

**LEGEND:-**  
 SITE BOUNDARY

NOTE - PROVISION OF STACK PARKING SHALL BE PROVIDED AT SITE.

PROJECT :-

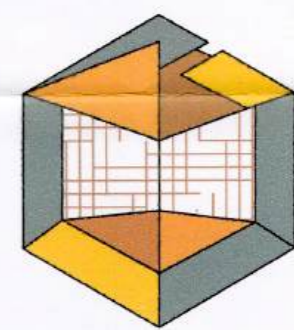
**Layout plan of Commercial Plotted Colony over an area measuring 1.0125 Acres Village Baldi, Sector-29, Tehsil & District -Karnal. Being Developed by-Karnal City Center.**

OWNER :-

**KARNAL CITY CENTER**  
 (Authorized Signatory)

ARCHITECT :-

**Ar. Pankaj Negi**  
 M.Arch, B.Arch  
 CA/2015/68636  
 Mob- 9468089677



**VASTU DECORE**  
 Trust Us We'll Save Your Money

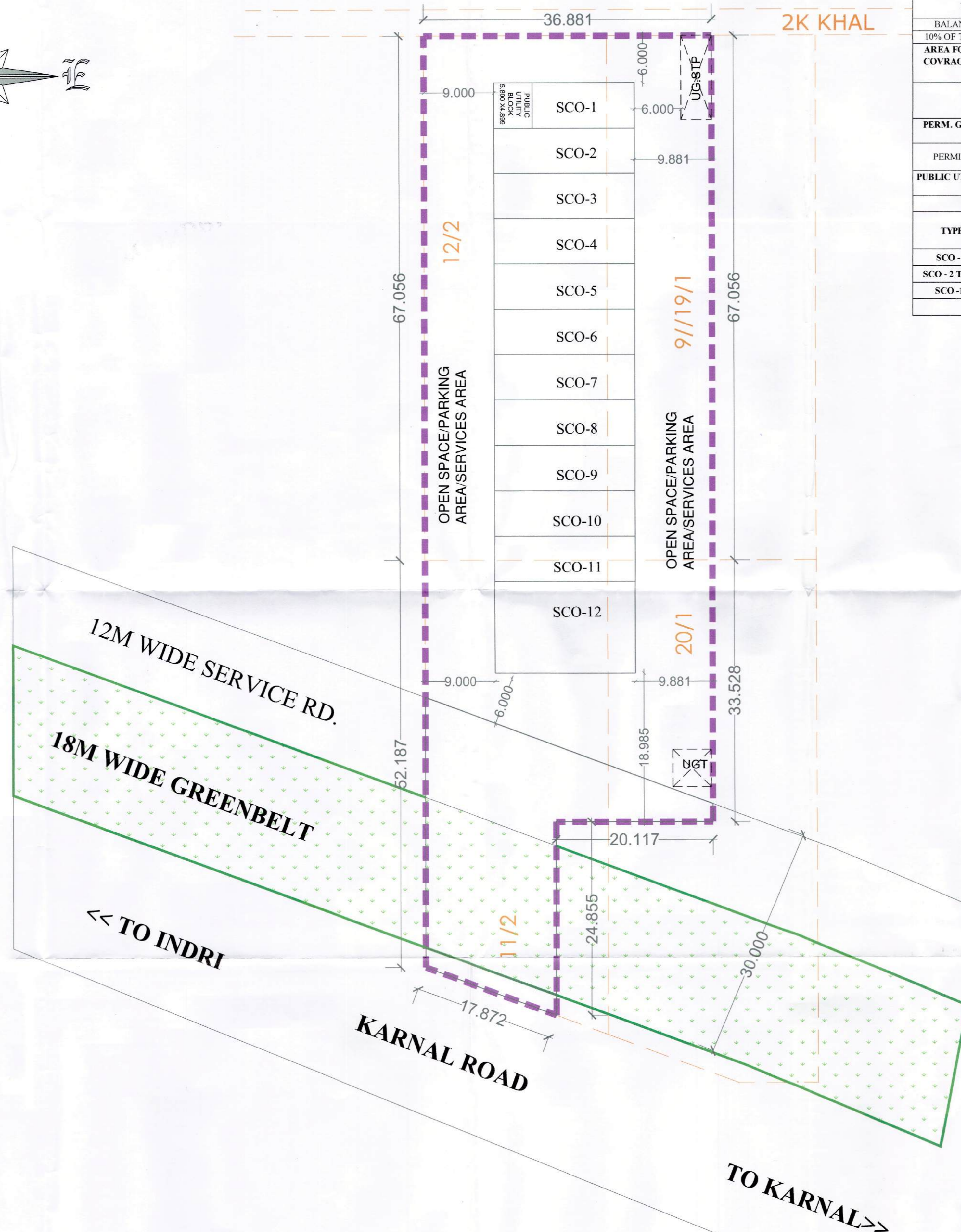
ARCHITECTS ,INTERIORS ,CONSTRUCTION

SCO-7,2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL  
 CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR,PUNJAB

E-mail:- vastudecore@hotmail.com

MOB. +91-7015875179, 9915725569

This drawing is the property of the consultants. no part of this shall be used, copied or reproduced without their written permission



AREA STATEMENT	IN ACRES		IN SQMT.			
TOTAL SITE AREA (A)	1.0125	=	4097.436	SQ.M.		
AREA FALLING UNDER 30M WIDE GREEN BELT INCLUDING 12M WIDE SERVICE ROAD & ROAD WIDENING (B)	0.17306	=	700.353	SQ.M.		
BALANCE AREA (A-B)-C	0.83944	=	3397.083	SQ.M.		
10% OF TOTAL SITE AREA (D)	0.10125	=	409.744	SQ.M.		
AREA FOR WHICH GROUND COVERAGE/FAR APPLICABLE (C+D) = E	0.94069	=	3806.826	SQ.M.		
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	%	
PERM. GROUND COVERAGE (35%)	0.32924	1332.389	35.00	1332.386	35.000%	
PERMISSIBLE FAR (150%)	1.4110	5710.105	150.00	5702.611	149.800%	
PUBLIC UTILITY BLOCK FREE FROM FAR AND GROUND COVERAGE		5.800 x 4.899 = 28.414 SQ.MT.				
SUMMARY OF PLOTS/GROUND COVERAGE						
TYPE	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA IN SQ.M. (ground coverage)	TOTAL FAR
SCO - 1	5.800	13.101	75.986	1	75.986	325.22
SCO - 2 TO 11	5.800	18.000	104.400	10	1,044.000	4,468.32
SCO - 12	11.800	18.000	212.400	1	212.400	909.07
TOTAL				12.000	1,332.386	5,702.611

To be read with Licence No. 36 of 2026 Dated 02/03/2026. LC-5710

That this Layout plan for an area measuring 1.0125 acres (Drawing No. DTCP-11923 dated 02-03-26) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by Karnal City Centre and others in the revenue estate of village Baldi, in Sector-29, Karnal 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
- That the high-tension lines (if any) 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.
- That the demarcation plans as per site of Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, 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, Hr. 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 meters or wide 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 licenses.
- 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 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 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.
- 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 Compact Fluorescent Lamps 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.

**Raman Kumar** (ATP (HQ))  
**Babita Gupta** (DTP (HQ))  
**Hitesh Sharma** (STP (HQ))  
**Bhuvnesh Kumar** (CTP(HR))  
**Amit Khatri** (IAS) (DTCP (HR))  
**Satya Pal** (JD (HQ))