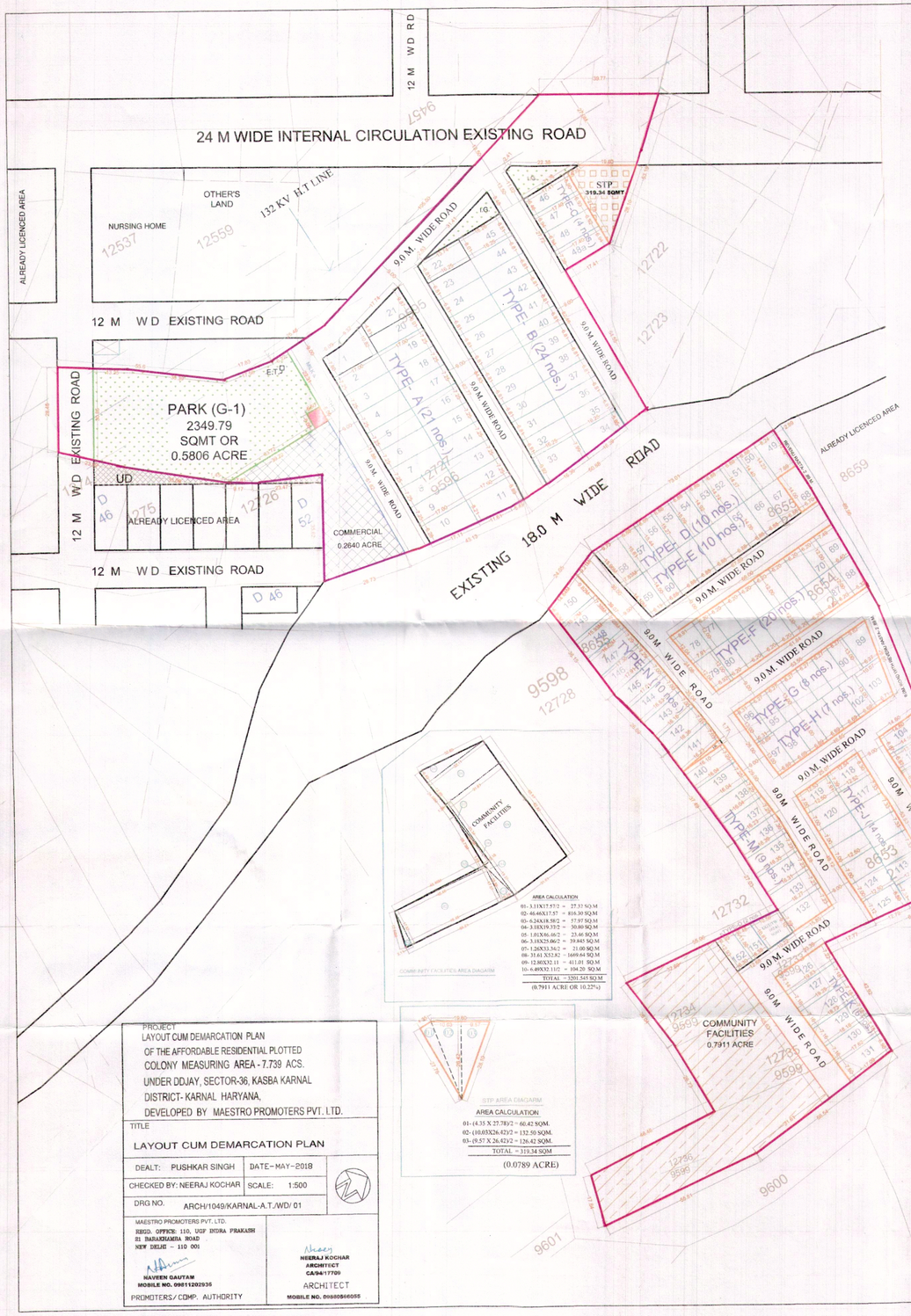

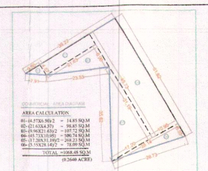

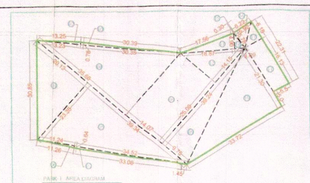

AREA CALCULATION

01-(23.38X20.11)/2	= 235.32 SQ.M
02-(15.23X0.79)/2	= 6.02 SQ.M
03-(30.30X0.79)/2	= 11.95 SQ.M
04-(30.30X14.58)/2	=447.355 SQ.M
05-(25.98X29.34)/2	=379.885 SQ.M
06-(11.28X0.64)/2	= 3.60 SQ.M
07-(34.52X0.64)/2	= 11.05 SQ.M
08-(35.69X34.07)	= 351.02 SQ.M
09-(12.73X7.74)/2	= 49.25 SQ.M
10-(32.72X7.74)/2	= 126.45 SQ.M
11-(18.13X3.30)	= 88.715 SQ.M
12-(14.13X14.07)/2	= 99.545 SQ.M
13-(16.87X4.98)/2	= 41.97 SQ.M
14-(1.57X2.32)/2	= 1.82 SQ.M
15-(8.30X3.78)/2	= 15.67 SQ.M
16-(5.93X3.78)/2	= 17.11 SQ.M
17-(5.50X6.18)/2	= 16.995 SQ.M
TOTAL	= 2349.79 SQ.M

(0.5806 ACRE OR 7.50%)

50% RESIDENTIAL PLOTTED SALEABLE AREA TO BE FREEZED AS PER POLICY

REQUIRED	PROPOSED
(1.9617 ACRES) (50%)	(1.9638 ACRES) (50.05 %)

AREA CALCULATIONS

PARTICULARS	IN ACRES	IN %AGE
TOTAL AREA OF THE SCHEME	7.739	100.00%
AREA UNDER RESIDENTIAL PLOTS	3.9234	50.70%
AREA UNDER COMMERCIAL	0.2640	3.41%
TOTAL SALEABLE AREA	4.1874	54.11%
AREA UNDER PARKS	0.5806	7.50%
COMMUNITY FACILITIES AREA	0.7911	10.22%

NO.OF PLOTS	= 153
POPULATION (@ 13.5 PLOT)	= 2065.50
DENSITY OF POPULATION/ ACRE (2065.50 / 7.739)	= 266.89, SAY 267 PPA (>240 < 400)

DETAIL OF PLOTS

S.NO.	PLOT NO.	WIDTH	DEPTH	AREA (SQMT)	NO OF PLOTS	TOTALAREA	CATEGORY
3		SEE AREA DIAGRAM		148.25	1	148.25	A
2	2 TO 9	7.25	17.00	123.25	8	986.00	A
3	10	(8.23+5.28)/2	(17.00+17.13)/2	123.56	1	123.56	A
4	11	SEE AREA DIAGRAM		149.14	1	149.14	A
5	12 TO 19	7.25	17.00	123.25	8	986.00	A
6	20	5.81	17.00	102.17	1	102.17	A
7	21	(8.87+8.81)/2	(17.00+17.74)/2	127.50	1	127.50	A
8	22	SEE AREA DIAGRAM		126.455	1	126.455	B
9	23 TO 32	6.81	16.25	110.66	10	1106.63	B
10	33	(7.99+9.32)/2	(16.29+16.98)/2	140.01	1	140.01	B
11	34	(9.25+5.89)/2	(16.29+16.98)/2	112.93	1	112.93	B
12	35 TO 44	6.81	16.25	110.66	10	1106.63	B
13	45	(8.51+8.51)/2	(16.26+16.25)/2	138.27	1	138.27	B
14	46	(6.90+6.46)/2	(17.43+17.40)/2	156.265	1	156.265	C
15	47	(6.59+5.94)/2	17.40	120.070	1	120.070	C
16	48	(6.92+5.94)/2	17.40	120.880	1	120.880	C
17	48a	(6.94+7.38)/2	(17.40+17.43)/2	124.620	1	124.620	C
18	49	(8.24+7.69)/2	(14.02+14.12)/2	112.50	1	112.50	D
19	50	5.88	(14.29+14.43)/2	98.48	1	98.48	D
20	51	5.88	(14.49+14.57)/2	99.65	1	99.65	D
21	52	5.88	(14.57+14.74)/2	100.82	1	100.82	D
22	53	5.88	(14.74+14.92)/2	102.00	1	102.00	D
23	54	5.88	(14.92+15.09)/2	103.23	1	103.23	D
24	55	5.88	(15.09+15.29)/2	104.43	1	104.43	D
25	56	5.88	(15.29+15.48)/2	105.64	1	105.64	D
26	57	5.88	(15.44+15.63)/2	106.85	1	106.85	D
27	58	(5.79+7.88)/2	(15.63+15.80)/2	138.33	1	138.33	D
28	59	(6.15+7.88)/2	(14.10+14.12)/2	99.21	1	99.21	E
29	60 TO 67	5.88	14.00	96.32	8	770.56	E
30	68	(6.70+7.69)/2	14.00	100.73	1	100.73	E
31	69	(7.40+8.83)/2	12.00	81.34	1	81.34	F
32	70 TO 77	6.20	12.00	74.40	8	595.20	F
33	78	(7.01+8.01)/2	(11.09+12.01)/2	101.08	1	101.08	F
34	79	(6.92+7.93)/2	(12.08+12.01)/2	88.12	1	88.12	F
35	80 TO 87	6.20	12.00	74.40	8	595.20	F
36	88	(5.32+6.48)/2	12.00	70.52	1	70.52	F
37	89	(6.22+9.61)/2	13.00	103.28	1	103.28	G
38	90 TO 96	6.27	13.00	81.51	6	489.06	G
39	96	6.31	13.00	82.03	1	82.03	G
40	97 TO 102	5.80	13.00	80.57	6	523.82	H
41	103	(6.71+10.07)/2	13.00	109.07	1	109.07	H
42	104	(6.69+6.46)/2	(14.50+14.56)/2	100.19	1	100.19	I
43	105	6.87	13.31	91.44	1	91.44	I
44	106	6.87	14.00	93.78	1	93.78	I
45	107	6.87	13.38	91.93	1	91.93	I
46	108	6.87	(13.38+13.05)/2	89.84	1	89.84	I
47	109	6.87	(13.05+10.98)/2	82.15	1	82.15	I
48	110	6.87	(10.98+9.98)/2	72.07	1	72.07	I
49	111	(6.04+7.16)/2	(10.18+9.98)/2	75.07	1	75.07	I
50	112	(7.34+6.60)/2	(12.50+12.34)/2	96.54	1	96.54	J
51	113 TO 117	7.35	12.62	92.77	5	463.85	J
52	118	(7.35+9.20)/2	(12.50+12.56)/2	98.29	1	98.29	J
53	119	(7.35+7.35)/2	(12.53+12.50)/2	93.50	1	93.50	J
54	120 134	7.00	12.50	87.50	2	437.50	J
55	135	(7.21+8.50)/2	(11.50+12.79)/2	90.75	1	90.75	J
56	136	(7.32+7.14)/2	(20.38+19.82)/2	144.29	1	144.29	K
57	137	(7.18+7.24)/2	(20.82+19.28)/2	140.21	1	140.21	K
58	138	(7.18+7.16)/2	(20.28+18.72)/2	136.27	1	136.27	K
59	139	(7.18+7.16)/2	(18.72+18.18)/2	132.37	1	132.32	K
60	130	(7.18+7.16)/2	(18.18+17.62)/2	128.34	1	128.34	K
61	131	(6.00+7.60)/2	(17.62+17.07)/2	126.52	1	126.52	K
62	132	(7.21+7.93)/2	(15.85+16.17)/2	119.00	1	119.00	M
63	133	7.21	(16.17+16.31)/2	117.77	1	117.77	M
64	134	7.21	(16.31+16.16)/2	118.04	1	118.04	M
65	135	7.25	(16.35+15.85)/2	118.25	1	118.25	M
66	136	7.25	(15.85+14.22)/2	110.04	1	110.04	M
67	137	7.25	(15.23+14.64)/2	116.97	1	116.97	M
68	138 TO 139	7.25	15.04	109.76	2	219.50	M
69	140	7.25	(15.04+14.10)/2	106.9	1	106.50	M
70	141	7.00	(14.21+16.46)/2	154.63	1	154.63	N
71	142	7.00	(16.38+14.10)/2	154.05	1	154.05	N
72	143	7.00	(15.38+15.50)/2	108.65	1	108.65	N
73	144	7.00	(16.63+17.01)/2	117.39	1	117.39	N
74	145	7.00	(16.63+17.01)/2	120.22	1	120.22	N
75	146	7.29	(17.01+17.36)/2	128.66	1	128.55	N
76	147	7.29	(16.66+17.36)/2	123.65	1	123.65	N
77	148	7.29	(15.80+16.66)/2	118.64	1	118.66	N
78	149	7.29	(15.15+15.80)/2	118.64	1	118.64	N
79	150	(8.82+6.80)/2	(14.86+15.15)/2	124.89	1	124.89	N
80	151	(8.40+6.38)/2	(11.88+10.81)/2	73.85	1	73.85	O
81	152	(6.39+6.39)/2	(11.88+11.88)/2	75.71	1	75.71	O
			TOTAL AREA		153	15477.53	

OR 3.9234 ACRES

S.NO.	PLOT NO.	WIDTH	DEPTH	AREA (SQMT)	NO OF PLOTS	TOTALAREA	CATEGORY
1	82	(8.70+7.88)/2	14.00	107.19	1	107.19	E
2	83	(9.00+6.80)/2	12.00	93.31	1	93.31	F
3	83 TO 77	6.20	12.00	74.40	6	446.40	F
4	78	(7.01+8.01)/2	(13.00+12.01)/2	101.08	1	101.08	F
5	79	(9.00+7.93)/2	(13.00+12.08)/2	99.12	1	99.12	F
6	80 TO 87	6.20	12.00	74.40	8	595.20	F
7	88	(5.32+6.48)/2	12.00	70.52	1	70.52	F
8	89	(7.71+9.61)/2	13.00	103.28	1	103.28	G
9	90 TO 95	6.27	13.00	81.51	6	489.06	G
10	96	6.31	13.00	82.03	1	82.03	G
11	97 TO 102	5.80	13.00	80.57	6	483.42	H
12	103	(6.71+10.07)/2	13.00	109.07	1	109.07	H
13	104	(6.69+6.46)/2	(14.50+14.56)/2	100.19	1	100.19	I
14	105	6.87	13.31	91.44	1	91.44	I
15	106	6.87	14.00	93.78	1	93.78	I
16	107	6.87	13.38	91.93	1	91.93	I
17	108	6.87	(13.38+13.05)/2	89.84	1	89.84	I
18	109	6.87	(13.05+10.98)/2	82.15	1	82.15	I
19	110	6.87	(10.98+9.98)/2	72.07	1	72.07	I
20	111	(6.04+7.16)/2	(10.18+9.98)/2	75.07	1	75.07	I
21	112 TO 117	7.35	12.62	92.77	6	556.62	J
22	118	(7.35+9.20)/2	(12.50+12.56)/2	98.29	1	98.29	J
23	119	(7.35+7.35)/2	(12.53+12.50)/2	93.50	1	93.50	J
24	120 134	7.00	12.50	87.50	2	437.50	J
25	135	(7.21+8.50)/2	(11.50+12.79)/2	90.75	1	90.75	J
26	136	(7.32+7.14)/2	(20.38+19.82)/2	144.29	1	144.29	K
27	137	(7.18+7.24)/2	(20.82+19.28)/2	140.21	1	140.21	K
28	138	(7.18+7.16)/2	(20.28+18.72)/2	136.27	1	136.27	K
29	139	(7.18+7.16)/2	(18.72+18.18)/2	132.37	1	132.32	K
30	130	(7.18+7.16)/2	(18.18+17.62)/2	128.34	1	128.34	K
31	131	(6.00+7.60)/2	(17.62+17.07)/2	126.52	1	126.52	K
32	132	(7.21+7.93)/2	(15.85+16.17)/2	119.00	1	119.00	M
33	133	7.21	(16.17+16.31)/2	117.77	1	117.77	M
34	134	7.21	(16.31+16.16)/2	118.04	1	118.04	M
35	135	7.25	(16.35+15.85)/2	118.25	1	118.25	M
36	136	7.25	(15.85+14.22)/2	110.04	1	110.04	M
37	137	7.25	(15.23+14.64)/2	116.97	1	116.97	M
38	138 TO 139	7.25	15.04	109.76	2	219.50	M
39	140	7.25	(15.04+14.10)/2	106.9	1	106.50	M
40	141	7.00	(14.21+16.46)/2	154.63	1	154.63	N
41	142	7.00	(16.38+14.10)/2	154.05	1	154.05	N
42	143	7.00	(15.38+15.50)/2	108.65	1	108.65	N
43	144	7.00	(16.63+17.01)/2	117.39	1	117.39	N
44	145	7.00	(16.63+17.01)/2	120.22	1	120.22	N
45	146	7.29	(17.01+17.36)/2	128.66	1	128.55	N
46	147	7.29	(16.66+17.36)/2	123.65	1	123.65	N
47	148	7.29	(15.80+16.66)/2	118.64	1	118.66	N
48	149	7.29	(15.15+15.80)/2	118.64	1	118.64	N
49	150	(8.82+6.80)/2	(14.86+15.15)/2	124.89	1	124.89	N
50	151	(8.40+6.38)/2	(11.88+10.81)/2	73.85	1	73.85	O
			TOTAL AREA		153	7947.31	

OR 1.9638 ACRES

AREA CALCULATION

01- 3.11X17.57/2	= 27.33 SQ.M
02- 46.46X17.57	= 816.30 SQ.M
03- 6.24X18.50/2	= 57.97 SQ.M
04- 3.18X19.37/2	= 30.80 SQ.M
05- 1.01X46.46/2	= 23.46 SQ.M
06- 3.18X25.86/2	= 39.845 SQ.M
07- 1.26X33.34/2	= 21.00 SQ.M
08- 31.61 X32.82	= 1669.64 SQ.M
09- 12.80X32.11	= 411.01 SQ.M
10- 6.89X32.11/2	= 104.20 SQ.M
TOTAL	= 3201.545 SQ.M

(0.7911 ACRE OR 10.22%)

STP AREA DIAGARM

AREA CALCULATION

01- (4.35 X 27.78)/2	= 60.42 SQM.
02- (10.03X26.42)/2	= 132.50 SQM.
03- (9.57 X 26.42)/2	= 126.42 SQM.
TOTAL	= 319.34 SQM

(0.0789 ACRE)

PROJECT

LAYOUT CUM DEMARCATION PLAN OF THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING AREA - 7.739 ACS. UNDER DDJAY, SECTOR-36, KASBA KARNAL DISTRICT- KARNAL HARYANA, DEVELOPED BY MAESTRO PROMOTERS PVT. LTD.

TITLE

LAYOUT CUM DEMARCATION PLAN

DEALT: PUSHKAR SINGH	DATE-MAY-2018
CHECKED BY: NEERAJ KOCHAR	SCALE: 1:500
DRG NO. ARCH/1049/KARNAL-A.T./WD/ 01	

MAESTRO PROMOTERS PVT. LTD.
REGD. OFFICE: 110, UGF INDRA PRAKASH 21 BARAKHAMBA ROAD NEW DELHI - 110 001

NAVEEN GAUTAM
MOBILE NO. 09811202936
PROMOTERS / COMP. AUTHORITY

NEERAJ KOCHAR
ARCHITECT
CA/94/17709
ARCHITECT
MOBILE NO. 09350566055

LEGEND

SCHEME BOUNDARY	
COMMERCIAL AREA	
PARK/OPEN SPACE	
AREA UNDER COMMUNITY FACILITIES	
AREA UNDER S.T.P.	
AREA UNDER UGT/TW	

ABBREVIATIONS

E.T. = ELECTRIC TRANSFORMER
I.G. = INCIDENTAL GREEN
S.T.P. = SEWAGE TREATMENT PLANT
TW = TUBEWELL
UGT = UNDERGROUND WATER TANK

To be read with Licence No. 99 of 2017 Dated 16.11.2017

That this **Layout-cum-demarcation plan for an area** measuring **7.739 acres (Drawing No. DTCP-6955 dated 10.05.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Maestro Promoters Pvt. Ltd. in revenue estate of Village Kasba Karnal, Sector- 36, District Karnal** is hereby approved subject to the following conditions:-

1. That this **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 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 metres or wider sector road if applicable.
8. 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.
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 licenced area.
10. 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.
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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/32/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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.

(RAM MEHAR) JD (HQ)	(LIL SAINI) ATP (HQ)	(VIJENDER SINGH) DTP (HQ)	(PIYUSH) ATP (HQ)	(JITENDER SINGH) DTP (HR)	(E. MAKSUND PANDURANG, IAS) DTCP (HR)