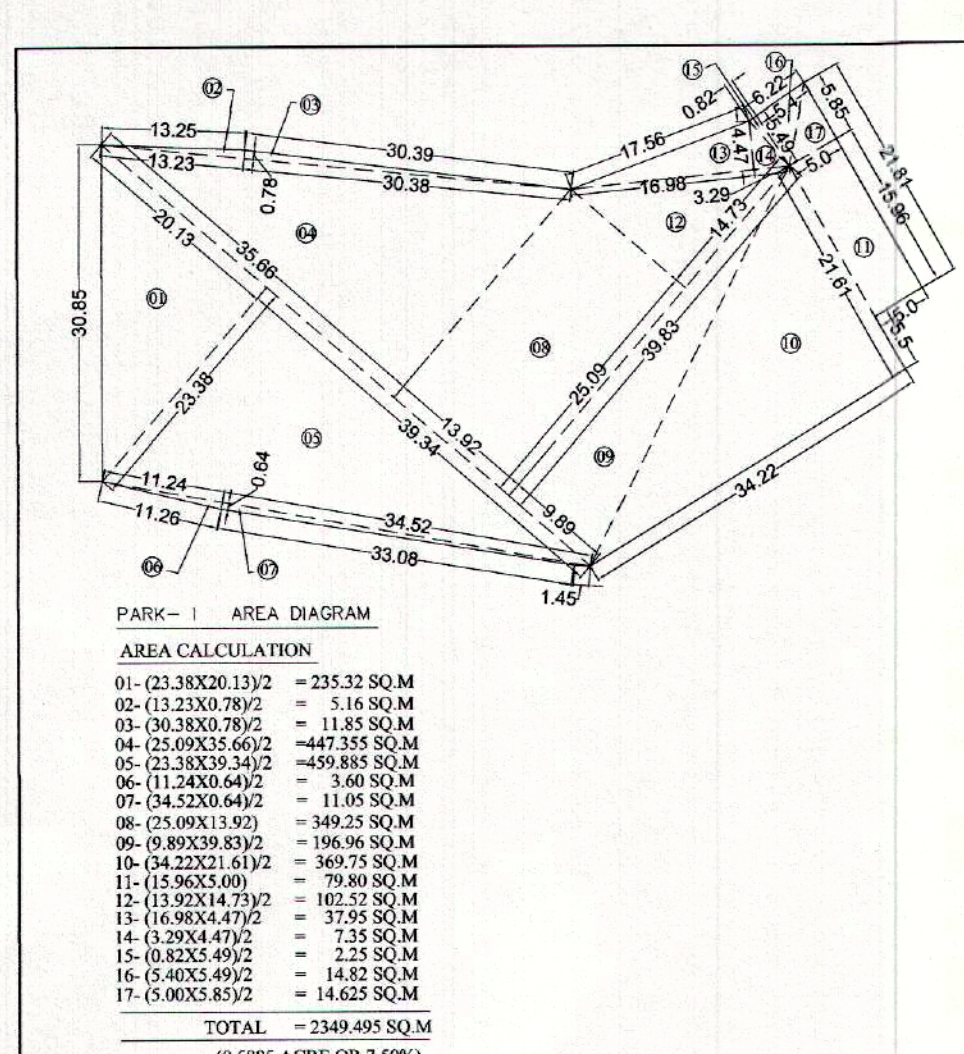




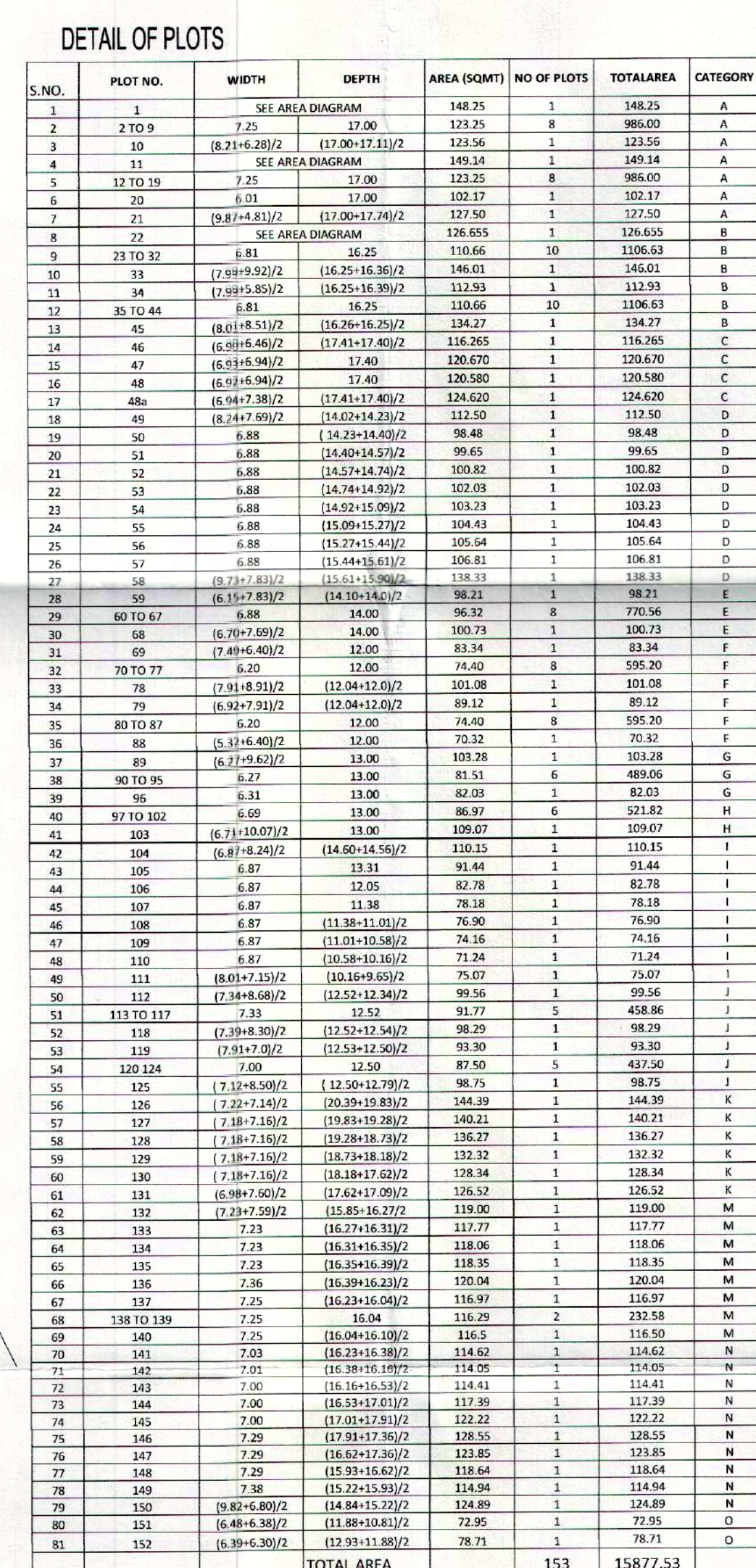
S.NO.	PLOT NO.	WIDTH	DEPTH	AREA (SQMT)	NO OF PLOTS	TOTAL AREA	CATEGORY
1	68	(6.79+6.9)/2	12.00	100.73	1	100.73	F
2	69	(6.64+6.4)/2	14.00	93.34	1	93.34	F
3	70	7.20	12.00	74.40	8	595.20	G
4	70 17 72	(7.91+8.1)/2	(12.04+12.7)/2	101.08	1	101.08	F
5	79	(6.75+7.5)/2	(12.04+12.7)/2	89.12	1	89.12	F
6	70 18 77	7.20	12.00	74.40	8	595.20	G
7	80	(5.32+6.42)/2	12.00	70.32	1	70.32	F
8	89	(6.77+6.7)/2	13.00	101.28	1	101.28	G
9	90 10 95	6.27	13.00	81.51	6	489.06	G
10	95	6.51	13.00	82.03	1	82.03	H
11	97 10 102	6.69	13.00	86.97	6	521.82	H
12	103	(6.71+10.7)/2	13.00	109.07	1	109.07	H
13	104	(6.87+10.4)/2	(14.62+15.4)/2	110.15	1	110.15	H
14	105	8.87	13.31	91.44	1	91.44	F
15	106	6.87	12.05	82.78	1	82.78	F
16	107	6.87	11.38	78.18	1	78.18	F
17	108	6.87	(11.38+11.0)/2	76.90	1	76.90	F
18	109	6.87	(11.01+10.8)/2	74.16	1	74.16	F
19	110	8.87	(10.58+10.18)/2	71.24	1	71.24	F
20	111	(10.67+12.5)/2	(10.16+10.6)/2	75.07	1	75.07	F
21	112	(7.34+8.68)/2	(12.52+13.4)/2	91.56	1	91.56	F
22	113 10 117	7.35	12.52	91.77	5	458.86	F
23	118	(7.39+8.36)/2	(12.52+13.44)/2	98.29	1	98.29	F
24	119	(7.51+7.0)/2	(12.51+12.56)/2	93.30	1	93.30	F
25	120	12.04	12.50	87.50	1	87.50	F
26	125	(7.12+8.58)/2	(12.50+12.7)/2	98.75	1	98.75	F
27	126	(7.22+7.14)/2	(20.30+19.83)/2	144.89	1	144.89	K
28	127	(7.18+7.18)/2	(19.83+8.28)/2	140.21	1	140.21	K
29	128	(7.18+7.18)/2	(19.83+8.28)/2	140.27	1	140.27	K
30	129	(7.18+7.18)/2	(19.83+18.18)/2	132.32	1	132.32	K
31	130	(7.18+7.18)/2	(18.18+17.62)/2	128.84	1	128.84	K
32	131	(8.96+7.88)/2	(16.22+17.69)/2	208.52	1	208.52	M
33	132	(7.29+7.69)/2	(15.85+17.18)/2	119.00	1	119.00	M
34	133	7.23	(16.72+16.31)/2	117.72	1	117.72	M
35	134	7.23	(16.31+16.35)/2	118.05	1	118.05	M
36	135	7.23	(16.31+16.35)/2	118.05	1	118.05	M
37	136	3.36	(16.31+16.23)/2	120.04	1	120.04	M
38	137	7.25	(16.29+16.64)/2	116.57	1	116.57	M
39	139 120 129	7.25	16.00	116.00	2	232.00	M
40	140	7.25	(16.04+16.12)/2	116.5	1	116.50	M
41	141	7.03	(16.32+16.88)/2	114.62	1	114.62	N
42	142	(16.88+16.14)/2	(14.45+14.05)/2	114.05	1	114.05	N
43	143	7.00	(16.16+16.35)/2	114.41	1	114.41	N
44	144	7.00	(16.31+17.01)/2	117.22	1	117.22	N
45	145	7.00	(17.01+17.01)/2	122.77	1	122.77	N
46	146	7.29	(15.87+17.86)/2	128.55	1	128.55	N
47	147	7.29	(16.17+16.36)/2	123.85	1	123.85	N
48	148	7.29	(15.93+16.62)/2	121.04	1	121.04	N
49	149	7.28	(15.22+15.91)/2	114.94	1	114.94	N
50	150	(8.81+8.69)/2	(14.84+15.22)/2	124.89	1	124.89	N
TOTAL AREA					83	7947.33	

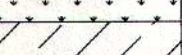
AREA CALCULATIONS		
PARTICULARS	IN ACRES	IN %AGE
TOTAL AREA OF THE SCHEME	7.739	100.00%
AREA UNDER RESIDENTIAL PLOTS	3.9234	50.70%
AREA UNDER COMMERCIAL	0.2640	3.41%
TOTAL SALEABLE AREA	4.1874	54.11%
AREA UNDER PARKS	0.5805	7.50%
COMMUNITY FACILITIES AREA	0.7911	10.22%

<u>NO.OF PLOTS</u>	= 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 FREZZED AS PER POLICY	
REQUIRED	PROPOSED
(1.9617 ACRES) (50%)	(1.9638 ACRES) (50.05 %)



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

To be signed by Working Committee No. 99 of 2017 Dated: 16-11-2017.

That this Layout-com development plan for an area measuring 7.789 acres (Drawing No. DTCP-8955 dated 15.05.2018) comprised of former which is located in proximity of Athanapur Village Panchayat Colony (Under Five Yearly Jan Sewerage Scheme) being developed by Muzir Premodern Pvt. Ltd. in revenue estate of Village Kaka Karuri, Sector- 3B, Divisika Karur is hereby approved subject to the following conditions:-

1. That this Layout-com development Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rules 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 8% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as platted for calculation of the area under plot.
3. That the cancellation plans at per site of all Residential Plots and Commercial sites shall be got approved from this Department and construction on those 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 collector shall abide by the directions of the Director, Town & Country Planning, Haryana to provide for circulation movement along with the layout plan.
5. That the collector shall abide by the directions of the Director, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning provisions of the adjoining areas.
6. That no property/shall take access directly from the carriage way of 20 metres or wider sector road / applicable.
7. Where there are two parallel lanes in the layout plan where 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.
8. 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 licensed area.
10. No plot will derive an access from less than 3 metres wide road would meet a minimum clear width of 3 metres between the plots.
11. Any excess area over and above the permissible 4% land under commercial use shall be deemed to be open space.
12. The portion of the **land-use development plan ready for approval** shall be submitted to the Directorate, Haryana, if applicable, after completion of the bonded area shall be transferred free of cost to the government on the basis of Section 3(3)(ii) of the Act No.10 of 1974.
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 lot-width prescribed.
14. That you will not object to the regularization of the boundaries of the license through give and take with the land that the authority 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 the regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification at spot location.
16. That the collector/power shall use only light Emitting Diode bands LED lighting for external lighting as well as Campus Lighting.
17. That the collector/power shall prepare the instrument for Solar Power Plant as per provisions of Haryana Solar Power Policy, 2010 issued by Government of India Ministry of New Renewable Energy Department.
18. That the collector/power shall comply completely with the direction issued vide Notification No. 15/26/2015-S-P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Instrument Constituting Building Code.

(Signature)

(Stamp)
SEAL AND SIGNATURE OF THE DIRECTOR
(S.D.O.)
(T.C.P.)

(Signature)

(Stamp)
DIRECTOR TOWN AND COUNTRY PLANNING
(HARYANA)

(Signature)

(Stamp)
OFFICE IN CHARGE
(MUNICIPALITY)

(Signature)

(Stamp)
OFFICER IN CHARGE
(MUNICIPALITY)

(Signature)

(Stamp)
IN CHARGE MUNICIPALITY
(HARYANA GOVT)

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 STREET LIGHTING LAYOUT		
DEALT: PUSHKAR SINGH	DATE- MAY-2018	
CHECKED BY: NEERAJ KOCHAR	SCALE: 1:650	
DRG NO. ARCH/1049/KARNAL-A.T.WD/ 01 (E)		
MAESTRO PROMOTERS PVT. LTD. HEAD. OFFICE 110, UGF INDRA PRAKASH 81 BARAKHAMBA ROAD NEW DELHI - 110 001		
<i>NAVEN</i> NAVEN GAUTAM MOBILE NO. 09811202938	<i>Neeraj</i> NEERAJ KOCHAR ARCHITECT CAR/417709 ARCHITECT	
PROMOTERS/ COMP. AUTHORITY		MOBILE NO. 09560866055