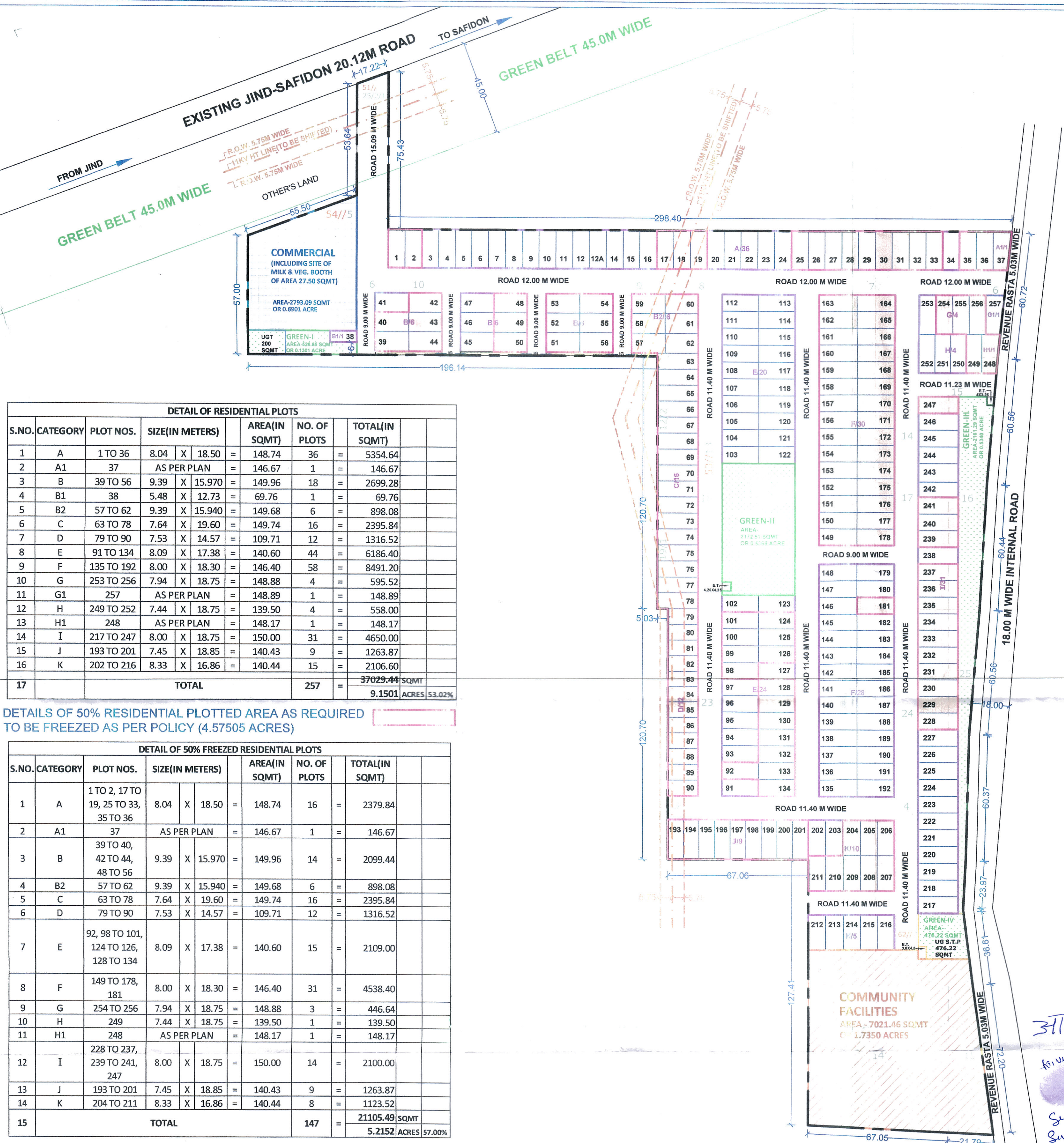


PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 17.35 ACRES IN THE REVENUE ESTATE OF VILL. HAIBATPUR, SECTOR-11, TEH. & DISTT. JIND(HARYANA), BEING DEVELOPED BY M/S MADHUKARA REAL ESTATE PVT. LTD.

AREA CHART

S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1.	TOTAL AREA OF THE SCHEME	17.35	-	5 ACRES(MINIMUM)	-
2.	AREA UNDER 45.00 M WIDE GREEN BELT	(-)0.1850	-	-	-
3.	BALANCE AREA	17.1650	-	-	-
4.	50% BENEFIT OF AREA UNDER 45.00 M WIDE GREEN BELT	(+)0.0925	-	-	-
5.	NET PLANNED AREA	17.2575			
6.	AREA UNDER RESIDENTIAL PLOTS	9.1501	53.02	10.5270	61.0
7.	AREA UNDER COMMERCIAL	0.6901	4.00	0.6903	4.00
8.	TOTAL SALEABLE AREA (6 + 7)	9.8402	57.02	11.2173	65.0
9.	GREEN AREA / OPEN SPACE	1.3187	7.60	1.3012	7.50
10.	COMMUNITY FACILITIES	1.7350	10.0	1.7350	10.0

NOTE- PLOTS FALLING UNDER R.O.W. OF 11KV HT LINE HAS BEEN FREEZED TILL THE SHIFTING OF ELECTRIC LINE.



DETAIL OF RESIDENTIAL PLOTS						
S.NO.	CATEGORY	PLOT NOS.	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	1 TO 36	8.04 X 18.50	148.74	36	5354.64
2	A1	37	AS PER PLAN	146.67	1	146.67
3	B	39 TO 56	9.39 X 15.970	149.96	18	2699.28
4	B1	38	5.48 X 12.73	69.76	1	69.76
5	B2	57 TO 62	9.39 X 15.940	149.68	6	898.08
6	C	63 TO 78	7.64 X 19.60	149.74	16	2395.84
7	D	79 TO 90	7.53 X 14.57	109.71	12	1316.52
8	E	91 TO 134	8.09 X 17.38	140.60	44	6186.40
9	F	135 TO 192	8.00 X 18.30	146.40	58	8491.20
10	G	253 TO 256	7.94 X 18.75	148.88	4	595.52
11	G1	257	AS PER PLAN	148.89	1	148.89
12	H	249 TO 252	7.44 X 18.75	139.50	4	558.00
13	H1	248	AS PER PLAN	148.17	1	148.17
14	I	217 TO 247	8.00 X 18.75	150.00	31	4650.00
15	J	193 TO 201	7.45 X 18.85	140.43	9	1263.87
16	K	202 TO 216	8.33 X 16.86	140.44	15	2106.60
17		TOTAL		37029.44	257	9.1501 ACRES 53.02%

DETAILS OF 50% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE FREEZED AS PER POLICY (4.57505 ACRES)

DETAIL OF 50% FREEZED RESIDENTIAL PLOTS						
S.NO.	CATEGORY	PLOT NOS.	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	1 TO 2, 17 TO 19, 25 TO 33, 35 TO 36	8.04 X 18.50	148.74	16	2379.84
2	A1	37	AS PER PLAN	146.67	1	146.67
3	B	39 TO 40, 42 TO 44, 48 TO 56	9.39 X 15.970	149.96	14	2099.44
4	B2	57 TO 62	9.39 X 15.940	149.68	6	898.08
5	C	63 TO 78	7.64 X 19.60	149.74	16	2395.84
6	D	79 TO 90	7.53 X 14.57	109.71	12	1316.52
7	E	92, 98 TO 101, 124 TO 126, 128 TO 134	8.09 X 17.38	140.60	15	2109.00
8	F	149 TO 178, 181	8.00 X 18.30	146.40	31	4538.40
9	G	254 TO 256	7.94 X 18.75	148.88	3	446.64
10	H	249	7.44 X 18.75	139.50	1	139.50
11	H1	248	AS PER PLAN	148.17	1	148.17
12	I	228 TO 237, 239 TO 241, 247	8.00 X 18.75	150.00	14	2100.00
13	J	193 TO 201	7.45 X 18.85	140.43	9	1263.87
14	K	204 TO 211	8.33 X 16.86	140.44	8	1123.52
15		TOTAL		21105.49	147	5.2152 ACRES 57.00%



LAYOUT PLAN
(SCALE-N.T.S.)

For Madhukara Real Estate Pvt. Ltd.
Signature
Director

SIGNATURE OF APPLICANT

SIGNATURE OF ARCHITECT

LEGEND:
E.T. = ELECTRIC TRANSFORMER
UGT = UNDERGROUND WATER TANK
UG S.T.P. = UNDERGROUND SEWAGE TREATMENT PLANT
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA
11KV HT LINE(T.C. BE SHIFTED)

DENSITY CALCULATION(PPA):-
NUMBER OF PLOTS = 257
UNITS ALLOWED = 4
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 257 X 4 X 4.5
= 4626.0 / 17.2575
= 268.06, SAY 268 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-
= GREEN-I + GREEN-II + GREEN-III + GREEN-IV
= 526.85 + 2172.51 + 2161.29 + 476.22
= 5336.87 SQMT OR 1.3187 ACRES(7.60%)

- To be read with Licence No. 95/2022 Dated 15/07/2022 LC: 4780
- This Layout Plan for an area measuring 17.35 acres (Drawing No. DTCP/3465 dated 15-07-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Madhukara Real Estate Pvt. Ltd. in 11, Jind 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 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 1977.
 - 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.

Handwritten signatures and notes in Hindi.

Official signatures and stamps of various officials.