

PROPOSED 45 M WIDE ROAD

80.0 M WIDE COMMERCIAL BELT

12.0 M WIDE ROAD

ROAD 24.00 M. WIDE

50 % SALEABLE AREA UNDER RESIDENTIAL PLOTS TO BE FREEZED 3.4812 ACRES. THE APPLICANT HAS OFFERED AN AREA OF 3.6010 ACRES AS GIVEN BELOW

SR. NO.-	CATEGORY	SIZE OF PLOTS(Sq.mts)	NO.-OF PLOTS	AREA IN SQMTS
1.	A	148.50	04	594.00
2.	B	141.278	36	5086.008
3.	C	63.525	36	2286.90
4.	D	74.10	35	2593.50
5.	E	63.125	08	505.00
6.	F	78.10	38	2967.80
7.	G	53.96	10	539.60
TOTAL			167	14572.808

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 13.9875 ACRES ( MIGRATED FROM LICENCE NO:- 10 OF 2014 DATED 02-06-2014) UNDER "DEEN DAYAL JAN AWAS YOJNA", SECTOR-9, SHAHABAD MARKANDA, DISTRICT KURUKSHETRA, (HARYANA). BEING DEVELOPED BY:- LANDMARK INFONET PVT. LTD & OTHERS

AREA STATEMENT FOR 13.9875 ACRES

	PERMISSIBLE AREA IN ACRES	%	PROPOSED AREA IN ACRES	%
TOTAL AREA OF LAND	13.9875			
AREA UNDER SECTOR ROAD & GREEN BELT	0.0000			
REQUIRED ORGANIZED GREEN	1.0490	7.50	1.0491	7.5
10 % AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT.	1.3987	10	1.4071	10.00
COMMERCIAL AREA	0.5595	4	0.3712	2.65
AREA UNDER PLOTS	8.5324	61	6.9624	49.77
TOTAL SALEABLE AREA	9.0919	65	7.3336	52.42
AREA UNDER U.G.S.T.P./U.G.W.T. E.T., M.B.			0.057	
MINIMUM PERMISSIBLE DENSITY	240		271 X13.50=3658.5	262
MAXIMUM PERMISSIBLE DENSITY	400		368.5/13.9875=261.55	

NARINDER  
CA/2007/40107  
Aakriti Designer & Architect  
ARCHITECTS

NORTH

OWNER

LANDMARK INFONET PVT. LTD. & OTHERS

DETAILS OF PLOTS

TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS	TOTAL AREA UNDER PLOTS	IN ACRES	
A	8.25	18.00	148.50	24	3564.00		
B	8.19	17.25	141.278	99	13986.522		
C	5.50	11.55	63.525	36	2286.90		
D	5.00	14.82	74.10	35	2593.50		
E	6.25	10.10	63.125	8	505.00		
F	5.27	14.82	78.10	38	2967.80		
G	5.27	10.24	53.96	20	1079.20		
H	6.38	17.00	108.46	11	1193.06		
TOTAL AREA UNDER PLOTS					271	28175.982	6.9624

DETAILS OF GREEN AREA

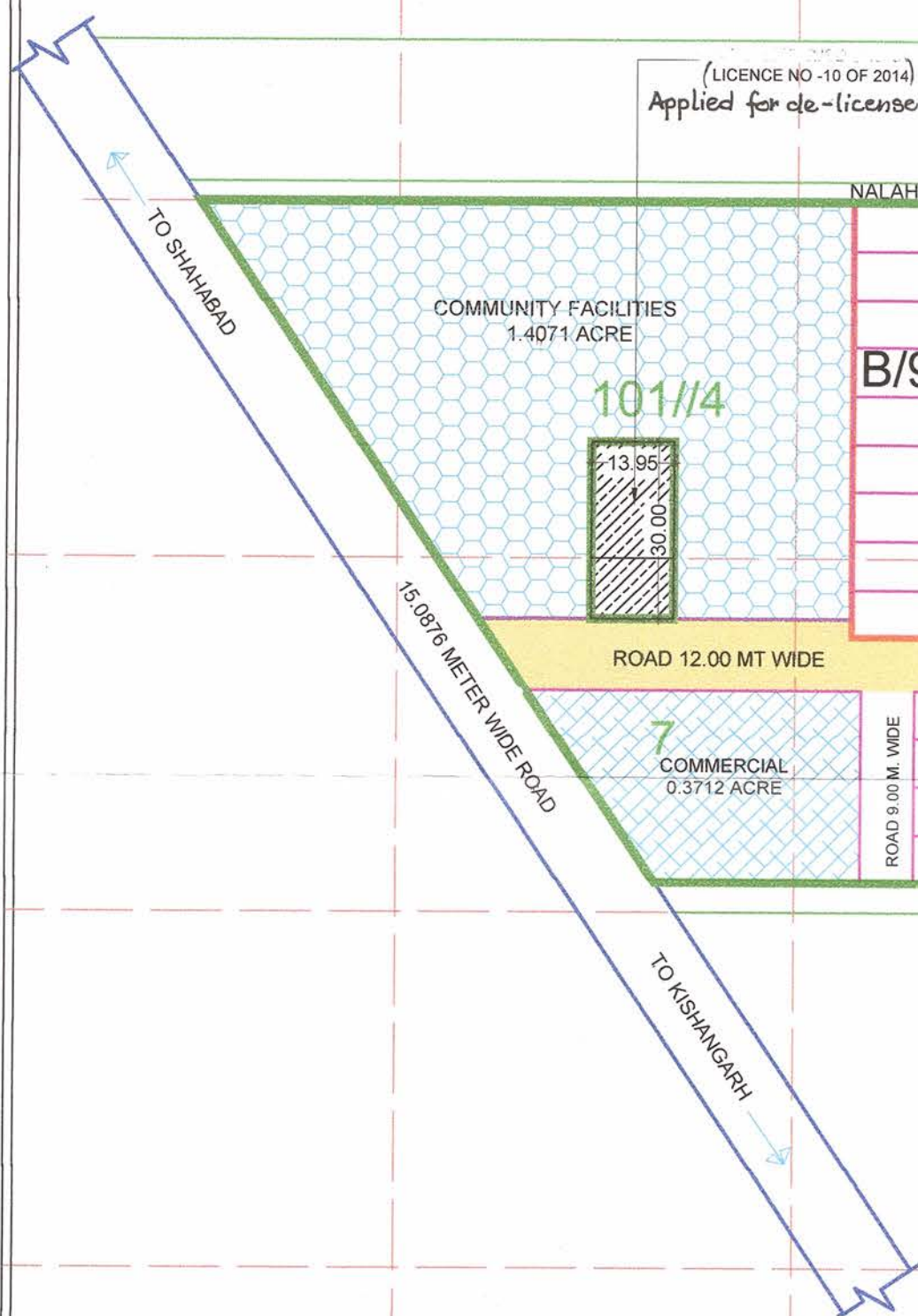
	AREA IN ACRES
PARK 1	1111.20
PARK 2	3134.37
TOTAL	4245.57

To be read with Licence No. 33 of 2019 Dated: 2/3/19

This Layout plan for an area of 13.9875 acres (Drawing No. DTCP-6873 dated 01.03.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awasi Yojna-2016) under migration from Licence No. 10 of 2014 being developed by Landmark Infonet Pvt. Ltd. in Sector-9, Shahabad, District Kurukshetra 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 9metres wide road would mean a minimum clear width of 9metres 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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the coloniser/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 coloniser/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.

(DINESH KUMAR) SD(HQ) (SANJAY SAINI) ATP(HQ) (VIJENDER SINGH) DTP(HQ) (P.P. SINGH) STP(HQ) (JITENDER SINGH) STP(HQ) (K. MAKRAN) PANDURANG, IAS) DTCP (HR)



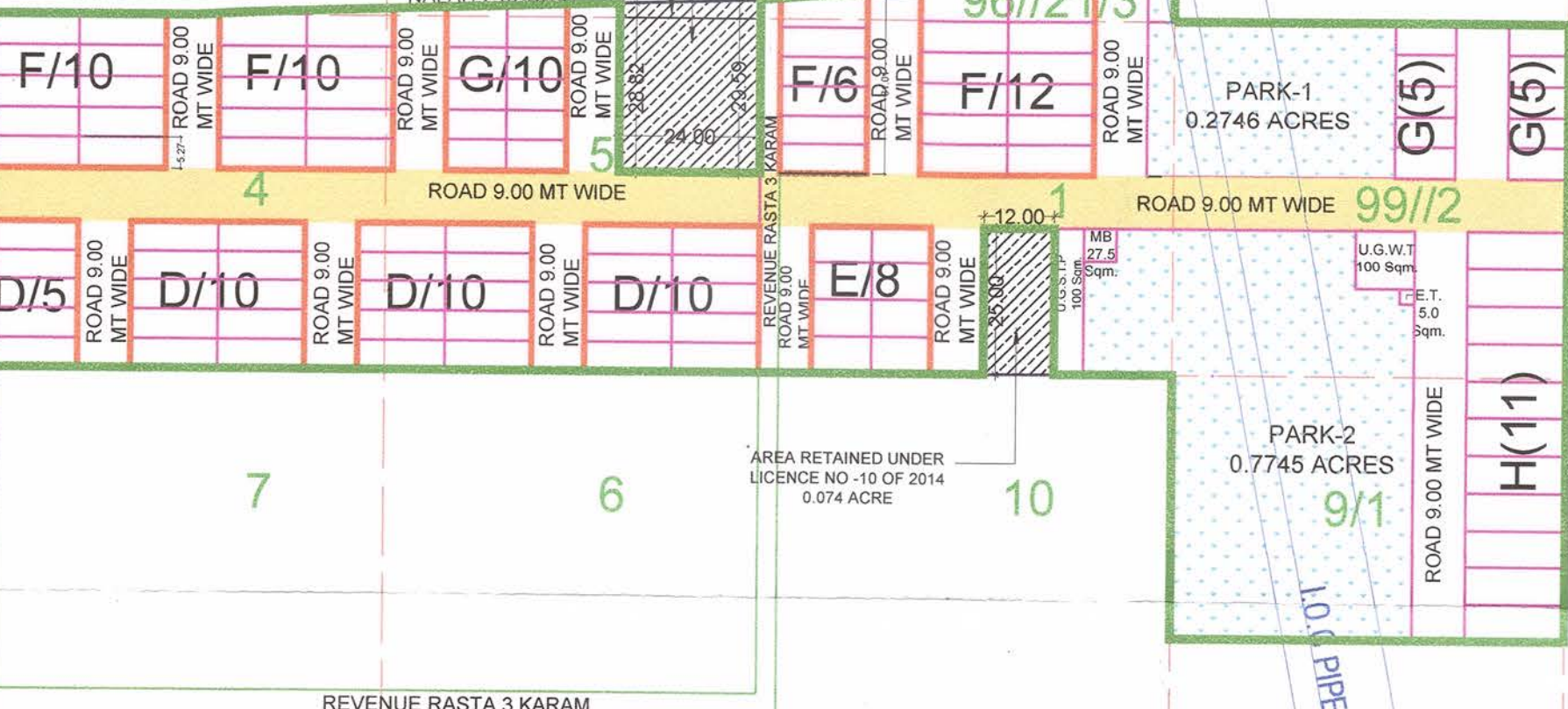
(LICENCE NO.-10 OF 2014) Applied for de-license  
ROAD 24.00 M. WIDE

95//25/2 (LICENCE NO.-10 OF 2014) Applied for de-license

96//21/3 (LICENCE NO.-10 OF 2014) Applied for de-license

101//4 COMMUNITY FACILITIES 1.4071 ACRE

7 COMMERCIAL 0.3712 ACRE



AREA OF CONSTRUCTED PLOTS ARE BELOW 150 SQM AS PER DDJAY AS SHOWN

AREA APPLIED TO MIGRATED UNDER DEEN DYAL JAN AWAS YOJNA SHOWN THUS

PROPOSED FREEZE AREA SHOWN THUS

THE APPLICANT SHALL NOT CHANGE THE ALIGNMENT OF 9.0 M./12.0 M./ 24.0 M. WIDE ROADS ACCESSING FROM SHAHABAD- KISHAN GARH ROAD AND NOT ANY OBJECTION USE THIS ROAD FOR TO THE ALLOTTES OF AREA APPLIED FOR LICENCE IN SCHEME LC-3654. SHOWN AS THUS