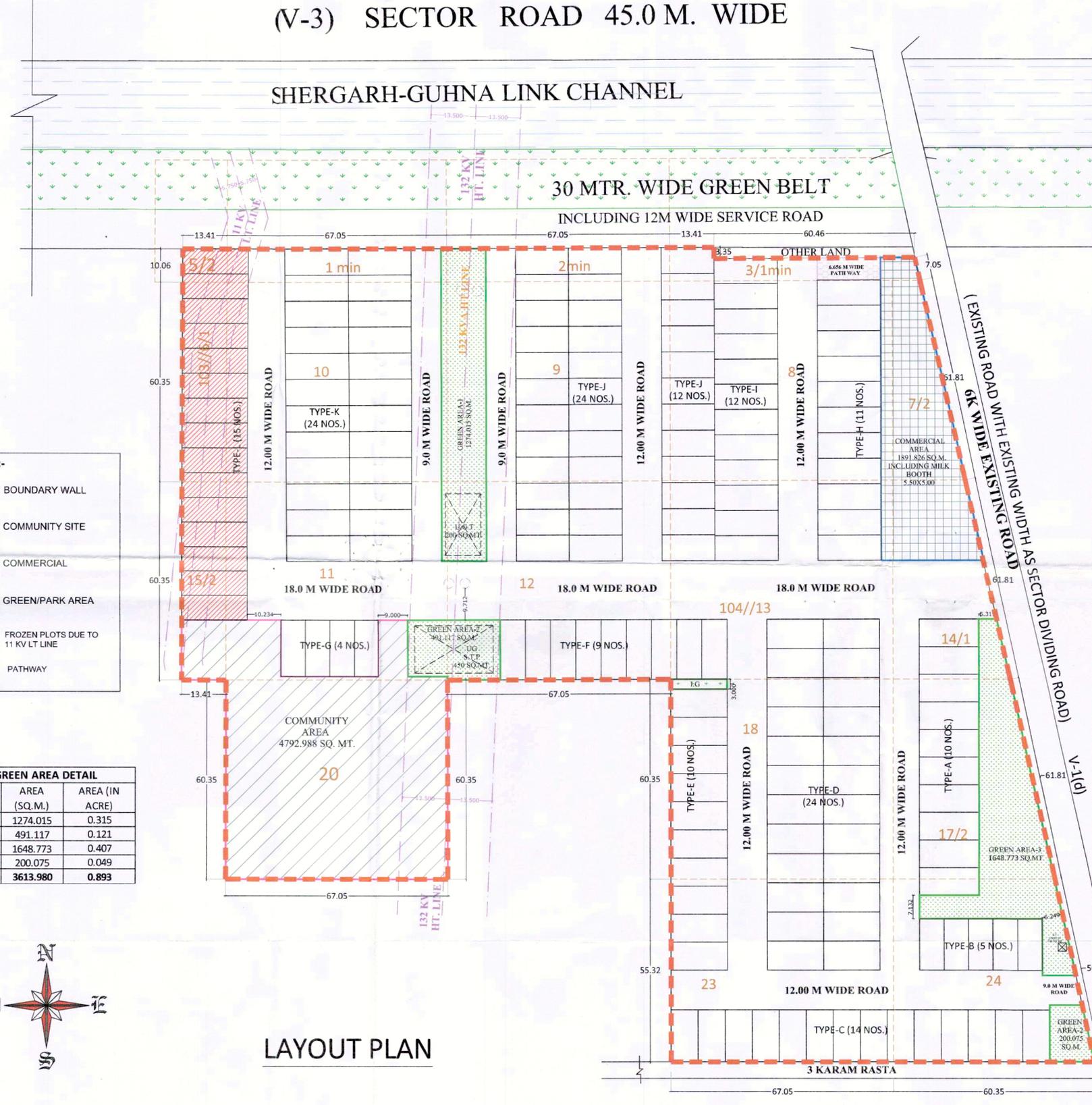


AREA STATEMENT						
TOTAL SITE AREA	11.84375	ACRES	=	47,929.879		
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	1.184	4792.988	10.00	4792.988	1.184	10.00%
GREEN AREA UNDER PARKS 7.5%	0.888	3594.741	7.50	3613.980	0.893	7.540%
AREA UNDER COMMERCIAL 4%	0.474	1917.195	4.00	1891.826	0.467	3.947%
AREA UNDER PLOTS	7.225	29237.23	61.00	24327.835	6.012	50.757%
TOTAL SALABLE AREA	7.698	31154.422	65.00	26219.661	6.479	54.704%

SUMMARY OF PLOTS				
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	8.333 x 18.000	149.994	10	1,499.940
B	7.358 x 15.594	114.741	5	573.703
C	8.138 x 15.694	127.718	14	1,788.049
D	8.838 x 16.971	149.990	24	3,599.753
E	8.497 x 16.971	144.203	10	1,442.026
F	7.577 x 18.089	137.060	9	1,233.543
G	7.385 x 17.054	125.944	4	503.775
H	7.707 x 19.028	146.649	11	1,613.137
I	7.609 x 19.028	144.784	12	1,737.409
J	7.888 x 15.916	125.545	36	4,519.635
K	7.888 x 19.016	149.998	24	3,599.957
L	7.511 x 19.677	147.794	15	2,216.909
TOTAL			174	24,327.835
TOTAL				6.0115 ACRES

DENSITY			
TOTAL POPULATION	174.000	X	18
DENSITY PERMISSIBLE	240 TO 400		PPA
ACHIEVED DENSITY	264.44		PPA



LEGEND:-

- BOUNDARY WALL
- COMMUNITY SITE
- COMMERCIAL
- GREEN/PARK AREA
- FROZEN PLOTS DUE TO 11 KV LT LINE
- PATHWAY

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	1274.015	0.315
Green-2	491.117	0.121
Green-3	1648.773	0.407
Green-4	200.075	0.049
TOTAL	3613.980	0.893



LAYOUT PLAN

To be read with License No. - 164 Dated : 04/09/2025 LC-5624A

That this layout plan for an area measuring 11.84375 acres (Drawing no. 11/14 Dated 04-09-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by DRVS Real Estate Pvt. Ltd. falling in the revenue estate of Village Patti Gadar, in Sector-39, Kaithal, is hereby approved subject to the following conditions:-

- This layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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, 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 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 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 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 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 HSVP 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.

Ramani (RAMAN KUMAR) ATP(HQ)
 Divya (DIVYA DODRA) DTP (HQ)
 Hitesh (HITESH SHARMA) STP (HQ)
 Bhuvnesh (BHUVNESH KUMAR) CTP(HR)
 Amit (AMIT KHATRI, IAS) DTCP (HR)

PROJECT:- LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 11.84375 ACRES AT VILLAGE PATTI GADAR SECTOR - 39, TEHSIL & DISTRICT - KAITHAL. BEING DEVELOPED BY M/S DRVS REALESTATE PRIVATE LIMITED.	OWNER:- FOR DRVS REALESTATE PVT. LTD.	ARCHITECT :- Ar. PANKAJ NEGI CA/2015/468636 MOB.-9468089677 email-arpankajnegi@gmail.com	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
---	---	---	---

