

SECTOR-5, ASSANDH

LEGEND:

- PLOTS FREEZED TILL THE SHIFTING OF 11KV H.T. LINE
- GREEN AREA
- 10% COMMUNITY AREA
- COMMERCIAL AREA

Key Features and Dimensions:

- Roads:** 24.0M WIDE ROAD, 9.0M WIDE ROAD, 12MTR. WIDE SERVICE ROAD, 30MTR. WIDE GREEN BELT INC. 12M WIDE SERVICE ROAD.
- Plots:** G-06, G-08, R-04, Q-08, P-08, O-04, K-2, K-25, L-05, M-10, N-05, C-5, F-20, F-1/2, I-09, I-18, I-09, J-09, B-1/2, B-20, B-32, B-6, D-5, D-1/1, A-10, E-8, PARK-1, PARK-2, UGT, STP, COMMERCIAL-2, COMMERCIAL-1, COMMERCIAL-3.
- Dimensions:** 48.61, 326/15, 51.97, 172.67, 129.08, 30.18, 33.53, 17.53, 24.00, 36.00, 31.53, 24.00, 9.00, 17.53, 3.35, 36.35, 67.06, 311/20, 60.35, 23.69, 310/21/1, 24.00, 27.35, 5.03, 12.00, 18.00, 17.00, 14.00, 10.00, 8.00, 6.00, 4.00, 2.00, 1.00, 0.50, 0.25, 0.125, 0.0625, 0.03125, 0.015625, 0.0078125, 0.00390625, 0.001953125, 0.0009765625, 0.00048828125, 0.000244140625, 0.0001220703125, 0.00006103515625, 0.000030517578125, 0.0000152587890625, 0.00000762939453125, 0.000003814697265625, 0.0000019073486328125, 0.00000095367431640625, 0.000000476837158203125, 0.0000002384185791015625, 0.00000011920928955078125, 0.000000059604644775390625, 0.0000000298023223876953125, 0.00000001490116119384765625, 0.000000007450580596923828125, 0.0000000037252902984619140625, 0.00000000186264514923095703125, 0.000000000931322574615478515625, 0.0000000004656612873077392578125, 0.00000000023283064365386962890625, 0.000000000116415321826934814453125, 0.0000000000582076609134674072265625, 0.00000000002910383045673370361328125, 0.000000000014551915228366851806640625, 0.0000000000072759576141834259033203125, 0.00000000000363797880709171295166015625, 0.000000000001818989403545856475830078125, 0.0000000000009094947017729282379150390625, 0.00000000000045474735088646411895751953125, 0.000000000000227373675443232059478759765625, 0.0000000000001136868377216160297393798828125, 0.00000000000005684341886080801486968994140625, 0.000000000000028421709430404007434844970703125, 0.0000000000000142108547152020037174224853515625, 0.00000000000000710542735760100185871124267578125, 0.000000000000003552713678800500929355621337890625, 0.0000000000000017763568394002504646778106689453125, 0.00000000000000088817841970012523233890533447265625, 0.000000000000000444089209850062616169452667236328125, 0.0000000000000002220446049250313080847263336181640625, 0.00000000000000011102230246251565404236316680908203125, 0.000000000000000055511151231257827021181583404541015625, 0.0000000000000000277555756156289135105907917022705078125, 0.00000000000000001387778780781445675529539585113525390625, 0.000000000000000006938893903907228377647697925567626953125, 0.0000000000000000034694469519536141888238489627838134765625, 0.00000000000000000173472347597680709441192448139190673828125, 0.0000000000000000008673617379884035472059622406959533690625, 0.00000000000000000043368086899420177360298112034797668453125, 0.000000000000000000216840434497100886801490560173988342265625, 0.0000000000000000001084202172485504434007452800869941711328125, 0.00000000000000000005421010862427522170037264004349708556640625, 0.000000000000000000027105054312137610850186320021748542783203125, 0.00000000000000000001355252715606880542509316001087427139161015625, 0.000000000000000000006776263578034402712546580005437135695805078125, 0.0000000000000000000033881317890172013562732900027185678479025390625, 0.0000000000000000000016940658945086006781366450013592839239511953125, 0.00000000000000000000084703294725430033906832250067964196197559765625, 0.000000000000000000000423516473627150169534161250339820980987798828125, 0.0000000000000000000002117582368135750847670806251699104904938994140625, 0.00000000000000000000010587911840678754238354031258495524524694970703125, 0.000000000000000000000052939559203393771191770156292477622623474853515625, 0.0000000000000000000000264697796016968855958850781462388113117374267578125, 0.00000000000000000000001323488980084844279794253907311690565586871337890625,

Proposed Lyaout plan for affordable plotted colony on the land measuring area 9.30625 Acres in the revenue estate of Village-Assandh, Sector-5, Assandh, District- Karnal being developed by LANDMARK ESTATE

LANDMARK ESTATE


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SCALE = 1:500

DATE = Dec 2025

SHEET NO

1

AREA STATEMENT						= 9.30625 Acres	
TOTAL AREA OF THE SCHEME						= 9.30625 Acres	
NET PLANNED AREA							
Permissible Area Detail				Area Detail (In Acres)		Proposed Area Detail	
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE				0.3723		= 0.3520 Acres 3.782 %	
AREA UNDER PLOTS @ 61 % PERMISSIBLE				5.6768		= 5.0215 Acres 53.959 %	
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE				6.0491		= 5.374 Acres 57.741 %	
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE				0.6980		= 0.700 Acres 7.522 %	
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE				0.9306		= 0.940 Acres 10.101 %	

PLOTS AREA DETAIL							
S.no	Plot No		Size		Area Sq.Mt	No's	Total Area
1	G	=	8.66	x	16.50	=	142.890 12 1714.680 Sq.mt
2	I	=	7.63	x	19.00	=	144.970 54 7828.380 Sq.mt
3	J	=	7.63	x	18.90	=	144.207 9 1297.863 Sq.mt
4	K	=	7.67	x	19.00	=	145.730 27 3934.710 Sq.mt
5	L	=	7.20	x	19.00	=	136.800 5 684.000 Sq.mt
6	M	=	7.27	x	15.76	=	114.575 10 1145.752 Sq.mt
7	N	=	7.27	x	17.53	=	127.443 5 637.216 Sq.mt
8	O	=	7.54	x	17.53	=	132.176 4 528.705 Sq.mt
9	P	=	7.54	x	15.76	=	118.830 8 950.643 Sq.mt
10	Q	=	7.54	x	18.00	=	135.720 8 1085.760 Sq.mt
11	R	=	7.54	x	17.03	=	128.406 4 513.625 Sq.mt
						TOTAL	146 20321.333 Sq.mt
						OR	5.022 Acres
						OR	53.959 %

DENSITY CALCULATION			
TOTAL DENSITY	=	146	X 18.00 @ Person Per Plot
	=	2628.00	÷ 9.30625
	=	282.391	PPA AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK			
Minimum Required @ 7.50%	=	0.698	Acres
Proposed Green			
Park	=	0.700	Acres
Total Area	=	0.700	Acres
OR	=	7.522	%

To be read with License No. 33 of 2026 Dated 19/02/2026. LC-5846

That this layout plan for an area measuring 9.30625 acres (Drawing no. 11912 Dated 19-02-2026) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Landmark Estate in the revenue estate of village Assandh, Sector-5, Assandh, District Karnalis 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, 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 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.


(RAMANI KUMAR)
 ATP(HQ)


(BABITA GUPTA)
 DTP (HQ)


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 STP (HQ)


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