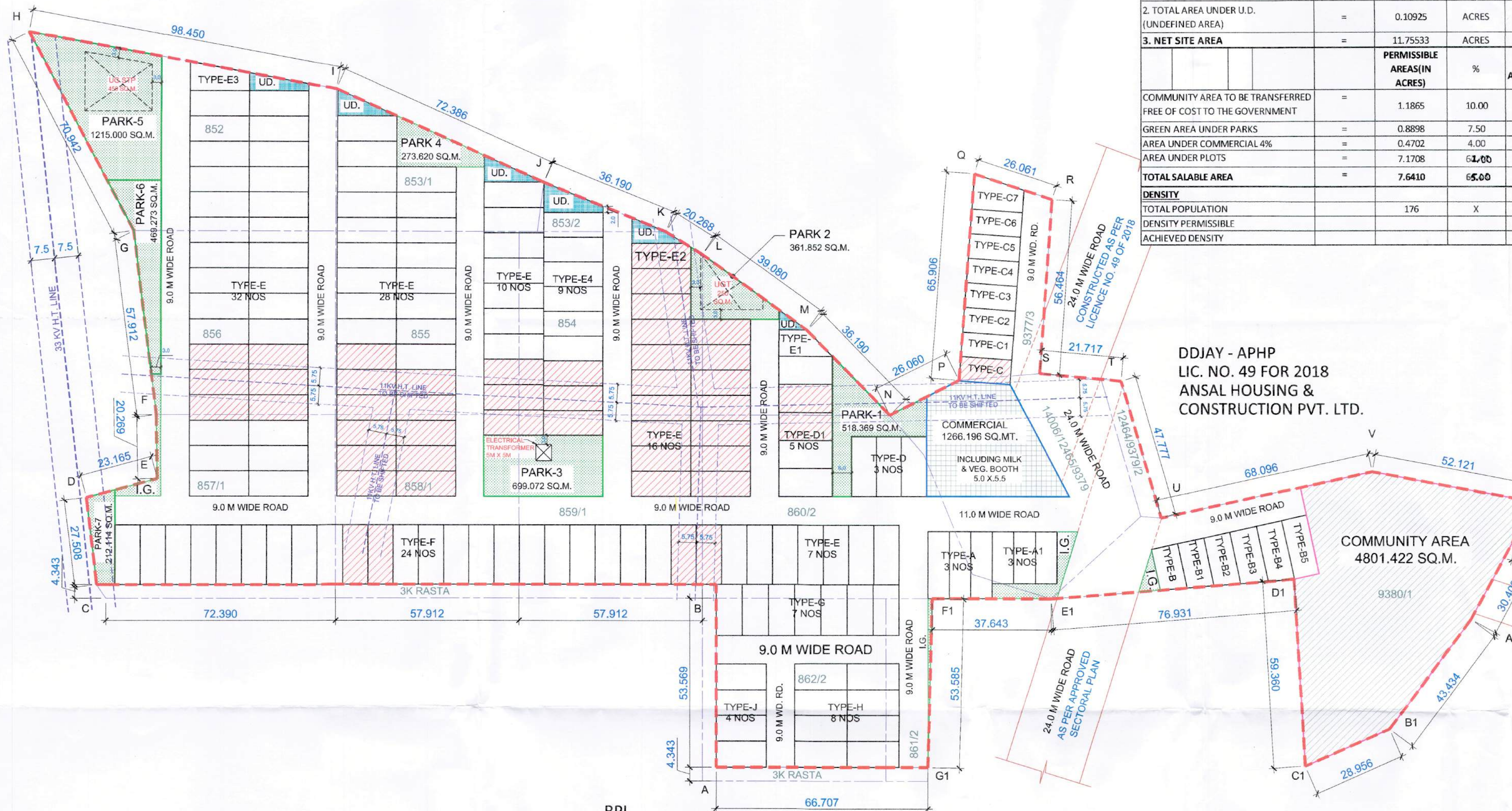




AREA STATEMENT						
1. TOTAL SITE AREA	=	11.86458	ACRES	=	48014.188	SQ.M.
2. TOTAL AREA UNDER U.D. (UNDEFINED AREA)	=	0.10925	ACRES	=	442.120	SQ.M.
3. NET SITE AREA	=	11.75533	ACRES	=	47572.068	SQ.M.
		PERMISSIBLE AREAS(IN ACRES)	%	PROPOSED AREA(IN SQ.M.)	PROPOSED AREA(IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	=	1.1865	10.00	4801.422	1.1865	10.00
GREEN AREA UNDER PARKS	=	0.8898	7.50	3749.300	0.9265	7.81
AREA UNDER COMMERCIAL 4%	=	0.4702	4.00	1266.196	0.3129	2.66
AREA UNDER PLOTS	=	7.1708	61.00	25525.043	6.3074	53.66
TOTAL SALABLE AREA	=	7.6410	65.00	26791.239	6.6203	56.32
DENSITY						
TOTAL POPULATION		176	X	18.0	3168.00	PERSONS
DENSITY PERMISSIBLE					240 TO 400	PPA
ACHIEVED DENSITY					269.50	PPA

SUMMARY OF PLOTS						
	PLOT DIMENSIONS	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA		
A	6.802 X 21.093	143.475	3	430.424	SQ.M.	
A1	6.802 X 16.307	110.920	3	332.761	SQ.M.	
B	8.404 X 11.493	96.587	1	96.587	SQ.M.	
B1	8.404 X 12.993	109.194	1	109.194	SQ.M.	
B2	8.404 X 14.493	121.801	1	121.801	SQ.M.	
B3	8.704 X 16.020	139.438	1	139.438	SQ.M.	
B4	8.104 X 17.520	141.983	1	141.983	SQ.M.	
B5	7.947 X 18.874	149.992	1	149.992	SQ.M.	
C	7.788 X 16.181	126.021	1	126.021	SQ.M.	
C1	7.788 X 16.166	125.903	1	125.903	SQ.M.	
C2	7.788 X 16.151	125.784	1	125.784	SQ.M.	
C3	7.788 X 16.136	125.665	1	125.665	SQ.M.	
C4	7.788 X 16.121	125.547	1	125.547	SQ.M.	
C5	7.788 X 16.105	125.428	1	125.428	SQ.M.	
C6	7.788 X 16.090	125.310	1	125.310	SQ.M.	
C7	9.167 X 16.085	147.458	1	147.458	SQ.M.	
D	7.894 X 19.000	149.986	3	449.958	SQ.M.	
D1	8.877 X 16.818	149.293	5	746.467	SQ.M.	
E	8.000 X 18.750	150.000	93	13950.000	SQ.M.	
E1	8.321 X 12.759	106.166	1	106.166	SQ.M.	
E2	8.000 X 18.595	148.763	1	148.763	SQ.M.	
E3	7.377 X 18.750	138.320	1	138.320	SQ.M.	
E4	7.825 X 18.750	146.719	9	1320.469	SQ.M.	
F	7.976 X 18.750	149.550	24	3589.200	SQ.M.	
G	8.244 X 16.000	131.904	7	923.328	SQ.M.	
H	8.228 X 16.471	135.523	8	1084.187	SQ.M.	
J	8.228 X 15.766	129.723	4	518.891	SQ.M.	
	TOTAL		176	25525.043	SQ.M.	
				6.3074	ACRES	

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Park-1	518.369	0.1281
Park-2	361.852	0.0894
Park-3	699.072	0.1727
Park-4	273.620	0.0676
Park-5	1215.000	0.3002
Park-6	469.273	0.1160
Park-7	212.114	0.0524
TOTAL	3749.300	0.9265

DDJAY - APHP
LIC. NO. 49 FOR 2018
ANSAL HOUSING &
CONSTRUCTION PVT. LTD.

RPL
LIC. NO. 60 OF 2009
ANSAL - API

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME ON A TOTAL LAND AREA MEASURING 11.86458 ACRES IN REVENUE ESTATE OF VILLAGE KAMBOPURA AND KASBA KARNAL, OF SECTOR-36, KARNAL, HARYANA BEING DEVELOPED BY M/S MHL INFRAHEIGHTS LLP.

ARCHITECT'S SIGN

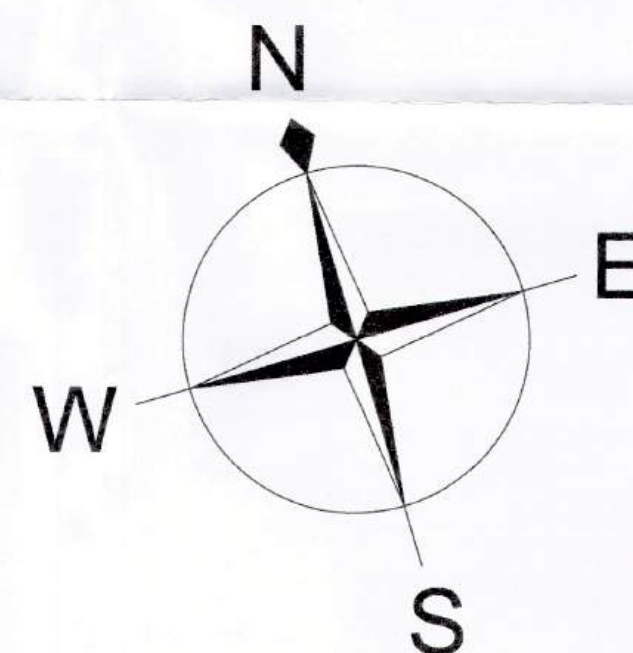
Vikas Dubey
Mr. VIKAS DUBEY
M.Arch, B.Arch
CA/2015/66168
MOB.9915725569

OWNER'S SIGN

M/S MHL INFRAHEIGHTS LLP.
Satya Pal
(Authorized Signatory)

LEGEND:-

- SITE BOUNDARY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- UNDEFINED AREA
- PLOTS TO BE FROZEN TILL SHIFTING OF THE 11 KV HT LINE



To be read with Licence No. 17 of 2026 Dated: 22/01/2026

That this layout plan for an area measuring 10.725 acres (Drawing no. 11839 Dated 22-01-26) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by MHL Infraheights LLP in revenue estate of village Patti Kambopura, in Sector-36, 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 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 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 are not part of the licensed area shall be transferred free of cost to the government on the lines of Section 33(1)(ii) 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.72/52/2005-5Power 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Ram
(RANJIT KUMAR)
ATP(HQ)

Rabita
(RABITA GUPTA)
DTP(HQ)

Hithesh
(HITHESH SHARMA)
STP(HQ)

Bhuresh
(BHURES KUMAR)
CTP(HQ)

Amrit
(AMIT KHATRI, JAS)
DTP(HQ)