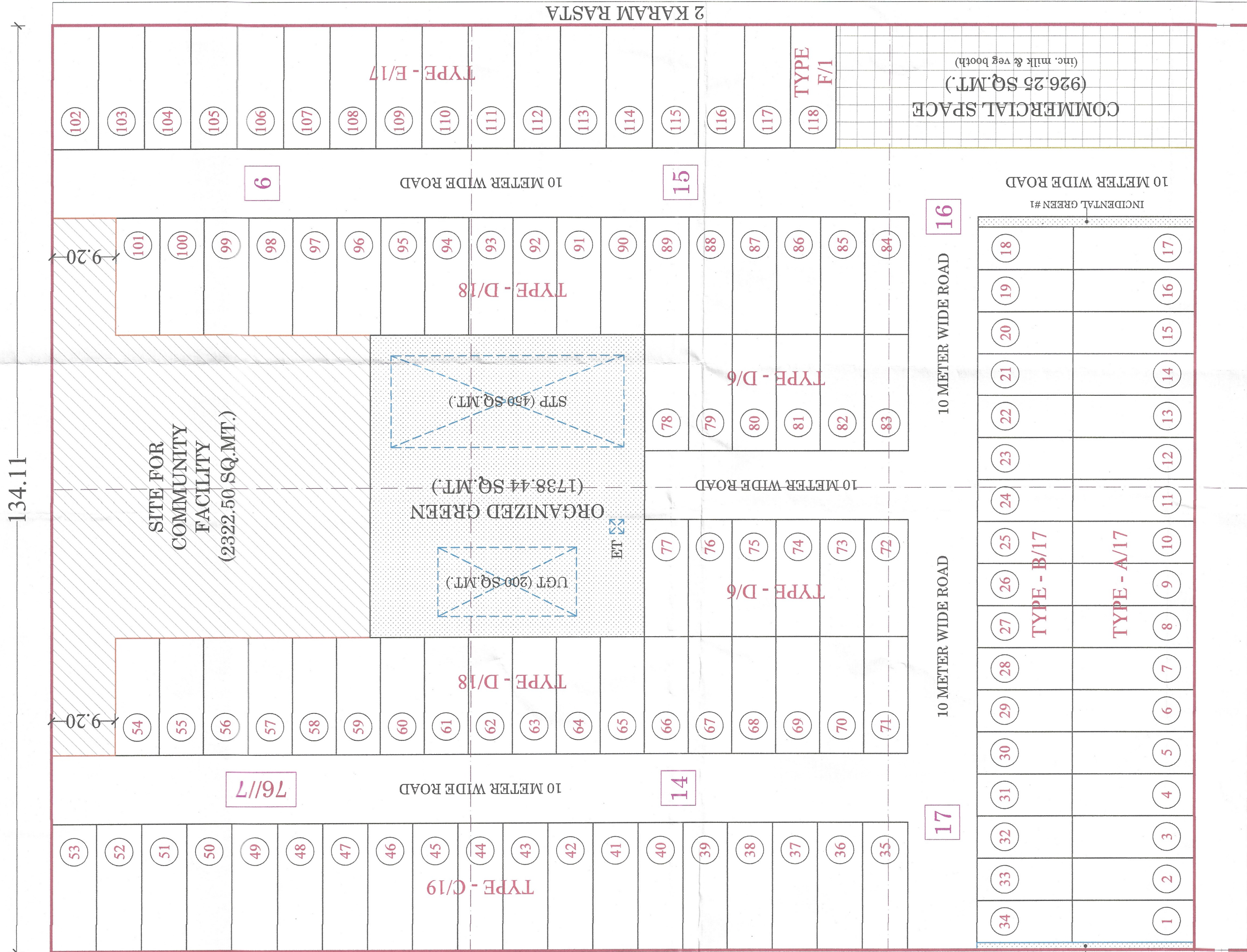
COMMERCIAL DETAIL									
S.No.	Type	Size		Length (in mt.)	Total Area (in sq.mt.)				
		Width (in mt.)	Length (in mt.)						
1	Commercial	17.852	61.885		926.25				
Total					926.25				
					0.229				
					4.00%				

COMMUNITY DETAIL									
S.No.	Type	Size		Length (in mt.)	Total Area (in sq.mt.)				
		Width (in mt.)	Length (in mt.)						
1	Community	77.800	9.200		715.76				
2		43.900	36.600		1606.74				
Total					2422.50				
					0.574				
					10.02%				

DENSITY CALCULATION									
1	Total Number of Plots	118	Plots						
2	Number of Persons in 1 Plot	18	Persons						
3	Total Number of Persons	2124	Persons						
4	Net Planned Area	5.725	Acres						
5	Density Achieved	371.0	PPA						

GREEN AREA CALCULATION									
S.No.	Type	Size		Length (in mt.)	Total Area (in sq.mt.)				
		Width (in mt.)	Length (in mt.)						
1	Organized Green	43.900	39.600		1738.44				
Total					1738.44				
					0.430				
					7.50%				

SERVICES AREA									
Description		Size		Length (in mt.)	Total Area (in sq.mt.)				
		Width (in mt.)	Length (in mt.)						
1	Space for Under Ground Tank (U.G.T.)	13.400	33.600		450.24				
2	Space for Sewage Treatment Plant (S.T.P.)	10.000	20.000		200.00				
3	Space for E.T.	2.000	2.000		4.00				



24 METER WIDE ROAD INCLUDING 5 KARAM RASTA

16.19
7.81
24.00