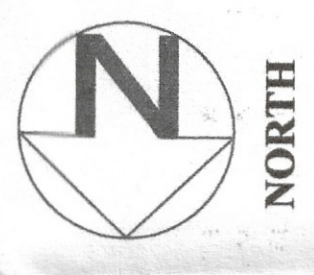
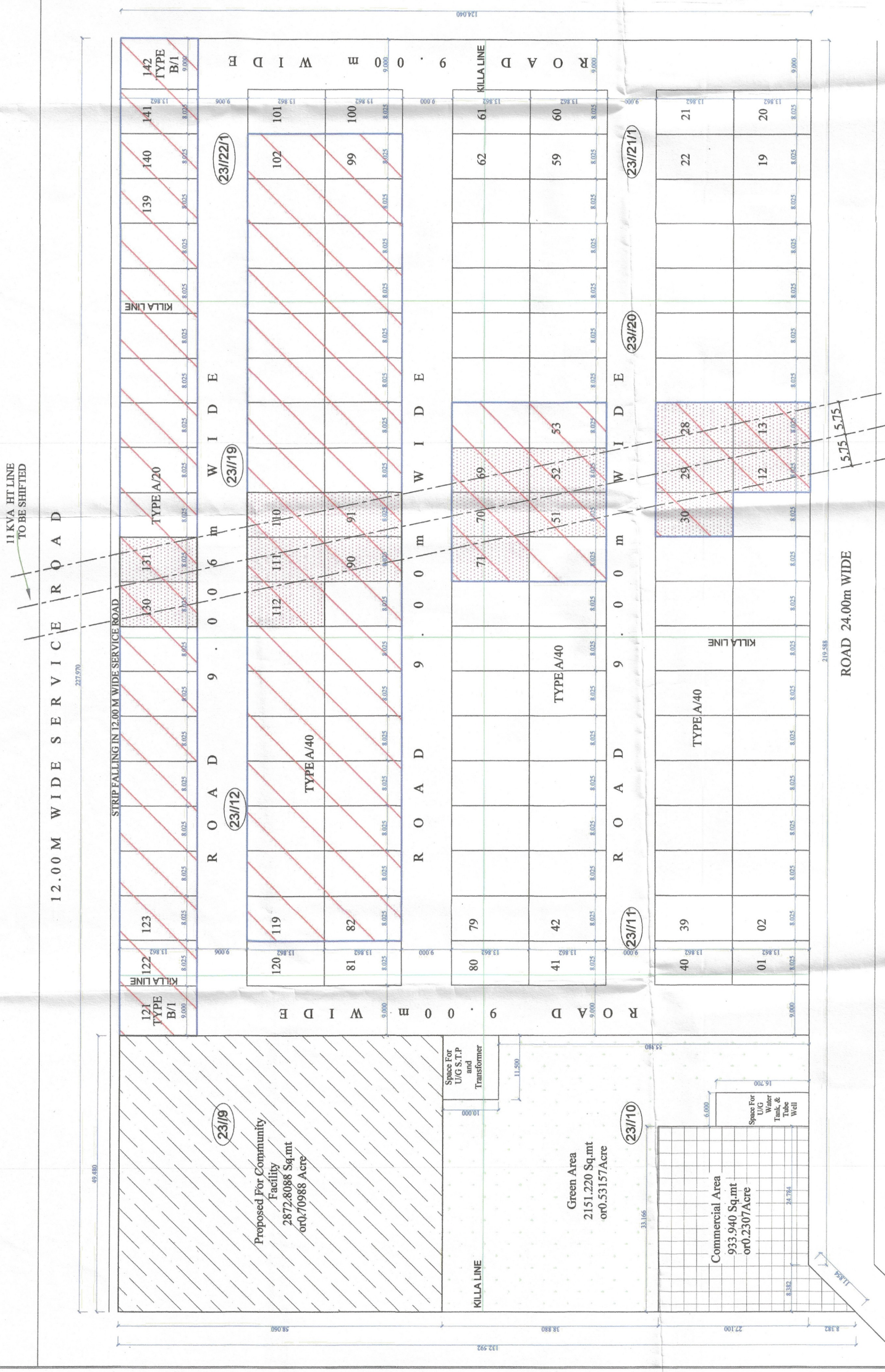


**PROPOSED LAYOUT CUM DEMARCATION PLAN OF DEEN DAYAL JAN AWAS YOJNA AFFORDABLE RESIDENTIAL PLOTTED COLONY ON THE LAND MEASURING 7.0875 ACRE IN SECTOR-32, KARNAL.**

DEVELOPED BY:-  
**SKYHIGH PROPBUILD PVT. LTD.**



SCALE - 1:400



Area in Acres	Required Percentage	Proposed Area (In Acre)	Proposed Percentage
Total Area of Land	7.08750		
Area Under 24 MT Sector Road/Green Belt	0.00000		
Balance Area (A)	7.08750		
50% of Sector Area (B)	0.00000		
Total of A + B	7.08750		
Required open Green Space Area (7.5%)	0.5315625	0.53157	7.50%
10% area to be transferred free of cost to the Government	0.70875	0.70988	10.01%
Permissible Commercial Area	0.2835	0.2307	3.25%
Area under Plots	4.323375	3.9100	55.16%
Total Permissible Saleable Area	4.607	4.1407	58.42%
Minimum Permissible Density	240.00000		Proposed Density 270.476PPA
Maximum Permissible Density	400.00000		
50% Area to be freed by Department	1.955	1.958	50.07%

Type	Width	Length	Area	No. of Plot	Total Area under Plots
A	8.025	13.862	111.2425	140	15573.95
B1	9.00	13.862	124.758	2	249.516
Total No. of Plots					142
Total Area Under Plots in Acres					3.9100

Type	Width	Length	Area	No. of Plot	Total Area
A	8.025	13.862	111.2425	69	7675.73
B1	9.00	13.862	124.758	2	249.516
Grand Total					71
Total Area Under FREEZED Plots in Acres					1.958

PLOTS TO BE FREEZED = 7925.246 SQ.M (1.958ACRE) = (50.07%) SHOWN AS

Proposed For Community Facility 2872.8088 Sq.mt (0.70988 Acre)

NOTE:- THE PLOTS NO. 12, 13, 28, 29, 30, 51, 52, 69, 70, 71, 90, 91, 110, 111, 112, 130, 131 (17No.) ARE FREEZED TILL THE 11 KV HT LINE SHIFTED AT SITE.

To be read with Licence No. \_\_\_\_\_ of 2018 dated \_\_\_\_\_

- That this layout cum-demarcation plan for an area measuring 7.0875 acres (Drawing No. DTPC-6562 dated 07.08.2018) comprised of 142 plots is issued in respect of Affordable Residential Colony (Under Deen Dayal Jan Awas Yojna) being developed by Skyhigh Prop Build Pvt. Ltd. in revenue estate of Village Buda Thera, Sector-32A, Distt. Karnal is hereby approved subject to the following conditions:-
- That this layout cum-demarcation 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 calculation of the area under plots.
- That the demarcation plans as per site of the Residential Plots and Commercial Plots and the Zoning Plan approved by the Director, Town & Country Planning, Haryana, shall be governed by the Haryana Building Code, 2017 and the Zoning Plan of the DTPC for the modification of layout plans of the colony.
- That the revenue rate 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 DTPC, 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 outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
- At the time of demarcation plan, required percentage of organized open space is reduced, the same will be provided by the colonizer at the licensed area.
- No plot will derive an access from a road more 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 65% 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(B)(b)(ii) of the Act No.8 of 1975.
- That the said 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 width demarcated.
- That you will have no objection to the regularization of the boundaries of the license through giv and take with the land that 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government, Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 04.23.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of solar No.22/52/2005-Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of solar No.13/16/2016-59 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

For Skyhigh Propbuild Pvt. Ltd.  
Auth. Signatory  
Signature of Owner

For Skyhigh Propbuild Pvt. Ltd.  
Auth. Signatory  
Signature of Architect