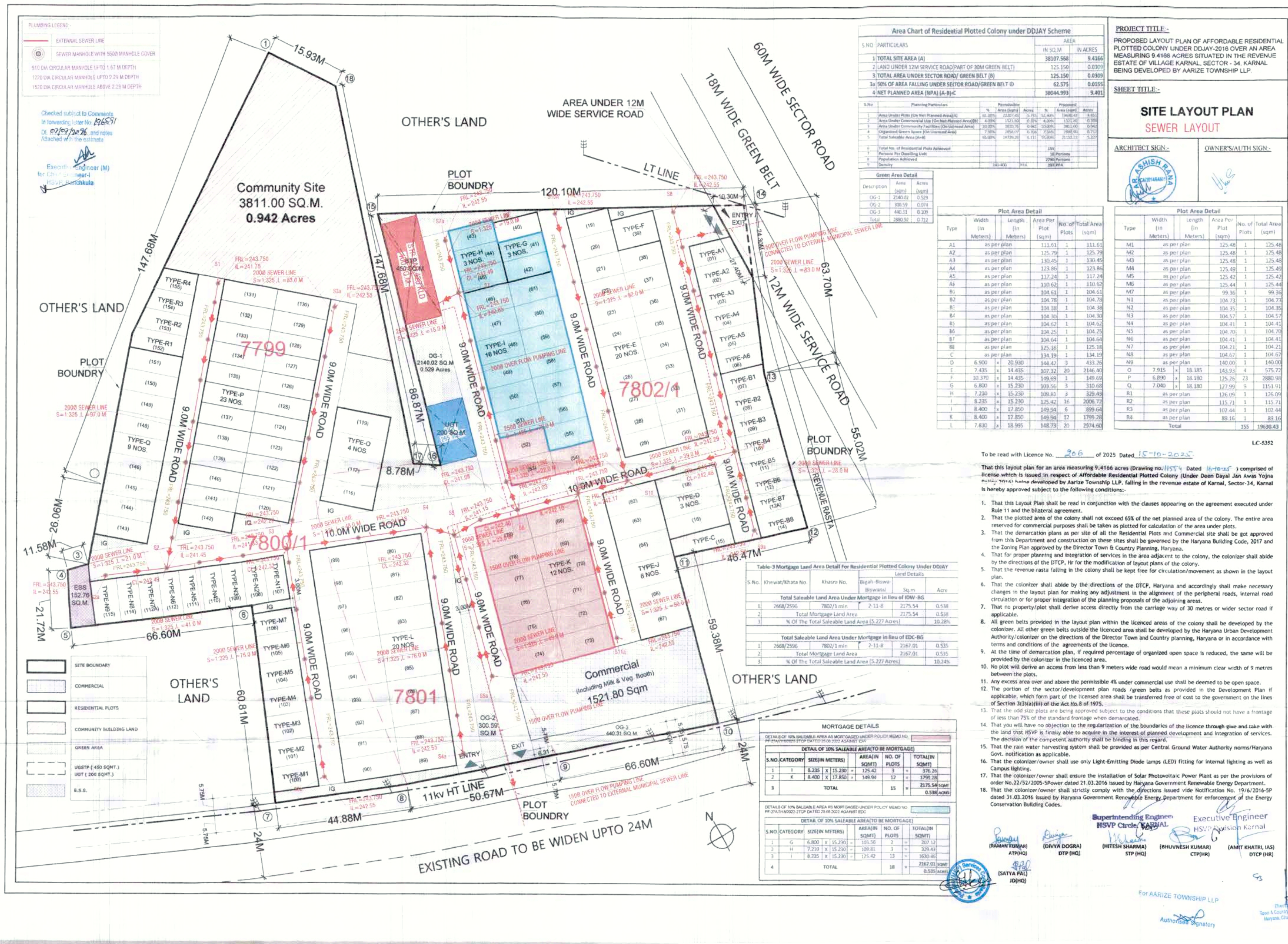




PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 9.4166 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE KARNAL, SECTOR - 34, KARNAL BEING DEVELOPED BY AARIZE TOWNSHIP LLP.

SITE LAYOUT PLAN

SEWER LAYOUT

OWNER'S/AUTH SIGN:



[Handwritten signature]

Area Chart of Residential Plotted Colony under DDJAY Scheme			
S.NO	PARTICULARS	AREA	
		IN SQ.M	IN ACR
1	TOTAL SITE AREA (A)	38107.568	9.1
2	LAND UNDER 12M SERVICE ROAD/PART OF 80M GREEN BELT I	125.150	0.0
3	TOTAL AREA UNDER SECTOR ROAD/ GREEN BELT (B)	125.150	0.0
3a	50% OF AREA FALLING UNDER SECTOR ROAD/GREEN BELT D	62.575	0.0
4	NET PLANNED AREA (NPA) (A-B)+C	38044.993	

S.No	Planning Particulars	Permitted	Proposed	Attain	
		% Area (sqm)	% Area (sqm)	% Area (sqm)	
1	Area Under Plots (On Net Planned Area)(A)	63.00%	7307.67	53.40%	19600.45
2	Area Under Commercial Use (On Net Planned Area)(B)	0.00%	1523.60	0.39%	4132.61
3	Area Under Community Facilities (On Unplanned Area)	10.00%	3870.34	0.94%	3800.00
4	Area Under Green Space (On Unplanned Area)	7.00%	4924.07	0.78%	2788.00
5	Total Suitable Area (A+B)		16112.61	5.51%	21153.32
6	Total No. of Residential Plots Achieved			155	
7	Population for Dwelling Units			2790	
8	Population Achieved			2790	
9	Density	160-180	19A	2817/PPA	

Description	Area (sqm)	Area (sqm)
OG-1	2140.02	0.52
OG-2	300.59	0.07
OG-3	440.31	0.10
Total	2880.92	0.71

Plot Area Detail					
Type	Width (in Meters)	Length (in Meters)	Area Per Plot (sqm)	No. of Plots	Total Area (sqm)
A1	as per plan		111.61	1	111.61
A2	as per plan		125.79	1	125.79
A3	as per plan		130.45	1	130.45
A4	as per plan		123.86	1	123.86
A5	as per plan		117.24	1	117.24
A6	as per plan		104.62	1	104.62
B1	as per plan		106.76	2	213.52
B2	as per plan		106.76	1	106.76
B3	as per plan		104.38	1	104.38
B4	as per plan		106.30	1	106.30
B5	as per plan		106.62	1	106.62
B6	as per plan		108.25	1	108.25
B7	as per plan		104.64	1	104.64
B8	as per plan		125.18	1	125.18
C	as per plan		134.19	1	134.19
D	6.900 x	20.900	144.42	3	433.26
E	7.435 x	14.435	107.32	20	2146.40
F	10.370 x	14.435	149.69	20	2993.80
G	6.800 x	15.230	103.56	3	310.68
H	7.210 x	15.230	109.81	3	329.43
I	9.235 x	15.230	139.47	16	2231.52
J	8.400 x	17.850	149.94	6	899.64
K	8.400 x	17.850	149.94	12	1799.28
L	7.830 x	18.995	148.73	20	2974.60

Plot Area Detail					
Type	Width (in Meters)	Length (in Meters)	Area Per Plot (sqm)	No. of Plots	Total Area (sqm)
M1	as per plan		125.48	1	125.48
M2	as per plan		125.48	1	125.48
M3	as per plan		125.48	1	125.48
M4	as per plan		125.49	1	125.49
M5	as per plan		125.42	1	125.42
M6	as per plan		125.44	1	125.44
M7	as per plan		99.36	1	99.36
N1	as per plan		104.73	1	104.73
N2	as per plan		104.35	1	104.35
N3	as per plan		104.57	1	104.57
N4	as per plan		104.41	1	104.41
N5	as per plan		104.70	1	104.70
N6	as per plan		104.41	1	104.41
N7	as per plan		104.21	1	104.21
N8	as per plan		104.67	1	104.67
N9	as per plan		140.00	1	140.00
O	7.915 x	18.185	143.93	4	575.72
P	6.890 x	18.180	125.26	23	2880.98
Q	7.040 x	18.180	127.99	9	1151.91
R1	as per plan		126.09	1	126.09
R2	as per plan		115.71	1	115.71
R3	as per plan		102.44	1	102.44
R4	as per plan		89.16	1	89.16
	Total			155	19630.43

LC-5352

To be read with Licence No. 206 of 2025 Dated 15-10-2025

That this layout plan for an area measuring 9.4166 acres (Drawing no. 11554 Dated 16-10-2015) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Daya Jan Awas Yojna) being developed by Aarize Township LLP, falling in the revenue estate of Karnal, Sector-34, Karnal 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 DTPC, Hr 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 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.
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 licensee.
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 meters 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 HSP 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.

Table-3 Mortgage Land Area Detail For Residential Plotted Colony Under DDJAY					
S.No.	Khewat/Khata No.	Khasra No.	Land Details		
			Bigha-Biswa-Biwarsi	Sq.m	Acre
Total Saleable Land Area Under Mortgage in lieu of IDW-BG					
1	2668/2596	7802/1 min	2-11-8	2175.54	0.538
2	Total Mortgage Land Area			2175.54	0.538
3	% Of The Total Saleable Land Area (5,227 Acres)				10.28%
Total Saleable Land Area Under Mortgage in lieu of EDC-BG					
1	2668/2596	7802/1 min	2-11-8	2167.01	0.535
2	Total Mortgage Land Area			2167.01	0.535
3	% Of The Total Saleable Land Area (5,227 Acres)				10.24%

MORTGAGE DETAILS						
DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-25A/166023/23 TOP DATED 26.08.2022 AGAINST EDC						
DETAILS OF 10% SALEABLE AREA (TO BE MORTGAGE)						
S.NO	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)	
1	I	8.235 X 15.230	125.42	3	=	376.26
2	K	8.400 X 17.850	149.94	12	=	1799.28
3		TOTAL		15	=	2175.54 SQMT 0.538(ACRE)

DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-25A/166023/23 TOP DATED 26.08.2022 AGAINST EDC						
DETAILS OF 30% SALEABLE AREA (TO BE MORTGAGE)						
S.NO	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)	
1	G	6.800 X 15.230	103.96	2	=	207.12
2	H	7.210 X 15.230	109.81	3	=	329.43
3	I	8.235 X 15.230	125.42	13	=	1630.46
4		TOTAL		18	=	2167.01 SQMT 0.535(ACRE)

Superintending Engineer
HSVP Circle, BARNAL

Executive Engineer
HSD Division Karnal

(RAMAN KUMAR)
ATP(HQ)

(HITESH SHARMA)
STP (HQ)

(AMIT KHATRI, IAS)
DTCP (HR)

(AMIT KHATRI, IAS
DTCN (HR))

(SATYA PAL)
JD(HQ)

CS

For AARIZE TOWNSHIP L.L.P.

Authorised Signatory

Tom & Courtney Planning
Maryann, Granddaughter

...ARIZE TOWNSHIP

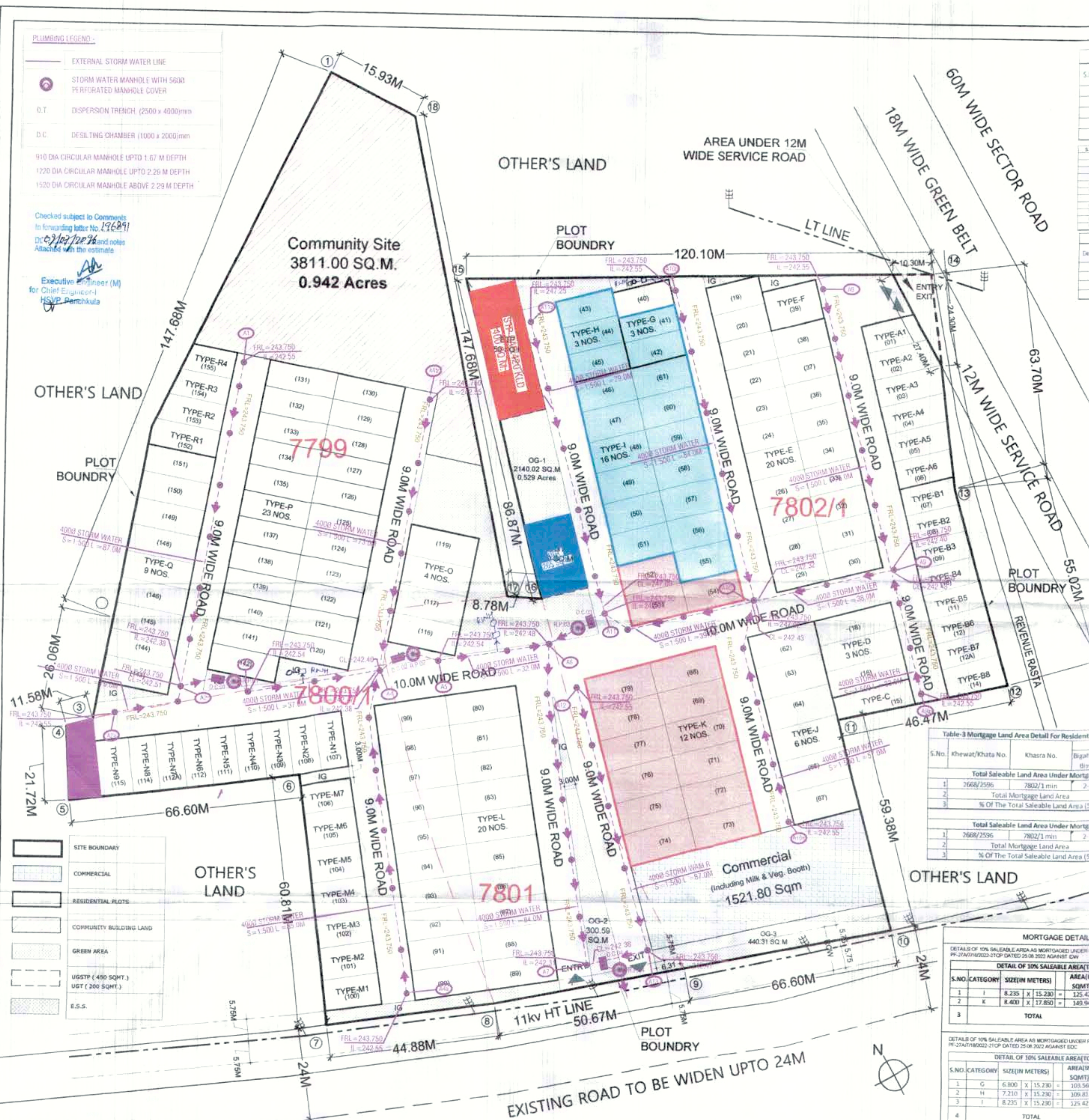
Authorised Signatory

PLUMBING LEGEND

- EXTERNAL STORM WATER LINE
- STORM WATER MANHOLE WITH 5000 PERFORATED MANHOLE COVER
- D.T. DISPERSION TRENCH (2500 x 4000)mm
- D.C. DESILTING CHAMBER (1000 x 2000)mm
- 910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH
- 1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
- 1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH

Checked subject to Comments
In forwarding letter No. 196891
Dated 07/02/2024 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSPV, Panchkula



Area Chart of Residential Plotted Colony under DDJAY Scheme			
S.NO	PARTICULARS	AREA (IN SQ.M)	AREA (IN ACRES)
1	TOTAL SITE AREA (A)	38107.568	9.4166
2	LAND UNDER 12M SERVICE ROAD (PART OF 30M GREEN BELT)	125.150	0.0309
3	TOTAL AREA UNDER SECTOR ROAD/ GREEN BELT (B)	125.150	0.0309
3a	50% OF AREA FALLING UNDER SECTOR ROAD/GREEN BELT @	62.575	0.0155
4	NET PLANNED AREA (HPA) (A-B)-C	38044.993	9.401

Green Area Detail			
Description	Area (sqm)	Area (sqm)	Area (sqm)
OG-1	2140.02	0.529	
OG-2	300.59	0.074	
OG-3	440.31	0.109	
Total	2880.92	0.712	

Plot Area Detail			
Type	Width (in Meters)	Length (in Meters)	Area Per Plot (sqm)
A1	as per plan	111.61	111.61
A2	as per plan	125.79	125.79
A3	as per plan	130.45	130.45
A4	as per plan	123.86	123.86
A5	as per plan	117.24	117.24
A6	as per plan	110.62	110.62
B1	as per plan	104.61	104.61
B2	as per plan	104.78	104.78
B3	as per plan	104.38	104.38
B4	as per plan	104.30	104.30
B5	as per plan	104.62	104.62
B6	as per plan	104.25	104.25
B7	as per plan	104.64	104.64
B8	as per plan	125.18	125.18
C	as per plan	134.19	134.19
D	6.900 x 20.930	144.42	433.26
E	7.435 x 14.435	107.32	2146.40
F	10.370 x 14.435	149.69	149.69
G	6.800 x 15.230	103.56	310.68
H	7.210 x 15.230	109.81	329.43
I	8.235 x 15.230	125.42	2006.72
J	8.400 x 17.850	149.94	899.64
K	8.400 x 17.850	149.94	1799.28
L	7.830 x 18.995	148.73	2974.60

Plot Area Detail			
Type	Width (in Meters)	Length (in Meters)	Area Per Plot (sqm)
M1	as per plan	125.48	125.48
M2	as per plan	125.48	125.48
M3	as per plan	125.48	125.48
M4	as per plan	125.48	125.48
M5	as per plan	125.48	125.48
M6	as per plan	125.48	125.48
M7	as per plan	99.36	99.36
N1	as per plan	104.73	104.73
N2	as per plan	104.35	104.35
N3	as per plan	104.57	104.57
N4	as per plan	104.41	104.41
N5	as per plan	104.70	104.70
N6	as per plan	104.41	104.41
N7	as per plan	104.21	104.21
N8	as per plan	104.67	104.67
N9	as per plan	140.00	140.00
O	7.915 x 18.185	143.93	575.72
P	6.880 x 18.180	125.26	2880.92
Q	7.040 x 18.180	127.99	1151.51
R1	as per plan	126.09	126.09
R2	as per plan	115.71	115.71
R3	as per plan	102.44	102.44
R4	as per plan	89.16	89.16
Total		155	19630.43

PROJECT TITLE:-
PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL
PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA
MEASURING 9.4166 ACRES SITUATED IN THE REVENUE
ESTATE OF VILLAGE KARNAL, SECTOR - 34, KARNAL
BEING DEVELOPED BY AARIZE TOWNSHIP LLP.

SHEET TITLE:-
SITE LAYOUT PLAN
STORM LAYOUT

ARCHITECT SIGN:-
OWNER'S/AUTH SIGN:-

To be read with Licence No. 206 of 2025 Dated 15-10-2025.

That this layout plan for an area measuring 9.4166 acres (Drawing No. HST-4 Dated 16-10-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Aarize Township LLP, falling in the revenue estate of Karnal, Sector-34, Karnal 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, Haryana 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 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 license.
- 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.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 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.

Table-3 Mortgage Land Area Detail For Residential Plotted Colony Under DDJAY				
Land Details				
S.No.	Khwata/Khata No.	Khasra No.	Bigah-Biswa-Biswami Sq.m	Acre
Total Saleable Land Area Under Mortgage in lieu of IDW-BG				
1	2668/2596	7802/1 min	2175.54	0.538
2	Total Mortgage Land Area		2175.54	0.538
3	% Of The Total Saleable Land Area (5.227 Acres)			10.28%
Total Saleable Land Area Under Mortgage in lieu of EDC-BG				
1	2668/2596	7802/1 min	2167.01	0.535
2	Total Mortgage Land Area		2167.01	0.535
3	% Of The Total Saleable Land Area (5.227 Acres)			10.24%

MORTGAGE DETAILS			
DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PP-27A/1/16/2022-DTCP DATED 25.08.2022 AGAINST C.W.			
DETAIL OF 10% SALEABLE AREA (TO BE MORTGAGED)			
S.NO./CATEGORY	SIZE (IN METERS)	AREA (IN SQ.MT)	NO. OF PLOTS
1	I 8.235 x 15.230	125.42	3
2	K 8.400 x 17.850	149.94	12
3	TOTAL		15
		2175.54 SQ.MT	0.538 ACRES
DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PP-27A/1/16/2022-DTCP DATED 25.08.2022 AGAINST EDC			
DETAIL OF 10% SALEABLE AREA (TO BE MORTGAGED)			
S.NO./CATEGORY	SIZE (IN METERS)	AREA (IN SQ.MT)	NO. OF PLOTS
1	G 6.800 x 15.230	103.56	2
2	H 7.210 x 15.230	109.81	3
3	I 8.235 x 15.230	125.42	13
4	TOTAL		18
		2367.01 SQ.MT	0.535 ACRES

Superintending Engineer
HSPV, Karnal
Executive Engineer
HSPV, Karnal

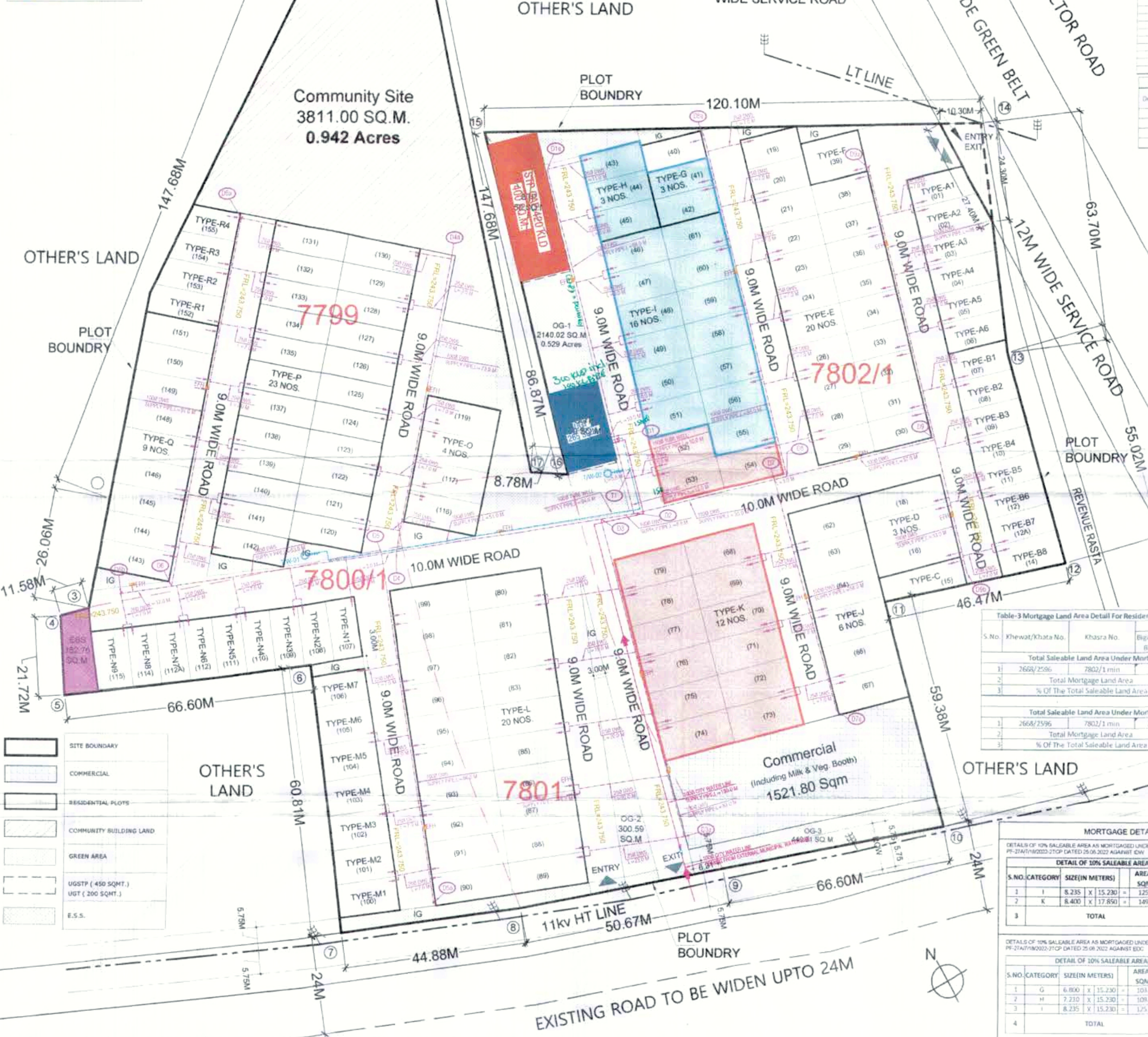
(KAMAR KISHORE) ATPHQ
(DIVYA DOGRA) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(BHUVNESH KUMAR) CTP (HR)
(AMIT KHATRI, IAS) DTCP (HR)

For AARIZE TOWNSHIP LLP

Authorized Signatory

For AARIZE TOWNSHIP LLP
Authorized Signatory

PLANNING LEGEND	
	DOMESTIC WATER SUPPLY LINE
	FLUSHING WATER SUPPLY LINE
	MUNICIPAL WATER SUPPLY
	FIRE WATER SUPPLY LINE
PLUMBING LEGEND	
	IRRIGATION WATER SUPPLY LINE
	GARDEN HYDRANT
	EXTERNAL FIRE HYDRANT



Area Chart of Residential Plotted Colony under DDJAY Scheme			
S.NO	PARTICULARS	IN SQ.M	IN ACRES
1	TOTAL SITE AREA (A)	38107.568	9.4166
2	LAND UNDER 12M SERVICE ROAD PART OF 30M GREEN BELT	125.150	0.0309
3	TOTAL AREA UNDER SECTOR ROAD/ GREEN BELT (B)	125.150	0.0309
3a	50% OF AREA FALLING UNDER SECTOR ROAD/GREEN BELT (C)	62.575	0.0155
4	NET PLANNED AREA (NPA) (A-B+C)	38044.993	9.401

Green Area Detail	
Description	Area (sqm)
OG-1	2340.02
OG-2	300.59
OG-3	440.81
Total	2880.42

Plot Area Detail				
Type	Width (in Meters)	Length (in Meters)	Area Per Plot (sqm)	No. of Total Area (sqm)
A1	as per plan	111.61	1	111.61
A2	as per plan	125.79	1	125.79
A3	as per plan	130.45	1	130.45
A4	as per plan	123.86	1	123.86
A5	as per plan	117.24	1	117.24
A6	as per plan	110.62	1	110.62
B1	as per plan	104.61	1	104.61
B2	as per plan	104.78	1	104.78
B3	as per plan	104.38	1	104.38
B4	as per plan	104.30	1	104.30
B5	as per plan	104.62	1	104.62
B6	as per plan	104.25	1	104.25
B7	as per plan	104.64	1	104.64
B8	as per plan	125.18	1	125.18
C	as per plan	134.19	1	134.19
D	6.900 x 20.930	144.42	3	433.26
E	7.435 x 14.435	107.32	20	2146.40
F	10.370 x 14.435	149.69	1	149.69
G	6.800 x 15.230	103.56	3	310.68
H	7.210 x 15.230	109.81	3	329.43
I	8.235 x 15.230	125.42	16	2006.72
J	8.400 x 17.850	149.94	6	899.64
K	8.400 x 17.850	149.94	12	1799.28
L	7.830 x 18.995	148.73	20	2974.60

PROJECT TITLE:-
PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 9.4166 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE KARNAL, SECTOR - 34, KARNAL BEING DEVELOPED BY AARIZE TOWNSHIP LLP.

SHEET TITLE:-
SITE LAYOUT PLAN
DOMESTIC WATER SUPPLY LAYOUT

ARCHITECT SIGN:-
OWNER'S/AUTH SIGN:-

Plot Area Detail				
Type	Width (in Meters)	Length (in Meters)	Area Per Plot (sqm)	No. of Total Area (sqm)
M1	as per plan	125.48	1	125.48
M2	as per plan	125.48	1	125.48
M3	as per plan	125.48	1	125.48
M4	as per plan	125.49	1	125.49
M5	as per plan	125.42	1	125.42
M6	as per plan	125.44	1	125.44
M7	as per plan	99.36	1	99.36
N1	as per plan	104.73	1	104.73
N2	as per plan	104.35	1	104.35
N3	as per plan	104.57	1	104.57
N4	as per plan	104.41	1	104.41
N5	as per plan	104.70	1	104.70
N6	as per plan	104.41	1	104.41
N7	as per plan	104.21	1	104.21
N8	as per plan	104.67	1	104.67
N9	as per plan	140.00	1	140.00
O	7.915 x 18.185	143.93	4	575.72
P	6.890 x 18.180	125.26	23	2880.98
Q	7.040 x 18.180	127.99	9	1151.91
R1	as per plan	126.09	1	126.09
R2	as per plan	115.71	1	115.71
R3	as per plan	102.44	1	102.44
R4	as per plan	89.16	1	89.16
Total			155	19630.43

To be read with Licence No. 206 of 2025 Dated 15-10-2025.
That this layout plan for an area measuring 9.4166 acres (Drawing No. 11574 Dated 16-10-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) having been developed by Aarize Township LLP, falling in the revenue estate of Karnal, Sector-34, Karnal 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 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, Haryana 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(3A)(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 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.

Table-3 Mortgage Land Area Detail For Residential Plotted Colony Under DDJAY					
S.No.	Khwata/Khata No.	Khasra No.	Bigah-Biswa-Biswanu	Land Details	
				Sq.m.	Acre
Total Saleable Land Area Under Mortgage in lieu of DW-BG					
1	2668/2596	7802/1 min	2-11-8	2175.54	0.538
2	Total Mortgage Land Area			2175.54	0.538
3	% Of The Total Saleable Land Area (5.227 Acres)				10.28%
Total Saleable Land Area Under Mortgage in lieu of EDC-BG					
1	2668/2596	7802/1 min	2-11-8	2167.01	0.535
2	Total Mortgage Land Area			2167.01	0.535
3	% Of The Total Saleable Land Area (5.227 Acres)				10.24%

MORTGAGE DETAILS

DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PE-21/AT/18/2022 STOP DATED 25.08.2022 AGAINST DW

DETAIL OF 10% SALEABLE AREA TO BE MORTGAGE

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	I	8.235 X 15.230	125.42	3	376.26
2	K	8.400 X 17.850	149.94	12	1799.78
		TOTAL		15	2175.54 SQMT
					0.538 ACRES

DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PE-21/AT/18/2022 STOP DATED 25.08.2022 AGAINST EDC

DETAIL OF 10% SALEABLE AREA TO BE MORTGAGE

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	O	6.800 X 15.230	103.56	2	207.12
2	M	7.210 X 15.230	109.81	3	329.43
3	I	8.235 X 15.230	125.42	18	1630.46
		TOTAL		18	2167.01 SQMT
					0.535 ACRES

Superintending Engineer
HSVP Circle, KARNAL

Executive Engineer
HSVP Division Karnal

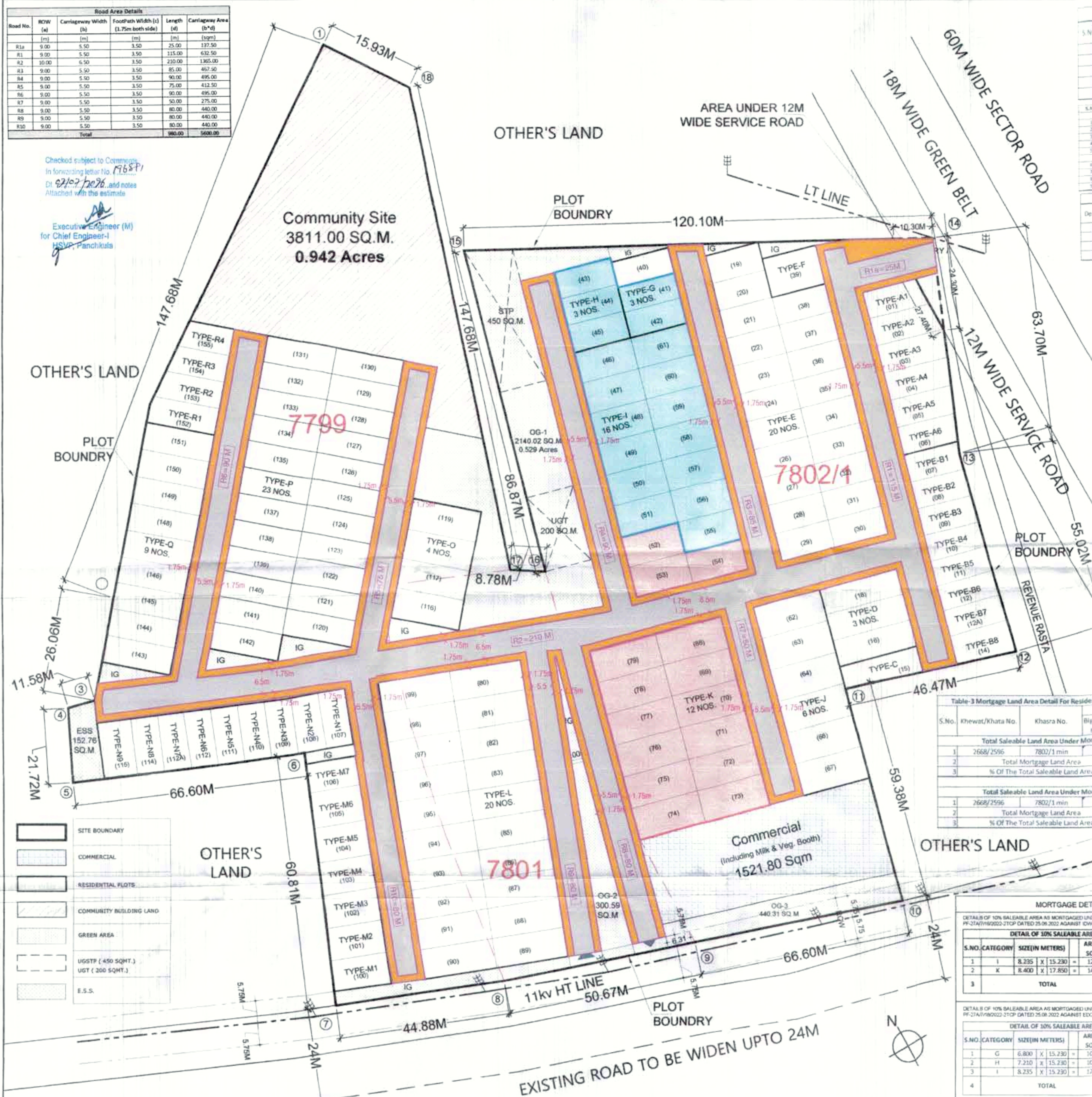
For AARIZE TOWNSHIP LLP
Authorized Signatory

For AARIZE TOWNSHIP LLP
Authorized Signatory

Road Area Details				
Road No.	RCW (m)	Carriageway Width (m)	Footpath Width (m) (1.75m both side)	Length (m)
R1a	9.00	5.50	3.50	25.00
R1	9.00	5.50	3.50	115.00
R2	10.00	5.50	3.50	210.00
R3	9.00	5.50	3.50	85.00
R4	9.00	5.50	3.50	90.00
R5	9.00	5.50	3.50	75.00
R6	9.00	5.50	3.50	90.00
R7	9.00	5.50	3.50	50.00
R8	9.00	5.50	3.50	80.00
R9	9.00	5.50	3.50	80.00
R10	9.00	5.50	3.50	80.00
Total				980.00

Checked subject to Comments
In forwarding letter No. 71687/
Dt. 24/07/2026 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula



Area Chart of Residential Plotted Colony under DDJAY Scheme			
S.NO	PARTICULARS	IN SQ.M	IN ACRES
1	TOTAL SITE AREA (A)	38107.568	9.4166
2	LAND UNDER 12M SERVICE ROAD (PART OF 30M GREEN BELT)	125.150	0.0309
3	TOTAL AREA UNDER SECTOR ROAD/ GREEN BELT (B)	125.150	0.0309
3a	50% OF AREA FALLING UNDER SECTOR ROAD/ GREEN BELT (C)	62.575	0.0155
4	NET PLANNED AREA (NPA) (A-B+C)	38044.993	9.401

Green Area Detail			
Description	Area (sqm)	Area (acres)	
OG-1	2140.02	0.529	
OG-2	300.59	0.074	
OG-3	440.31	0.109	
Total	2880.92	0.712	

Plot Area Detail			
Type	Width (in Meters)	Length (in Meters)	Area Per Plot (sqm)
A1	as per plan	111.61	1
A2	as per plan	125.29	1
A3	as per plan	130.45	1
A4	as per plan	123.86	1
A5	as per plan	117.24	1
A6	as per plan	110.62	1
A7	as per plan	104.61	1
A8	as per plan	104.78	1
A9	as per plan	104.38	1
A10	as per plan	104.30	1
A11	as per plan	104.62	1
A12	as per plan	104.25	1
A13	as per plan	104.64	1
A14	as per plan	125.18	1
A15	as per plan	134.19	1
A16	as per plan	144.42	3
A17	as per plan	147.32	20
A18	as per plan	148.43	1
A19	as per plan	149.69	1
A20	as per plan	150.56	3
A21	as per plan	152.30	3
A22	as per plan	152.30	16
A23	as per plan	152.30	6
A24	as per plan	152.30	12
A25	as per plan	152.30	20

PROJECT TITLE:-
PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 9.4166 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE KARNAL, SECTOR - 34, KARNAL BEING DEVELOPED BY AARIZE TOWNSHIP LLP.

SHEET TITLE:-
SITE LAYOUT PLAN
ROAD LAYOUT

ARCHITECT SIGN:-
OWNER'S/AUTH SIGN:-

Plot Area Detail			
Type	Width (in Meters)	Length (in Meters)	Area Per Plot (sqm)
M1	as per plan	125.48	1
M2	as per plan	125.48	1
M3	as per plan	125.48	1
M4	as per plan	125.48	1
M5	as per plan	125.42	1
M6	as per plan	125.44	1
M7	as per plan	99.36	1
M8	as per plan	104.73	1
N1	as per plan	104.35	1
N2	as per plan	104.35	1
N3	as per plan	104.35	1
N4	as per plan	104.41	1
N5	as per plan	104.70	1
N6	as per plan	104.41	1
N7	as per plan	104.21	1
N8	as per plan	104.67	1
N9	as per plan	140.00	1
O	7.915	18.185	143.93
P	6.890	18.180	125.26
Q	7.040	18.180	127.99
R1	as per plan	126.09	1
R2	as per plan	115.71	1
R3	as per plan	102.44	1
R4	as per plan	89.16	1
Total			155

To be read with Licence No. 206 of 2025 Dated 15-10-2025.

That this layout plan for an area measuring 9.4166 acres (Drawing No. HSY/4 Dated 16-10-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Aarize Township LLP, falling in the revenue estate of Karnal, Sector-34, Karnal 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, Haryana 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 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 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 licensed area.
- No plot will derive an access from less than 9 meters 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.8 of 1975.
- That the size of 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-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.

Table-3 Mortgage Land Area Detail For Residential Plotted Colony Under DDJAY			
S.No.	Khetwari/Khata No.	Khasra No.	Area
Total Saleable Land Area Under Mortgage in lieu of IDW-BG			
1	7668/2596	7802/1 min	2175.54
2	Total Mortgage Land Area		2175.54
3	% Of The Total Saleable Land Area (5.227 Acres)		10.28%
Total Saleable Land Area Under Mortgage in lieu of EDC-BG			
1	7668/2596	7802/1 min	2167.01
2	Total Mortgage Land Area		2167.01
3	% Of The Total Saleable Land Area (5.227 Acres)		10.24%

MORTGAGE DETAILS			
DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/19/2022-21CP DATED 25.08.2022 AGAINST IDW			
S.NO.	CATEGORY	SIZE (IN METERS)	AREA (IN SQMT)
1	I	8.235 X 15.230	125.42
2	K	8.400 X 17.850	149.94
3			
TOTAL			275.36

DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/19/2022-21CP DATED 25.08.2022 AGAINST EDC			
S.NO.	CATEGORY	SIZE (IN METERS)	AREA (IN SQMT)
1	G	6.800 X 15.230	103.56
2	H	7.210 X 15.230	109.81
3	I	8.235 X 15.230	125.42
4			
TOTAL			338.79

For AARIZE TOWNSHIP LLP
Authorised Signatory