

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA  
Nagar Yojna Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh  
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com  
Web Site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. ZP-2235/JD(SP)/2025/ 44913

Dated 26-11-25

To

G. Estate Pvt. Ltd.,  
SCO-372, Mugal Canal,  
Karnal-132001.

**Subject:** Approval of Revised Layout-cum-Demarcation plan and Demarcation-cum-zoning plan of Affordable Residential Plotted Colony (DDJAY) measuring 13.9125 acres bearing Licence No. 149 of 2022 dated 29.09.2022 and 160 of 2025 dated 29.08.2025 in the revenue estate of Village Takhana, Sector-5, Nilokheri-Taraori, District-Karnal being developed by G. Estate Pvt. Ltd.

**Ref:-** Report of DTP, Karnal dated 17.10.2025 in view of your application dated 03.10.2025.

Please find enclosed copies of approved Revised Layout-cum-Demarcation plan and Demarcation-cum-zoning plan of Affordable Residential Plotted Colony (DDJAY) measuring 13.9125 acres bearing Licence No. 149 of 2022 dated 29.09.2022 and 160 of 2025 dated 29.08.2025 in the revenue estate of Village Takhana, Sector-5, Nilokheri-Taraori, District-Karnal for information and further necessary action subject to the condition that the part of licensed land earmarked under community site (10% of licenced site), shall be transferred in favour of the Govt. within a period of 30 days from issuing this letter. However, as per amendment dated 25.08.2022 in (DDJAY-2016) policy, alternatively, you have an option to develop community site at your own cost or through third party subject to the provisions of the policy amendment cited above. Hence, in case of opting for option 2, the same may be clarified

The details of approved Revised Layout-cum-Demarcation Plan and Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (under DDJAY Policy-2016) are given as under:-

Sr. No.	Subject	Drawing No.	Dated
1.	Revised Layout-cum-Demarcation Plan	DTCP-11642	21.11.2025
2.	Demarcation-cum-Zoning Plan	DTCP-11643	21.11.2025

DA/As above

  
(Divya Dogra)

District town Planner (HQ)

For: Director Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-2235/JD(SP)/2025/ \_\_\_\_\_

Dated:- \_\_\_\_\_

Copies of approved Revised Layout-cum-Demarcation Plan and Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (under DDJAY Policy-2016) are forwarded to the following for information and necessary action:-

1. Senior Town Planner, Panchkula.
2. District Town Planner, Karnal.
3. PM (IT), Nodal Officer, for updation the department website.

DA/As above.

For G. Estate Pvt. Ltd.

  
Director

(Divya Dogra)

District town Planner (HQ)

For: Director Town and Country Planning,  
Haryana, Chandigarh.

That this revised Layout cum Demarcation plan for an additional area measuring 3.95 acres (Drawing No. 160 of 2025 dated 29.08.2025) in addition to licensed site of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) area measuring 9.9625 acres comprising of License No. 149 of 2022 dated 29.09.2022, thereby total scheme area measuring 13.9125 acres being developed by G. Estate Pvt. Ltd. in the revenue estate of Village-Takhana, in Sector-5, Nilokheri-Taraori, District Karnal is hereby approved subject to the following conditions:-

- 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.
- 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 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 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 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(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 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.
- 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

*Ranaj* (BHUNESH KUMAR) ATP(HQ)  
*Dwija* (DIVYA DOGRA) DTP(HQ)  
*Hitesh* (HITESH SHARMA) STP(HQ)  
*Bhunesh* (BHUNESH KUMAR) CTP(HR)  
*Amit* (AMIT KHATRI, IAS) DTCP (HR)  
*Satyapal* (SATYA PAL) ID(HQ)

**LEGEND:**

COMMUNITY FACILITIES SHOWN THUS

COMMERCIAL SHOWN THUS

GREEN SHOWN THUS

ESS SHOWN THUS

BOUNDARY OF L.NO.- 160 OF 2025 DATED-29.08.2025 FOR AREA MEASURING 3.95 ACRES

BOUNDARY OF L.NO.-149 OF 2022 DATED-29.09.2022 FOR AN AREA MEASURING 9.9625 ACRES

PLOT NOS.	PLOT TYPE	DIMENSION OF PLOTS (in Metres)		AREA OF PLOTS (in SQ.M.)	NO. OF PLOTS	AREA UNDER PLOTS
		W	D			
01 TO 30	A	7.69	19.505	150.0	30	4499.8035
31 TO 66, 97 TO 168	B	7.7072	18.75	144.51	108	15607.08
67 TO 96	C	7.6112	18.75	142.7100	30	4281.3
169 TO 176	D	8	15.893	127.144	8	1017.152
177 TO 181	E	8	18.75	150	5	750
182 TO 191	F	7.4038	17.6528	130.6978	10	1306.978006
192 TO 205	G	7.883	16.9932	133.96	14	1875.403538
206 TO 211	H	8.5756	15.2	130.35	6	782.09472
212	I	9	15.2	136.8	1	136.8
<b>TOTAL</b>					<b>212</b>	<b>30256.61176</b>

**AREA STATEMENT :**

DESCRIPTION	AREA IN SQ.METER	ACRES	AREA ACHIEVED	AREA PERMISSIBLE
AREA OF LICENSE NO. 149 OF 2022 DATED 29.09.2022	40216.743	9.0625	—	—
AREA OF LICENSE NO. 160 OF 2025 DATED 29.08.2025	15985.058	3.95	—	—
TOTAL AREA OF SCHEME	56201.801	13.0125	—	—
NET PLANNED PLOT AREA (A+B+C+D+E)	56296.150	13.0125	—	65%
A - PROPOSED AREA UNDER PLOTS (Permissible 65% (24341.8238 sqm.))	30256.61176	7.476872	23.743351	ACHIEVED (A+B)
B - PROPOSED AREA UNDER COMMERCIAL (Permissible 4% (2352 sqm.))	2252	0.556481	4%	57.74352%
TOTAL PLOTS		212		

COMMUNITY FACILITY	REQUIRED AREA		PROVIDED AREA	
	10%	100%	10%	100%
COMMUNITY FACILITY	10%	5620.1801	10%	5629.6125 (1.39109 ac.)
GREEN	7.5%	4215.1375 (0.43048 ac.)	7.5%	4255.384 (1.02128 ac.)
TOTAL AREA UNDER PLOTS = 7.476872 ACS.				

1.39109 acres Land Reserved For Community Facilities

**GREEN AREA CALCULATION:**

= GREEN 01 + GREEN 02 + GREEN 03  
 = 1433.64 + 1900.7 + 921.04 SQ.M.  
 = 4255.384 SQ.M.

ONE ORGANISED GREEN SPACE OF MORE THAN 0.3 ACRE PROVIDED = G1

COMMUNITY AREA = 5629.6125 SQ.M.

SERVICES CALCULATION:

E.S.S = 350 SQ.M.  
 UNDERGROUND S.T.P. = 452.198 SQ.M.  
 U.G.T. = 200 SQ.M.

TOTAL PLOTS	PERSONS PER PLOT	TOTAL DENSITY	PERCENTAGE PER ACRE
212	18	3816	3780 / 13.9125 = 274.28 PPA sby 274 PPA



AJAY GAUTAM (ARCHITECT)  
 For G. Estate Pvt. Ltd. GAUTAM & GAUTAM ASSOCIATES  
 ARCHITECTS+ENGINEERS+VALUERS  
 S-484, Lower GF, GK-II, New Delhi-110048  
 CA/91/13814  
 Director

OWNER'S SIGNATURE \_\_\_\_\_ ARCHITECT'S SIGNATURE \_\_\_\_\_

ARCHITECT: GAUTAM & GAUTAM ASSOCIATES  
 ARCHITECTS+ENGINEERS+VALUERS  
 S-484, Lower GF, GK-II, New Delhi-110048  
 CA/91/13814

CLIENT: G ESTATE PRIVATE LIMITED

REVISED LAYOUT CUM DEMARCATION PLAN FOR AN AREA MEASURING 13.9125 ACRES (L.NO.- 160 OF 2025 DATED-29.08.2025 FOR AREA MEASURING 3.95 ACRES & L.NO.-149 OF 2022 DATED-29.09.2022 FOR AN AREA MEASURING 9.9625 ACRES) IN DEEN DAYAL JAN AWAS YOJNA FOR SETTING UP OF AN AFFORDABLE PLOTTED PROJECT FALLING IN REVENUE ESTATE OF VILLAGE TAKHANA, SECTOR-5, TEHSIL - NILOKHERI, DISTRICT KARNAL, HARYANA

SCALE: N.T.S DATE: 11.11.2025

DRG. NO. :- DTCP- .....  
 DATED :- .....

For G. Estate Pvt. Ltd.  
*Amit Khatri*  
 Director