

This layout plan for an area measuring 7.26875 acres (Drawing No. DTP-5522 dated 06.08.2018) comprised of license which is issued in respect of Affordable Residential Pictorial Colony (Under Deen Dayal Jan Awas Yojna) being developed by R.G. City Developers Pvt. Ltd. in revenue estate of Village Takhana, Sector-5, Mohkhed, Tarapore, Karnal is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing in 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 denotation plans as per size of all the residential plots and Commercial plots shall be 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 share by the directions of the DTP for the modification of layout plans of the colony.
5. That the revenue rates 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 DTP, 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 the 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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.
9. 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)(iii) of the Act No.8 of 1975.
10. That the odd 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 denoted.
11. That you will have no objection to the boundaries of the licence through give and take with the land that the adjacent standard frontage when denoted.
12. That you will be 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.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. Min. open space required 7.50% Acres 0.5355
15. Min. open space provided 7.52% Acres 0.5368
16. For sector facilities provided 10% Acres 0.7141
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18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-FPOWER 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. 13/6/2016-SP dated 23.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

POPULATION/ DENSITY CALCULATION

TOTAL PLOTS	PER PERSONS	TOTAL DENSITY @ 7.1406 Acres	PPA
127	13.5	1714.5	SAY 1714
TOTAL PERSONS		1714.5	

AREA SUMMARY

TOTAL PLOT AREA	7.26875 Acres	a
AREA IN GREEN BELT	0.2051 Acres	b
AREA IN 12.0 MT. WIDE SERVICE ROAD	0.0513 Acres	c
NET PLANNED AREA	(a) - (50% of b + 50% of c)	
	7.1406 Acres	
FOR SECTOR FACILITIES	0.7141 Acres	
OPEN SPACE PROVIDED	0.5368 Acres	
MIN. OPEN SPACE REQUIRED	0.5355 Acres	
COMMERCIAL PROVIDED	0.2486 Acres	
COMMERCIAL	0.2856 Acres	
TOTAL AREA UNDER RES. PLOTS	3.6870 Acres	
	51.63%	

POPULATION/ DENSITY CALCULATION

TOTAL PLOTS	PER PERSONS	TOTAL DENSITY @ 7.1406 Acres	PPA
127	13.5	1714.5	SAY 1714
TOTAL PERSONS		1714.5	

PLOT SUMMARY

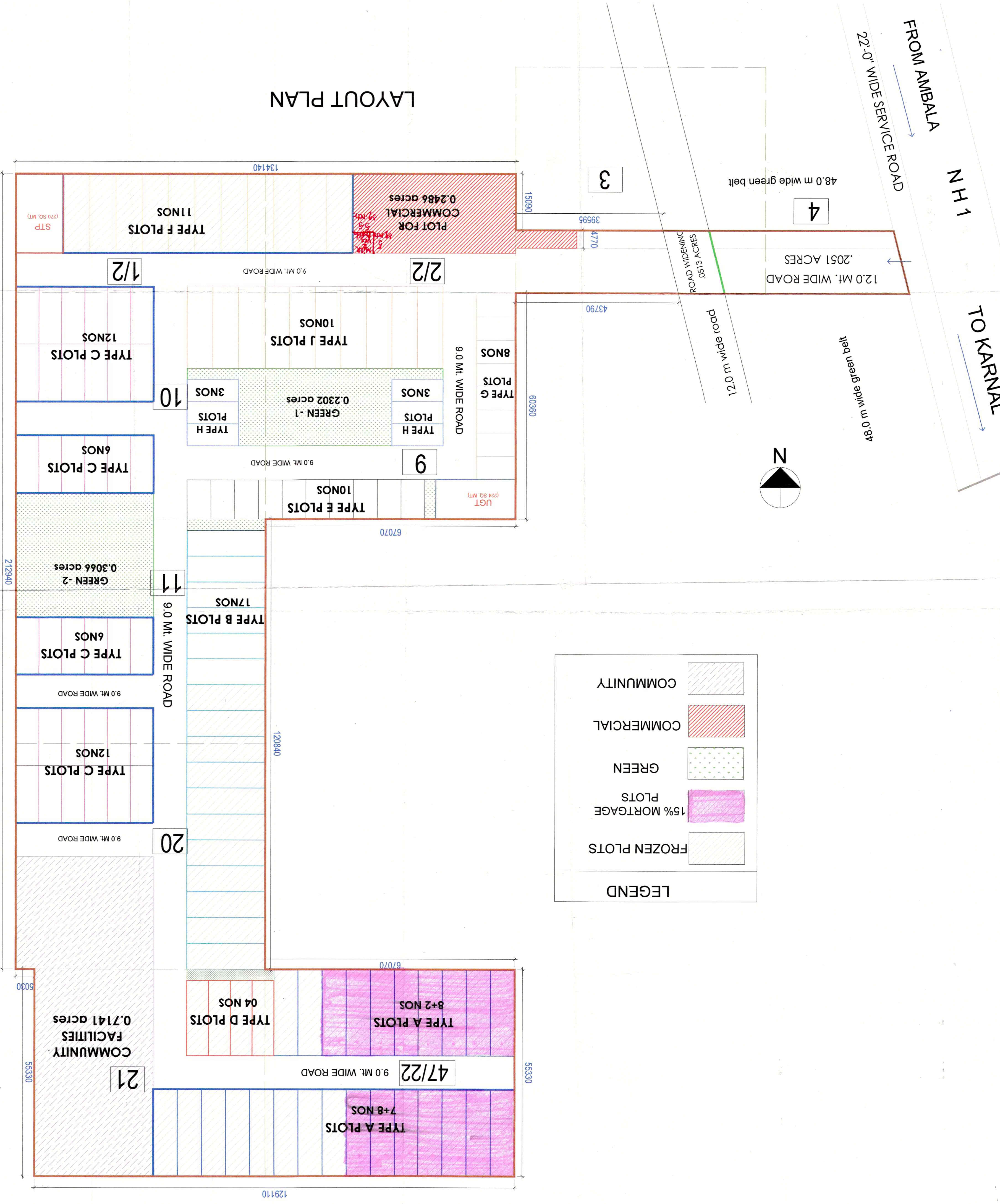
TYPE OF PLOTS	NO. OF PLOTS	AREA UNDER PLOTS
A	25	3746.94
B	17	2472.23
C	36	3409.54
D	4	471.05
E	10	667.58
F	11	1647.95
G	8	519.81
H	6	486.04
I	10	1499.60
J	10	1499.96
TOTAL		14920.73
TOTAL AREA		14920.73 (sq.mt)
TOTAL AREA		3.6870 (Acres)

FREZZED 50% OF PLOTS AREA

TYPE OF PLOTS	NO. OF PLOTS	AREA UNDER PLOTS
A	25	3746.94
B	11	1599.68
C	11	1499.88
D	4	471.05
E	11	1647.95
F	11	1647.95
G	8	519.81
H	6	486.04
I	10	1499.60
J	10	1499.96
TOTAL		7465.61
TOTAL AREA		7465.61 (sq.mt)
TOTAL AREA		1.8448 (Acres)

MORTGAGE 15% OF TOTAL AREA UNDER PLOTS

TYPE OF PLOTS	NO. OF PLOTS	AREA UNDER PLOTS
A	25	3746.94
B	11	1599.68
C	11	1499.88
D	4	471.05
E	11	1647.95
F	11	1647.95
G	8	519.81
H	6	486.04
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J	10	1499.96
TOTAL		7465.61
TOTAL AREA		7465.61 (sq.mt)
TOTAL AREA		1.8448 (Acres)



PROJECT:-
RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 7.26875 ACRES IN THE REVENUE ESTATE OF VILLAGE TAKHANA, SECTOR-5, MOHKHEDI, TARAORI, KARNAL BEING DEVELOPED BY R.G. CITY DEVELOPERS PVT. LTD.

SHEET TITLE:-
LAYOUT PLAN

ARCHITECTS:-
GIAN P. MATTHEW ARCHITECTS
GIAN P. MATTHEW ARCHITECTS (P) LTD. C-35, EAST OF KANKAR, NEW MARKET, GATE NO. 111, DELHI-110006
PH: 011-46999999 / F: 011-46999912
E: gpm@matthews.com / W: www.gpmindia.com

OWNER SIGN:
GIAN P. MATTHEW
M.C.A. I.I.A.
O.A. No. 80/5769
SCALE:- 1:550

For R.G. CITY DEVELOPERS PVT. LTD. Authorised Signatory

GREEN AREA

TYPE	AREA ACRES
GREEN 01	0.3066
GREEN 02	0.3066