



AREA STATEMENT FOR DEEN DYAL JAN AWAS YOJNA						
AREA OF SCHEME	PERMISSIBLE			PROPOSED		
	AREA IN ACRES	AREA IN SQMT	%AGE	AREA IN ACRES	AREA IN SQMT	%AGE
AREA OF SCHEME	10.725000	43402.47				
AREA IN 30 M WIDE GREEN BELT	0.30	1215.21				
BALANCE AREA	10.425	42187.26				
50% BENEFIT OF 30 M WIDE GREEN BELT	0.15	607.61				
NET PLANNED AREA	10.5750	42794.87				
OPEN/GREEN SPACE/ PARK	0.804	3255.185	7.5	0.8149	3297.778	7.598
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	1.0725	4340.247	10	1.0930	4424.920	10.19
COMMERCIAL AREA	0.423	1711.818	4	0.423	1711.818	4.00
AREA UNDER PLOTS	6.451	26105.218	61	5.888	23828.290	55.68
TOTAL SALEABLE AREA	6.874	27817.035	65	6.311	25539.670	59.68
TOTAL PLOTS						207
MIN. - MAX. DENSITY						240 - 400 PPA
						352.34

AREA STATEMENT					
AREA OF SCHEME	DETAIL OF PLOTS IN SQM	NO. OF PLOTS	AREA	10.725	ACRES
A	7.19 X 15.54	39	111.73		437.57
A1	APS X	1	150.00		149.98
B	7.14 X 15.55	114	111.03		12657.08
B1	APS X	1	150.00		150.00
B2	7.01 X 15.55	1	109.01		109.01
B3	APS X	1	128.40		128.40
B4	6.41 X 15.55	3	99.68		299.03
B5	APS X	1	144.87		144.87
B6	APS X	1	150.00		150.00
B7	8.90 X 15.55	2	138.40		276.79
C	7.17 X 16.00	17	114.72		1950.24
D	7.17 X 18.51	5	132.72		663.58
D(1)	APS X	1	145.02		145.02
D(2)	APS X	1	129.76		129.76
D(3)	APS X	1	101.22		101.22
E	7.30 X 20.50	2	149.65		299.30
E(1)	APS X	1	149.29		149.29
E(2)	5.77 X 10.80	1	61.16		61.16
F	7.33 X 19.82	11	145.28		1598.08
F(1)	APS X	1	118.77		118.77
F(2)	APS X	1	111.03		111.03
F(3)	APS X	1	78.12		78.12
		TOTAL	207		23828.29
					5.888 Acres
					54.81 %

DENSITY CALCULATION					
NO. OF PLOTS	207	X	18	3726	PERSONS
				345.73	PER/ACRE
					10.725
					SAY
					346

GREEN AREA CALCULATION			
GREEN-1	1365.90	SQMT	
GREEN-2	359.28	SQMT	
GREEN-3	721.12	SQMT	
GREEN-4	596.86	SQMT	
GREEN-5	254.61	SQMT	
TOTAL	3297.77	SQMT	
	0.8149	ACRE	

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY POLICY-2016 OVER AN AREA MEASURING 10.725 ACRES IN THE REVENUE ESTATE OF VILLAGE UCHANA & TIKRI, SECTOR-29, KARNAL. VALLABH TOWNSHIP PVT. LTD.

N NORTH POINT	SCALE 1:500	DWG NO.	ARCHITECT'S SIGN	OWNER'S SIGN
	DATE 07.04.2025			

To be read with License No. 230 of 2025 Dated 20-11-2025

This layout plan for an area measuring 10.725 acres (Drawing No. 116/33 Dated 20-11-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awasi Yojna Policy-2016) being developed by Vallabh Township Pvt. Ltd. in revenue estate of village Uchana & Tikri, Sector-29, 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 estate 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 license.
- 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 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 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.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.

(SATYA PAL) JD(HQ) (RAMAN KUMAR) ATP(HQ) (DIVYA DUGRA) DTP (HQ) (HITESH SHARMA) STP (HQ) (BHUVNESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR)