

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 14.856 ACRES IN VILL. HABATPUR, DISTRICT JIND (HARYANA), BEING DEVELOPED BY M/S MADHUKARA DEVELOPERS PVT. LTD.

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	AS PER PLAN	115.48	1	115.48
2	A1	AS PER PLAN	122.38	1	122.38
3	A2	AS PER PLAN	129.21	1	129.21
4	A3	AS PER PLAN	136.04	1	136.04
5	AA	AS PER PLAN	142.87	1	142.87
6	B	8.25 X 16.875	139.21875	42	5847.1875
7	C	8.07 X 18.35	148.0845	42	6219.5490
8	D	8.25 X 17.00	140.25	28	3927.00
9	E	6.85 X 19.22	131.657	8	1053.2560
10	F	8.33 X 18.00	149.94	22	3298.68
11	G	8.16 X 16.875	137.70	43	5921.10
12	H	8.68 X 17.06	148.0808	12	1776.9696
13	I	8.38 X 14.13	118.4094	3	355.2282
14	J	7.62 X 18.57	141.5034	4	566.0136
15	K	6.71 X 15.09	101.2539	1	101.2539
16	TOTAL		29712.2178 SQMT	210	7.3420 ACRES(49.81%)

DETAILS OF 50% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE FREETZE AS PER POLICY (3.671 ACRES)

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1	A	AS PER PLAN	115.48	1	115.48
2	A1	AS PER PLAN	122.38	1	122.38
3	A2	AS PER PLAN	129.21	1	129.21
4	A3	AS PER PLAN	136.04	1	136.04
5	AA	AS PER PLAN	142.87	1	142.87
6	B	8.25 X 16.875	139.21875	8	1113.7500
7	C	8.07 X 18.35	148.0845	14	2073.1830
8	D	8.25 X 17.00	140.25	28	3927.00
9	E	6.85 X 19.22	131.657	8	1053.2560
10	G	8.16 X 16.875	137.70	24	3304.80
11	H	8.68 X 17.06	148.0808	12	1776.9696
12	I	8.38 X 14.13	118.4094	3	355.2282
13	J	7.62 X 18.57	141.5034	4	566.0136
14	K	6.71 X 15.09	101.2539	1	101.2539
15	TOTAL		14917.4343 SQMT	107	3.6861 ACRES(50.21%)

S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1.	TOTAL AREA OF THE SCHEME	14.856	-	-	-
2.	AREA UNDER 60.0 M WIDE GREEN BELT	(-) 0.23	-	-	-
3.	50% BENEFIT OF AREA UNDER 60.0 M WIDE GREEN BELT	(+)0.115	-	-	-
4.	NET PLANNED AREA	14.741	-	-	-
5.	AREA UNDER RESIDENTIAL PLOTS	7.3420	49.8%	8.9920	61.0
6.	AREA UNDER COMMERCIAL	0.2971	2.02	0.5896	4.00
7.	TOTAL SALEABLE AREA (5 + 6)	7.6391	51.8%	9.5816	65.0
8.	GREEN AREA / OPEN SPACE	1.1142	7.50	1.1142	7.50
9.	COMMUNITY FACILITIES	1.4860	10.0	1.4856	10.0



GREEN AREA CALCULATION:-
 =GREEN-I + GREEN-II + GREEN-III
 =2859.00 + 1438.32 + 212.00
 =4509.32 SQMT OR 1.1142 ACRES(7.50%)

To be read with Licence No. 42 of 2020 Dated 18/12/20.

- This that Layout plan for an area measuring 14.856 acres comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awaz Yojna) being developed by Sh. Shital S/o Sh. Man Singh & others in collaboration with Madhukara Developers Pvt. Ltd., Sector-26A, Jind is hereby approved subject to the following conditions:-
1. That this Layout 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 adjustments 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 in 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)(iii) 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 HSP 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 18. 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.

DRG. No:- DTC P 7G22 DATED:- 18-12-2020



For Madhukara Developers Pvt. Ltd.
Susheel Kumar
 Director/ Authorised Signatory
SIGNATURE OF APPLICANT

Ar. MONU SHARMA
 CA/2016/78557
 NEELKANTH ASSOCIATES
 First Floor, Gohama Chowk,
 G.T. Road PANIPAT
 (M) 98139-00375
SIGNATURE OF ARCHITECT

LEGEND:
 E.T. = ELECTRIC TRANSFORMER(3X3M)
 M.R. = METER ROOM(3X3M)
 UGT = UNDERGROUND WATER TANK
 S.T.P. = SEWAGE TREATMENT PLANT
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 MURBA LINE
 KILLA LINE
 SCHEME BOUNDARY

DENSITY CALCULATION(PPA):-
 NUMBER OF PLOTS = 210
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 210 X 4 X 4.5
 = 3780.0 / 14.74
 = 256.44, SAY 256 PPA

(Signature) (JAIDEEP) ATP (HQ)
(Signature) (SAVITA JINDAL) DTP (HQ)
(Signature) (P.P. SINGH) SPP (HQ)
(Signature) (JITENDER SINGH) CTP (HR)
(Signature) (K.MAKRAN PANDURANG, IAS) DTCP (HR)
(Signature) (RAJESH DUTT) JD (HQ)
(Signature) (DINESH KUMAR) SD (HQ)