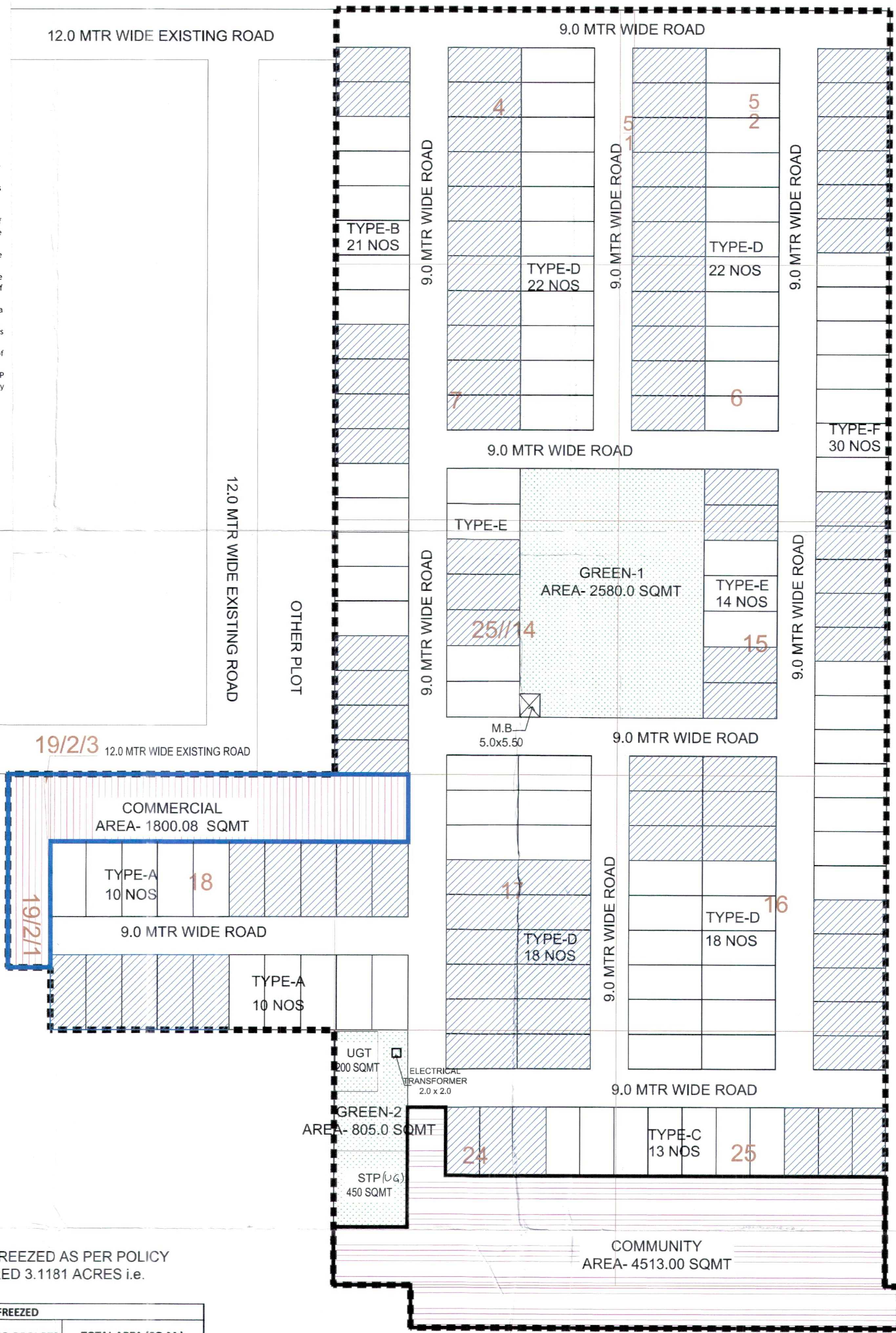


To be read with Licence No. 104 of 2022 Dated 28/07/2022

That this Layout plan for an area measuring 11.15 acres (Drawing no. DTCP dated) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by ARV Builders Prop. & Others in the revenue estate of village-Uchana, Sector-45, 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 HVP 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.

(NARENDER KUMAR) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (P. SINGH) CTP (HR)
 (K. MAKRAND PANDURANG, IAS) DTCP (HR)
 (NARINDER KUMAR) AD (HQ)
 (RUBI MOUN) ATP (HQ)



DETAIL OF 50% RESIDENTIAL AREA TO BE FREEZED AS PER POLICY (3.11785 ACRES). THE APPLICANT AS OFFERED 3.1181 ACRES i.e. 50.004 % AREA TO BE FREEZED

DETAIL OF PLOT AREA TO BE FREEZED					
TYPE	PLOT DIMENSIONS (METRES)		AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	8.440	17.725	149.599	10.000	1495.990 SQ.M.
B	8.192	17.340	142.049	10.000	1420.493 SQ.M.
C	8.054	16.163	130.177	6.000	781.061 SQ.M.
D	8.220	17.340	142.535	40.000	5701.392 SQ.M.
E	8.437	17.340	146.298	7.000	1024.083 SQ.M.
F	8.050	17.047	137.228	16.000	2195.654 SQ.M.
		TOTAL		89	12618.672 SQ.M.
				3.1181	ACRES

AREA STATEMENT						
TOTAL SITE AREA	11.15	ACRES	=	45122.378		
	PERMISSIBLE AREAS(IN ACRES)	PERMISSIBLE AREAS(IN sqmt)	%	PROPOSED AREA(IN SQ.M.)	PROPOSED AREA(IN ACRES)	PROPOSED %
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	1.1150	4512.238	10.00	4513.00	1.1152	10.00%
GREEN AREA UNDER PARKS	0.8363	3384.178	7.50	3385.00	0.8365	7.50%
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	0.4460	1804.895	4.0000	1800.08	0.4448	3.99%
AREA UNDER PLOTS	6.8015	27524.650	61.0000	25235.114	6.2357	55.93%
TOTAL SALABLE AREA	7.2475	37225.961	65.00	34933.19	6.6806	

SUMMARY OF PLOTS				
TYPE	PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	8.440 17.725	145.599	20.000	2991.980 SQ.M.
B	8.192 17.340	142.049	21.000	2983.035 SQ.M.
C	8.054 16.163	130.177	13.000	1692.298 SQ.M.
D	8.220 17.340	142.535	80.000	11402.784 SQ.M.
E	8.437 17.340	146.298	14.000	2048.166 SQ.M.
F	8.050 17.047	137.228	30.000	4116.851 SQ.M.
	TOTAL		178.000	25235.114 SQ.M.
				6.2357 ACRES

DENSITY			
TOTAL POPULATION	178	X	18
DENSITY PERMISSIBLE			240 TO 400 PPA
ACHIEVED DENSITY			287.35 PPA

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY -2016 POLICY ON THE LAND MEASURING 11.15 ACRE, VILLAGE, UCHANA, SECTOR-45, DISTT- KARNAL

OWNER/AUTHORIZED SIGNATORY

(Signature)

ARCHITECT :-

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