

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	0.5805	7.50%
COMMUNITY FACILITIES AREA	0.7911	10.22%

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

50% RESIDENTIAL PLOTTED

SALEABLE AREA TO BE FREEZED AS PER POLICY

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

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. DTPC-0555 dated 10.05.2019) comprised of 153 plots which is located 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 Kasda Karnal, District-36, District Karnal is hereby approved subject to the following conditions:
- That this layout cum demarcation plan shall be read in conjunction with the clauses appearing on the agreement executed under Deen Dayal Jan Awas Yojna.
- That the plotted area of the colony shall not exceed 65% of the total plotted 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 plan as per size 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 collector shall abide by the directions of the Director for the modification of layout plan of the colony.
- That the revenue cuts falling in the colony shall be kept low for reduction/movement as shown in the layout plan.
- That the collector 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 road, internal road circulation or for proper integration of the planning provisions of the adjoining areas.
- That no property/plot shall derive access directly from the cartage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the fenced area of the colony shall be developed by the collector. All other green belts outside the fenced area shall be developed by the Haryana Urban Development Authority/Collector on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
- At the time of demarcation plan, if required percentage of organized open spaces is reduced, the same will be provided by the collector in the fenced area.
- 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.
- The open area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the urban development plan shall be 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 basis of Section 2(24)(iii) of the Act No 8 of 1976.
- That the sold site 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 houses through plot and sale with the land that will be a final sale to prepare in the interest of proper 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/Haryana Govt. notification in this regard.
- That the collector/owner shall use city light emitting diode lamps (LED) for internal lighting as well as campus lighting.
- That the collector/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2015-S Power dated 14.03.2016.
- That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.23/52/2005-Spower dated 21.05.2015 issued by Haryana Government Renewable Energy Department.
- That the collector/owner shall comply with the directions issued vide Notification No. 10/2/2016-S dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

MAESTRO PROMOTERS PVT. LTD.
 ARCHITECT
 MOBILE NO. 9881120236

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

TITLE
 ROAD & GREENERY

DEALT: PUSHKAR SINGH DATE- MAY-2018

CHECKED BY: NEERAJ KOCHAR SCALE: 1:650

DRG NO. ARCH/1049/KARNAL-A.T.WD/ 01 (D)

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

NEERAJ KOCHAR
 ARCHITECT
 C/8/6/17709
 MOBILE NO. 9881120236
 PROMOTERS/COMP. AUTHORITY

DETAIL OF PLOTS

S.NO.	PLOT NO.	WIDTH	DEPTH	AREA (SQM)	NO OF PLOTS	TOTALAREA	CATEGORY
1	1	SEE AREA DIAGRAM	140.25	1	140.25	A	
2	2 TO 9	7.25	17.00	123.25	8	986.00	A
3	10	(8.21+6.28)/2	(17.00+17.11)/2	123.56	1	123.56	A
4	11	7.25	17.00	123.25	1	123.25	A
5	12 TO 19	7.25	17.00	123.25	8	986.00	A
6	20	6.01	17.00	102.17	1	102.17	A
7	21	(9.87+4.81)/2	(17.00+17.74)/2	127.50	1	127.50	A
8	22	SEE AREA DIAGRAM	126.65	1	126.65	B	
9	23 TO 32	6.81	16.25	110.66	10	1106.63	B
10	33	(7.99+9.52)/2	(16.25+16.36)/2	146.01	1	146.01	B
11	34	(7.99+9.52)/2	(16.25+16.36)/2	113.59	1	113.59	B
12	35 TO 44	6.81	16.25	110.66	10	1106.63	B
13	45	(8.01+8.51)/2	(16.25+16.25)/2	134.27	1	134.27	B
14	46	(6.90+6.46)/2	(17.41+17.40)/2	116.26	1	116.26	C
15	47	(6.91+6.94)/2	17.40	120.67	1	120.67	C
16	48	(6.91+6.94)/2	17.40	120.67	1	120.67	C
17	49	(6.94+7.38)/2	(17.41+17.40)/2	124.62	1	124.62	C
18	50	6.88	(14.00+14.23)/2	112.50	1	112.50	D
19	51	6.88	(14.23+14.40)/2	96.48	1	96.48	D
20	52	6.88	(14.40+14.57)/2	96.65	1	96.65	D
21	53	6.88	(14.57+14.74)/2	100.82	1	100.82	D
22	54	6.88	(14.74+14.92)/2	103.03	1	103.03	D
23	55	6.88	(14.92+15.09)/2	103.23	1	103.23	D
24	56	6.88	(15.09+15.27)/2	104.43	1	104.43	D
25	57	6.88	(15.27+15.44)/2	105.64	1	105.64	D
26	58	6.88	(15.44+15.61)/2	106.81	1	106.81	D
27	59	(8.74+8.21)/2	(15.61+15.90)/2	118.33	1	118.33	D
28	60	(6.15+7.83)/2	(14.50+14.07)/2	98.21	1	98.21	E
29	60 TO 67	6.88	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	(7.49+6.40)/2	12.00	83.34	1	83.34	F
32	70 TO 77	6.20	12.00	74.40	8	595.20	F
33	78	(7.91+8.91)/2	(12.04+12.07)/2	101.08	1	101.08	F
34	79	(6.92+7.91)/2	(12.04+12.07)/2	89.12	1	89.12	F
35	80 TO 87	6.20	12.00	74.40	8	595.20	F
36	88	(5.32+6.40)/2	12.00	70.32	1	70.32	F
37	89	(6.27+9.62)/2	13.00	103.28	1	103.28	G
38	90 TO 95	6.17	13.00	80.33	6	481.98	G
39	96	6.17	13.00	80.33	1	80.33	G
40	97 TO 102	6.09	13.00	86.97	6	521.82	H
41	103	(6.71+10.07)/2	13.00	109.07	1	109.07	H
42	104	(6.87+6.24)/2	(14.60+14.56)/2	110.15	1	110.15	I
43	105	6.87	13.31	91.44	1	91.44	I
44	106	6.87	12.05	82.78	1	82.78	I
45	107	6.87	11.38	78.18	1	78.18	I
46	108	6.87	(11.38+11.01)/2	76.90	1	76.90	I
47	109	6.87	(11.01+10.58)/2	74.16	1	74.16	I
48	110	6.87	(10.58+10.16)/2	71.24	1	71.24	I
49	111	(8.01+7.15)/2	(10.16+9.63)/2	75.07	1	75.07	I
50	112	(7.34+6.68)/2	(12.52+12.54)/2	99.56	1	99.56	J
51	113 TO 117	7.33	12.52	91.77	5	458.86	J
52	118	(7.30+8.30)/2	(12.52+12.54)/2	98.29	1	98.29	J
53	119	(7.91+7.07)/2	(12.52+12.50)/2	93.30	1	93.30	J
54	120 TO 124	7.00	12.50	87.50	5	437.50	J
55	125	(7.12+8.50)/2	(12.50+12.79)/2	98.75	1	98.75	J
56	126	(7.22+7.14)/2	(20.39+19.83)/2	144.39	1	144.39	K
57	127	(7.18+7.16)/2	(19.83+19.28)/2	140.21	1	140.21	K
58	128	(7.18+7.16)/2	(19.28+18.73)/2	136.27	1	136.27	K
59	129	(7.18+7.16)/2	(18.73+18.18)/2	132.32	1	132.32	K
60	130	(7.18+7.16)/2	(18.18+17.63)/2	128.34	1	128.34	K
61	131	(6.98+7.50)/2	(17.63+17.09)/2	124.52	1	124.52	K
62	132	(7.23+7.59)/2	(15.85+16.27)/2	119.00	1	119.00	M
63	133	7.23	(16.27+16.31)/2	117.77	1	117.77	M
64	134	7.23	(16.31+16.35)/2	118.06	1	118.06	M
65	135	7.23	(16.35+16.39)/2	118.35	1	118.35	M
66	136	7.23	(16.39+16.43)/2	118.64	1	118.64	M
67	137	7.25	(16.43+16.04)/2	116.97	1	116.97	M
68	138 TO 139	7.25	16.04	116.29	2	232.58	M
69	140	7.03	(16.04+16.10)/2	114.62	1	114.62	N
70	141	7.03	(16.10+16.16)/2	114.05	1	114.05	N
71	142	7.01	(16.16+16.16)/2	114.05	1	114.05	N
72	143	7.00	(16.16+16.16)/2	114.05	1	114.05	N
73	144	7.00	(16.16+16.16)/2	114.05	1	114.05	N
74	145	7.00	(16.16+16.16)/2	114.05	1	114.05	N
75	146	7.29	(17.01+17.91)/2	122.22	1	122.22	N
76	147	7.29	(17.91+17.36)/2	128.55	1	128.55	N
77	148	7.29	(17.36+17.36)/2	128.55	1	128.55	N
78	149	7.29	(17.36+17.36)/2	128.55	1	128.55	N
79	150	(9.82+6.80)/2	(14.84+15.21)/2	124.89	1	124.89	N
80	151	(6.48+6.38)/2	(11.88+10.81)/2	72.95	1	72.95	O
81	152	(6.39+6.30)/2	(12.93+11.88)/2	78.71	1	78.71	O
TOTAL AREA				153	15877.53		

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

24 M WIDE INTERNAL CIRCULATION EXISTING ROAD

