



LEGEND:
 COMMUNITY AREA
 GREEN
 COMMERCIAL
 SITE BOUNDARY
 FREEZED PLOTS UNDER DDJAY POLICY DATED
 MORTGAGED PLOTS AS A GAURANTTEE OF IDW

ABBREVIATIONS:
 ESS = ELECTRIC TRANSFORMER
 U.G. = UG/ OHT/TW
 OHT = OVER HEAD TANK

LAYOUT PLAN OVER AN AREA MEASURING 5.4875 ACRES FOR SETTING UP AN AFFORDABLE PLOTTED HOUSING COLONY UNDER Deen Dayal Jan Awas Yojna Policy, 2016 AT VILLAGE TIKRI, SECTOR 29, TEHSIL & DISTRICT KARNAL, BEING DEVELOPED BY M/S MORINGA DEVELOPERS PRIVATE LIMITED IN COLLABORATION WITH LAND OWNERS (ALPHA CORP DEVELOPMENT PRIVATE LIMITED Formerly known as Alpha G: Corp Development Private Limited)

AREA DETAIL ACRES

DESCRIPTION	ACRES	SQM.	%
TOTAL APPLIED AREA A	= 5.4875	22207.0894	100%
NET PLANNED AREA A (TPA OR NPA)	= 5.4875	22207.0894	

DESCRIPTION

DESCRIPTION	REQUIRED AREA ACRES	PROPOSED AREA ACRES	%
REQUIRED OPEN SPACE OR GREEN AREA @7.5% OF TPA	= 0.4115	0.4423	8.060%
REQUIRED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT @10% OF TPA	= 0.5487	0.5492	10.008%
REQUIRED AREA UNDER COMMERCIAL @4% OF NPA 1	= 0.2195	0.1398	2.548%
SALEABLE AREA UNDER PLOTS @61% OF NPA 2	= 3.3473	2.8918	52.698%
TOTAL SALEABLE AREA (1+2)	= 3.5668	3.0316	55.246%

DENSITY CALCULATION

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
POPULATION	108	18.0	1944.00
TOTAL POPULATION			1944.00 PERSON
DENSITY PERMISSIBLE			240 TO 400 PPA
DENSITY ACHIEVED	Total Person / Net Planned Area		1944.00/5.4875 = 354.259 PPA

AUTHORIZED SIGNATORY
 SCALE: DATE: DRG. NO.: ALUKAR/DOJAY/06

PLOT AREA DETAIL

SUMMARY OF TOTAL 108 PLOTS SCHEME 5.4875 ACRES

BLOCK	LENGTH (MT.)	WIDTH (MT.)	AREA OF A PLOT(SQM.)	NO. OF PLOTS	TOTAL AREA OF PLOTS(SQM.)
BLK I	14.120	6.5000	91.7800	8	734.2400
BLK II	18.000	7.1300	128.3400	1	128.3400
BLK III	21.2100	6.7000	142.1070	4	568.4280
BLK IV	18.0000	7.2500	130.5000	2	261.0000
BLK V	15.5250	6.7500	104.7937	2	209.5874
BLK VI	14.1180	6.7330	95.0564	14	1330.7896
BLK VII	14.1160	6.7330	95.0430	28	2661.2040
TOTAL				108	11703.0404

DETAIL OF 50% RESIDENTIAL PLOTTED AREA IS REQUIRED TO BE FREEZED AS PER POLICY (1.4459 acres), THE APPLICANT HAS OFFERED 50.041% i.e. 1.4471 ACRES AREA FOR TO BE FREEZED

DETAIL OF 50.041%(1.4471 Acres) PLOT AREA TO BE FREEZED

BLOCK	LENGTH (MT.)	WIDTH (MT.)	AREA OF A PLOT(SQM.)	NO. OF PLOTS	TOTAL AREA OF PLOTS(SQM.)
BLK I	14.120	6.5000	91.7800	8	734.2400
BLK II	18.000	7.1300	128.3400	1	128.3400
BLK III	21.4900	6.7000	143.9830	2	287.9660
BLK V	15.5250	6.7500	104.7937	2	209.5874
BLK VI	14.1180	6.7330	95.0564	14	1330.7896
TOTAL				55	5856.4030

DETAIL OF 15% RESIDENTIAL PLOTS IS REQUIRED TO BE MORTGAGE AS PER POLICY (0.4337 acre), THE APPLICANT HAS OFFERED 15.108% i.e. 0.4369 ACRES AREA FOR TO BE MORTGAGE

DETAIL OF 15.108%(0.4369 acres) PLOT AREA TO BE MORTGAGE

BLOCK	LENGTH (MT.)	WIDTH (MT.)	AREA OF A PLOT(SQM.)	NO. OF PLOTS	TOTAL AREA OF PLOTS(SQM.)
BLK I	14.120	6.5000	91.7800	7	642.4600
BLK II	18.000	6.9500	125.1000	9	1125.9000
TOTAL				16	1768.3600

GREEN AREA DETAIL

Area detail of Organised Green

NOS.	DESCRIPTION	AREA SQM.	AREA ACRES
1	Green 01	1790.0850	0.4423
TOTAL		1790.0850	0.4423 ACRES

Note : AREA OF RECTANGLE (LENGTH X WIDTH)
 AREA OF TRIANGLE (LENGTH X WIDTH)/2

NOTE : 11 KVA ELECTRICAL LINE SHOWN IN THE LAYOUT SHALL BE RE-ROUTED AS PER THE PRIOR APPROVAL OF COMPETENT AUTHORITY BEFORE APPROVAL OF ZONING PLAN

- to be read with Licence No. 70 of 2021 Dated 17/09/2021
- This layout plan for site area measuring 5.4875 acres (Drawing No. DTCP/29/2021 dated 21.03.2016) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Moringa Developers Pvt. Ltd. in collaboration with Alpha Corp Development Pvt. Ltd. falling in Sector-29, Tehsil & District Karnal, is hereby approved subject to the following conditions:-
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - 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.
 - 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.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - 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.
 - 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.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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.
 - 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.
 - 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - 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.

(AJIT SINGH) JD (HQ) (SANJAY NARANG) ATP (HQ) (ROHIT CHAUHAN) DTP (HQ) (HITESH SHARMA) STP (HQ) (P. SINGH) CDP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR)