



PLOT SUMMARY					
TYPE OF PLOTS	DIMENSION OF PLOTS (In M.)		AREA OF PLOTS (In Sq.M.)	NO. OF PLOTS	AREA UNDER PLOTS (In Sq.M.)
	L	W			
A	7.451	19.801	147.537	9	1327.833
B	7.205	14.102	101.605	6	609.63
C	8.622	14.522	125.208	14	1752.912
D	6.706	12.500	83.825	18	1508.85
E	6.932	13.855	96.043	30	2881.29
G	7.673	16.675	127.947	26	3326.622
H	6.170	16.726	103.199	6	619.194
I	8.392	8.336	69.955	1	69.955
J	6.495	15.046	97.724	8	781.792
TOTAL				118	12878.078

TOTAL AREA 12878.078 SQ.MT. 3.182 ACRES

FREEZED 50% OF PLOTTED AREA of 12878.078 i.e 6439.039 Sq.M.

TYPE OF PLOTS	DIMENSION OF PLOTS (In M.)		AREA OF PLOTS (In Sq.M.)	NO. OF PLOTS	AREA UNDER PLOTS (In Sq.M.)
	L	W			
A	7.451	19.801	147.537	8	1180.296
D	6.706	12.500	83.825	9	754.425
E	6.932	13.855	96.043	21	2016.903
G	7.673	16.675	127.947	15	1919.205
H	6.170	16.726	103.199	5	515.995
J	6.495	15.046	97.724	1	97.724
TOTAL				59	6484.548

MORTGAGE 15% OF PLOTTED AREA of 12878.078 i.e. 1931.712 Sq.M.					
TYPE OF PLOTS	DIMENSION OF PLOTS (In M.)		AREA OF PLOTS (In Sq.M.)	NO. OF PLOTS	AREA UNDER PLOTS (In Sq.M.)
	L	W			
A	7.451	19.801	147.537	8	1180.296
E	6.932	13.855	96.043	9	864.387
TOTAL				17	2044.683
					15.88%

POPULATION/ DENSITY CALCULATION			
TOTAL PLOTS	PERSONS PER PLOT	TOTAL DENSITY	PERCENTAGE PER ACRE @ 6.363 Acres
118	18	2124 Persons	333.804
			Say 334 PPA

AREA SUMMARY			
PROPOSED AREA FOR LICENSE	6.363 Acres	25757.424	Sq.M.
COMMERCIAL PERMISSIBLE	4%	1030.297	Sq.M.
COMMERCIAL PROVIDED	3.99%	1027.782	Sq.M.
MINIMUM OPEN SPACE REQUIRED	7.5%	1931.807	Sq.M.
OPEN SPACE PROVIDED	7.5%	1932.091	Sq.M.
FOR COMMUNITY FACILITIES PERMISSIBLE	10%	2575.742	Sq.M.
FOR COMMUNITY FACILITIES PROVIDED	10%	2575.870	Sq.M.
TOTAL AREA UNDER RESIDENTIAL PLOTS		12878.078	Sq.M.
		49.998%	

LEGEND:-	
	PROPOSED AREA FOR LICENSE
	COMMERCIAL AREA
	COMMUNITY AREA
	GREEN AREA
	STP (PART OF GREEN AREA)
	TUBEWELL
	FROZEN PLOTS
	MORTGAGE PLOTS

GREEN AREA	
TYPE	AREA (in Sq.M.)
GREEN 1	1713.282
GREEN 2	218.809
TOTAL	1932.091

AREA OF MANDIR:- 71.295 Sq.M.		
85.237 Sq.Yd.		
SIDES MANDIR:-		
a- 7.281M	b- 16.726M	c- 1.244M
d- 17.784M		
AREA OF STP:- 450.225 Sq.Mt.	AREA OF T.WELL:- 200.21 Sq.M.	COMMUNITY AREA:- 2575.870 Sq.M.
538.269 Sq.Yd.	239.362 Sq.Yd.	3079.596 Sq.Yd.
SIDES OF STP:-	SIDES OF T.WELL:-	SIDES OF COMM. AREA:-
N-22.711M	N- 18.035M	N- 49.325M
S-13.811M	S- 17.724M	S- 23.927M
E-24.655M	E- 11.198M	E- 70.329M
W-26.202M	W- 11.198M	W- 74.774M

- To be read with Licence No. 78 of 2021 Dated 01/10/2021 LC-4461
- This that layout plan for site area measuring 6.363 acres (Drawing No. DTCP-7935 dated 04.10.2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by RCNP Builders and Developers Pvt. Ltd. in the revenue estate of Village Uchana, Sector- 45, 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 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 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 licensed 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 licensed 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-SPower 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-SP 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) JD(HQ) (ROHIT CHAUHAN) ATP (HQ) (TEESH SHARMA) STP (HQ) (R.B. SINGH) CTP(HR) (K.MAKRAN PANDURAJI) IAS) DTCP (HR)

PROPOSED PLOTTING FOR AFFORDABLE HOUSING UNDER DEEN DAYAL JAN AWAS YOJANA LOCATED IN :- SECTOR-45, VILLAGE- UCHANA, TEHSIL & DISTRICT-KARNAL LOCATED IN KILLA NOS.:- 17//26/3, 23//3/2, 23//4, 23//5, 23//6, 23//7, 23//8, 23//13, 23//14, 23//15/1 /1,24//10 DEVELOPERS:- RCNP BUILDERS & DEVELOPERS Pvt. Ltd.

PROPOSED AREA FOR LICENSE:- 50 K. 18 M. 1.6S. 6.363 ACRES 30794.431 SQ YD. 25757.424 SQ. MT.

OWNER SIGN:- For RCNP Builders & Developers Pvt. Ltd. Director

ARCHITECT SIGN:- SANJAY GUPTA ARCHITECT Regd. No. CA/89/12110 DSS 26/14, Market (1st Floor) Urban Estate, KARNAL (Haryana)

DEALT BY:- SHREYA CHECKED BY:- AR. SANJAYGUPTA JOB NO.:- 102/01/2021



SANJAY GUPTA & ASSOCIATES ARCHITECTS ENGINEERS & INT. DESIGNERS SHOP NO. 26, SEC-14, MARKET, FIRST FLOOR OPP. KRISHAN MANDIR U.E., KARNAL sanjay@sanjayguptaassociates.in PH. 94162-01584 - 8053335550