


LEGEND:-

- OUTER BOUNDARY 27.2478 ACS.
- COMMERCIAL
- GREEN / OPEN SPACE
- COMMUNITY FACILITY
- U.D.
- 9M/10M/15M WIDE ROAD



N



DETAIL OF GREEN

	AREA OF PLOTS IN SQM.	AREA IN ACRES	AREA REQUIRED (7.50%)
GREEN-I	1380.33		(8270.08 sqm.) 2.044 acs.
GREEN-II	1356.16		
GREEN-III	2138.42		
GREEN-IV	1182.91		
GREEN-V	1182.91		
GREEN-VI	1131.73		
TOTAL.	8372.46	2.068	

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
392	18	7056.00	7056.00 / 26.9933 = 261.40 PPA SAY = 261.00 PPA

AREA STATEMENT :

DESCRIPTION	AREA IN SECTOR-35	AREA IN SECTOR-36	AREA ACHIEVED	AREA PERMISSIBLE
TOTAL AREA OF THE SCHEME	27.2478 ACS.			
SECTOR WISE AREA	26.0578	1.19	—	
- area under U.D.	0.1439	—	—	
- area under 45 m wide sector road	0.1118	0.1094	—	
BALANCE AREA -A	25.8021	1.0806	—	
+50% area falling under 45 m sector road -B	0.0559	0.0547	—	
NET PLANNED AREA (A+B)	25.858	1.1353	—	
TOTAL NET PLANNED AREA SECTOR-35 & 36	26.9933		65% (17.845 acs.)	
C - AREA UNDER PLOTS Permissible 61% (86635.08 sqm.)	13.24	—	49.05%	ACHIEVED (A+B) 52.98 %
D - AREA UNDER COMMERCIAL (with 2 no. Multipurpose Booth sites.) Permissible 4% (4369.51 sqm.)	1.06	—	3.93%	
TOTAL AREA = C+D	14.30 acs.			

REQUIRED AREA - PROVIDE AREA

	REQUIRED AREA	PROVIDE AREA
COMMUNITY FACILITY	10% 11027.67 (2.725 acs.)	11032.50 (2.735 acs.) 10.126%
GREEN	7.5% 8270.08 (2.0435 acs.)	8372.46 (2.068 acs.) 7.66%

DETAIL OF PLOTS

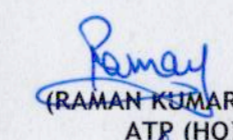
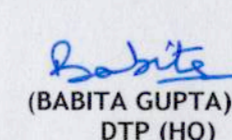
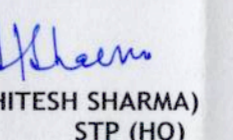
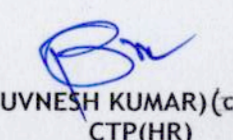
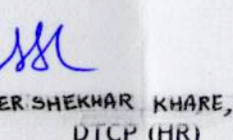
TYPE OF PLOTS	PLOT nos.	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
		W	D			
A	1	7.32	19.88	146.84	1	146.84
A	2	7.32	19.88	144.20	1	144.20
A	3	7.32	19.52	141.57	1	141.57
A	4	7.32	19.16	138.93	1	138.93
A	5	7.32	18.80	136.30	1	136.30
A	6	7.32	18.44	133.66	1	133.66
A	7	7.32	18.08	131.03	1	131.03
A	8	7.32	17.72	128.43	1	128.43
A	9	7.32	17.37	125.83	1	125.83
B	10to47	7.32	17.39	127.295	38	4837.202
B	48to49	7.16	17.39	124.512	2	249.025
B	50to61	7.32	17.39	127.295	12	1527.538
C	62to69	7.01	17.30	121.273	8	970.184
D	70to85	7.01	17.32	121.413	16	1942.611
E	86to89	6.71	16.50	110.715	4	442.860
D	90to109	7.01	17.32	121.413	20	2428.264
F	110to172	7.32	17.32	126.782	63	7987.291
G	173to280	7.32	20.20	147.864	88	13012.032
H	281to288	7.47	18.98	141.781	8	1134.245
I	289	7.68	18.80	147.07	1	147.07
I	270to275	7.68	19.50	149.76	6	898.56
I	276	7.68	19.50	149.53	1	149.53
I	277	7.68	19.44	148.84	1	148.84
I	278	7.68	19.20	147.92	1	147.92
I	279	7.68	19.20	146.96	1	146.96
J	280to290	7.16	18.80	134.608	11	1480.688
G1	291to320	7.32	19.95	146.034	30	4381.020
G	321to372	7.32	20.20	147.864	52	7688.928
K	373	8.19 X 17.34 - (4.80 X 4.04)		1	132.300	
L	374to376	8.19	17.34	142.015	3	426.044
M	377to383	7.32	17.53	128.320	7	898.237
N	384to392	7.32	17.82	130.442	9	1173.982
TOTAL					392	53578.121

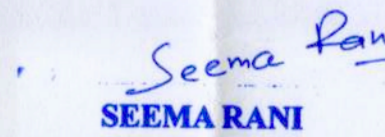
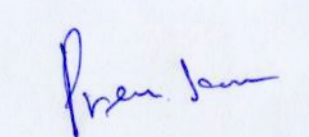
(13.24 acs.)

To be read with L. No. 31 of 2022 dated 07.04.2022 and 08 of 2026 dated 12.01.2026

This revised layout-cum-demarcation plan for an area measuring 27.2478 acres (Drawing No. DTCP-12.218 dated 08.03.2022) comprised of licence which are issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Rajdarbar Builders Pvt. Ltd in the revenue estate of village Rawar, in Sector-35 & 36, Karnal hereby approved subject to the following conditions:-

1. 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.
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 DTCP, H 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 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.
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. 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.
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 licensed area.
10. No plot will derive an access from less than 9 metres wide road 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 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.
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 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.
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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

 **RAJAN KUMAR** (ATP) (HQ)
 **BABITA GUPTA** (DTP) (HQ)
 **HITESH SHARMA** (STP) (HQ)
 **BHUVNESH KUMAR** (CHAMBER SUPERVISOR) (CTP) (HR)
 **SATYA PAL** (JD) (HQ)

 **SEEMA RANI** (CA/2015/72259)


ARCHITECT SIGNATURE AUTHORIZED SIGNATORY

M/S RAJDARBAR BUILDERS PVT. LTD.

CLIENT:- ADDRESS: 12 RING ROAD, Lajpat Nagar-IV, DELHI- 110024.

REVISED LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) IN SECTOR-35, AREA MEASURING 27.2478 ACS. (Licence No. 36 Of 2022 & 08 of 2026) IN VILLAGE RAWAR & VILLAGE KARNAL, DISTRICT-KARNAL, HARYANA

SCALE - 1:1000 DATE-09-MAR-2026 DESIGN BY:-PANKAJ KAPOOR M-8800093157