

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar YojnaBhavan, 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

Memo No.LC-4827-B/JD(SP)/2025/ 38322 Dated 01-10-2025

To

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

Subject:- Approval of Revised Layout Plan of Affordable Residential Plotted Colony (under DDJAY Policy-2016) 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.

Ref:- Your application dated 08.09.2025 on the subject cited above.

Please find enclosed copy of approved Revised Layout Plan of Affordable Residential Plotted Colony (under DDJAY Policy-2016) measuring 13.9125 acres bearing drawing no. DTCP-11489 dated 30.09.2025 for information and necessary action.

DA/As above


(Divya Dogra)

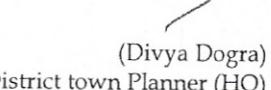
District town Planner (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-4827-B/JD(SP)/2025/ _____ Dated: _____

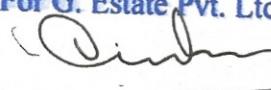
A copy of approved Revised Layout Plan of Affordable Residential Plotted Colony (under DDJAY Policy-2016) is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Panchkula.
2. District Town Planner, Karnal.
3. PM(IT) for updation of Department website.

DA/As above.

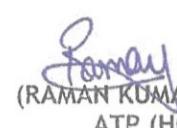

(Divya Dogra)
District town Planner (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh.

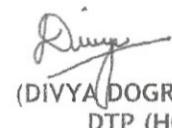
For G. Estate Pvt. Ltd.


Director

That this Revised Layout Plan for an area measuring 13.9125 acres (Drawing No. DTCP/1149 dated 29.08.2025) comprised of licences which are issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) 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 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 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 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(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.


(RAMAN KUMAR)
ATP (HQ)

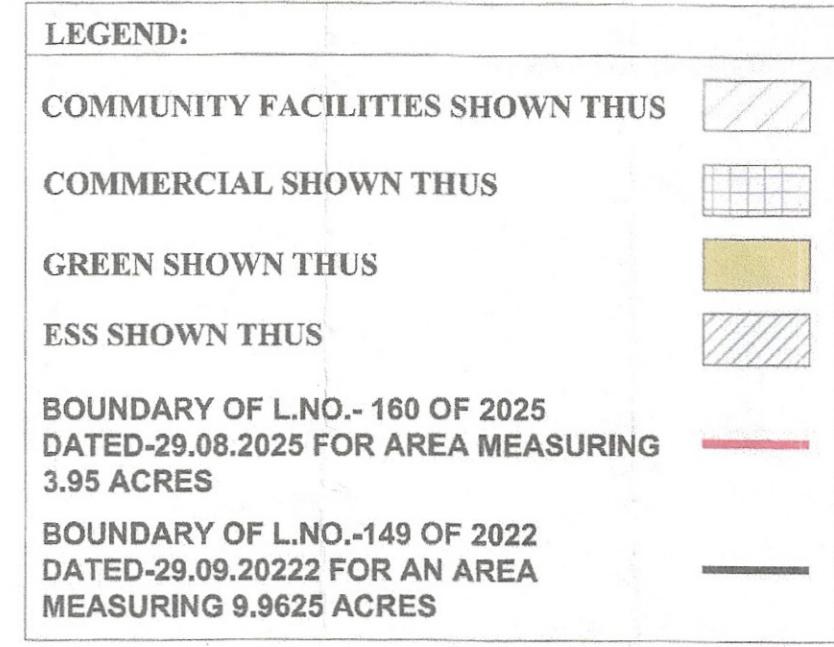

(DIVYA DOGRA)
DTP (HQ)


(HITESH SHARMA)
STP (HQ)


(BHUVNESH KUMAR)
CTP (HR)


(AMIT KHATRI, IAS)
DTCP (HR)


(SATYA PAL)
JD (HQ)



DESCRIPTION	AREA IN SQ.METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
AREA OF LICENSE NO. 149 OF 2022 DATED 29.09.2022	40316.743	9.9625	—	—
AREA OF LICENSE NO. 160 OF 2025 DATED 29.08.2025	15985.058	3.95	—	—
TOTAL AREA OF SCHEME	56301.801	13.9125	—	—
NET PLANNED PLOT AREA	56301.801	13.9125	—	65%
A + PROPOSED AREA UNDER PLOTS (Permissible 65% (3444.998 sq.m.))	30256.61	7.48	53.74%	ACHIEVED (A+B) 57.74%
B + PROPOSED AREA UNDER COMMERCIAL (Permissible 4% (2252.072 sq.m.))	2252.072	0.557	4%	8.037 acs.
TOTAL PLOTS	212	—	—	—

	REQUIRED AREA	PROVIDED AREA
COMMUNITY FACILITY	10% 8630.18 (1.391 acs.)	8630.18 (1.391 acs.) 10%
GREEN	7.5% 4222.8931 (0.42 acs.)	4255.38 (0.42 acs.) 7.56%
TOTAL AREA UNDER PLOTS	7.48 ACRS.	—

1.391 acres Land Reserved For Community Facilities

GREEN AREA CALCULATION:

$$\begin{aligned} &= \text{GREEN 01} + \text{GREEN 02} + \text{GREEN 03} \\ &= 1433.64 + 1900.7 + 921.04 \text{ SQ.M.} \\ &= 4255.38 \text{ SQ.M.} \end{aligned}$$

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

COMMUNITY AREA = 5630.18 SQ.M.

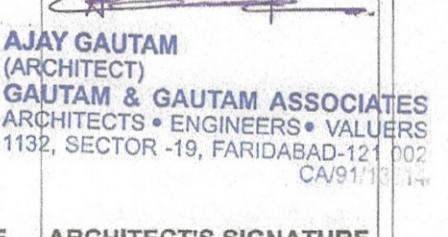
SERVICES CALCULATION:

E.S.S = 350 SQ.M.

UNDERGROUND S.T.P. = 452.177 SQ.M.

U.G.T. = 200 SQ.M.

TOTAL PLOTS	PERSONS PER PLOT	TOTAL DENSITY	PERCENTAGE PER ACRE
212	18	3816	3780 / 13.9125 = 274.29 PPA say 274 PPA

For G. Estate Pvt. Ltd. 
AJAY GAUTAM
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS • ENGINEERS • VALUERS
1132, SECTOR -19, FARIDABAD-121 002
CA/9111111111

OWNER'S SIGNATURE ARCHITECT'S SIGNATURE

ARCHITECT : 
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS • ENGINEERS • VALUERS
G & G

CLIENT :
G ESTATE PRIVATE LIMITED

REVISED LAYOUT 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	DATE
N.T.S	20.09.2025

DRG. NO. :- DTCP-

DATED :-