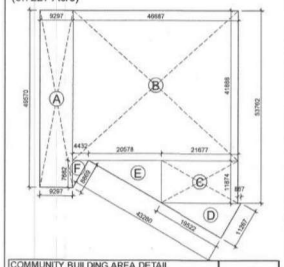
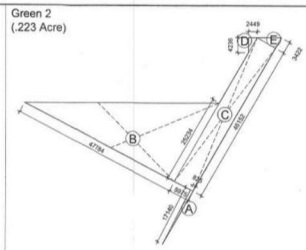
COMMUNITY
(0.7227 Acre)



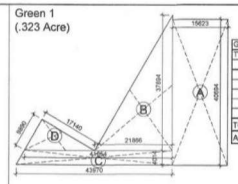
COMMUNITY BUILDING AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS.(B)	AREA SQ. MTS.
		A	B	C=A X B
A	RECTANGLE	9.297	49.570	460.852
B	RECTANGLE	46.687	41.888	1955.625
C	RECTANGLE	21.677	11.874	257.393
D	TRIANGLE	.5 X 11.267	19.522	109.977
E	TRIANGLE	.5 X 11.874	20.576	122.172
F	TRIANGLE	.5 X 4.432	7.682	17.023
TOTAL AREA IN SQ.MT.				2923.042
AREA IN ACRE				0.722

Green 2
(.223 Acre)



GREEN 2 -AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS.(B)	AREA SQ. MTS.
		A	B	C=A X B
A	TRIANGLE	.5 X.825	17.140	7.070
B	TRIANGLE	.5 X 25.234	47.784	602.891
C	RECTANGLE	46.152	5.975	275.758
D	TRIANGLE	.5 X 3.422	5.975	10.223
E	TRIANGLE	.5 X 2.449	4.236	5.187
TOTAL AREA IN SQ.MT.				901.129
AREA IN ACRE				0.223

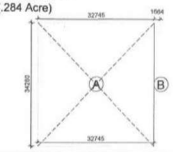
Green 1
(.323 Acre)



ROADS

GREEN 1 -AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS.(B)	AREA SQ. MTS.
		A	B	C=A X B
A	RECTANGLE	15.623	40.694	635.762
B	TRIANGLE	.5 X 21.066	37.894	414.295
C	TRAPEZIUM	H.554+43.9	4.014	171.847
D	TRIANGLE	.5 X 9.89	17.140	84.757
TOTAL AREA IN SQ.MT.				1306.662
AREA IN ACRE				0.323

COMMERCIAL
(.284 Acre)



COMMERCIAL -AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS.(B)	AREA SQ. MTS.
		A	B	C=A X B
A	RECTANGLE	32.745	34.280	1122.499
B	TRIANGLE	.5 X1.664	34.280	28.521
TOTAL AREA IN SQ.MT.				1151.020
AREA IN ACRE				0.284

LEGEND

1. DDJAY SCHEME BOUNDARY SHOWN THUS
2. STP AREA UG (450 SQMTS)
3. UGT AREA (200 SQMTS)
4. E.S.S (147 SQ.MT.)
5. GREEN AREA SHOWN THUS
6. COMMERCIAL AREA SHOWN THUS
7. COMMUNITY FACILITY SHOWN THUS
8. MB (MILK & VEGETABLE BOOTH) 5.0 M x 5.5 M
9. U.D.

AREA STATEMENT

TOTAL AREA OF THE SCHEME				7.225	Acre	
U.D.				0.031	Acre	
NET PLANNED LAND				7.194	Acre	
	PERMISSIBLE			PROPOSED		%AGE
AREA UNDER COMMERCIAL	4%	0.288	Acre	0.28392	Acre	3.947%
AREA UNDER PLOTS	61%	4.389	Acre	3.69593	Acre	51.373%
TOTAL SALEABLE AREA	65%	4.677	Acre	3.97985	Acre	55.320%

AREA UNDER PLOTS

TYPE	SIZE MT.		MT.	AREA SQ.MT.	TOTAL PLOTS NOS		TOTAL AREA SQ.MT.
A	8.750	x	17.140	149.975	40	=	5999.000 Sq.Mt
A1	8.400	x	17.140	143.976	19	=	2735.544 Sq.Mt
B	8.000	x	17.352	138.816	5	=	694.080 Sq.Mt
C	8.138	x	16.350	133.056	5	=	665.282 Sq.Mt
D	7.200	x	17.140	123.408	16	=	1974.528 Sq.Mt
D1	7.000	x	17.140	119.980	2	=	239.960 Sq.Mt
E	7.960	x	16.011	127.448	8	=	1019.580 Sq.Mt
F	7.065	x	14.000	98.910	5	=	494.550 Sq.Mt
G	AS PER SITE			143.770	1	=	143.770 Sq.Mt
G1	AS PER SITE			137.390	1	=	137.390 Sq.Mt
G2	AS PER SITE			150.000	1	=	150.000 Sq.Mt
G3	AS PER SITE			133.960	1	=	133.960 Sq.Mt
G4	AS PER SITE			148.200	1	=	148.200 Sq.Mt
G5	AS PER SITE			140.810	1	=	140.810 Sq.Mt
G6	AS PER SITE			150.000	1	=	150.000 Sq.Mt
G7	AS PER SITE			130.210	1	=	130.210 Sq.Mt
TOTAL					108	=	14956.864 Sq.Mt
OR						=	3.69593 Acres

DENSITY CALCULATION

TOTAL DENSITY	=	108	x	18.00	@ Person's per Plot
	=	7.194	÷	1.194	Acre
	=	270	PPA	Against 240 - 400 PPA permissible	

AREA UNDER GREEN

REQUIRED GREEN	=	0.54188	7.50% of Total area of the Scheme	
GREEN AREA PROPVIDED				
1 GREEN 1	=	0.323		
2 GREEN 2	=	0.223		
GREEN PROVIDED	=		0.546	Acres
TOTAL GREEN PROVIDED	=		0.546	Acres 7.55 %

AREA FOR PROVISION OF COMMUNITY FACILITIES

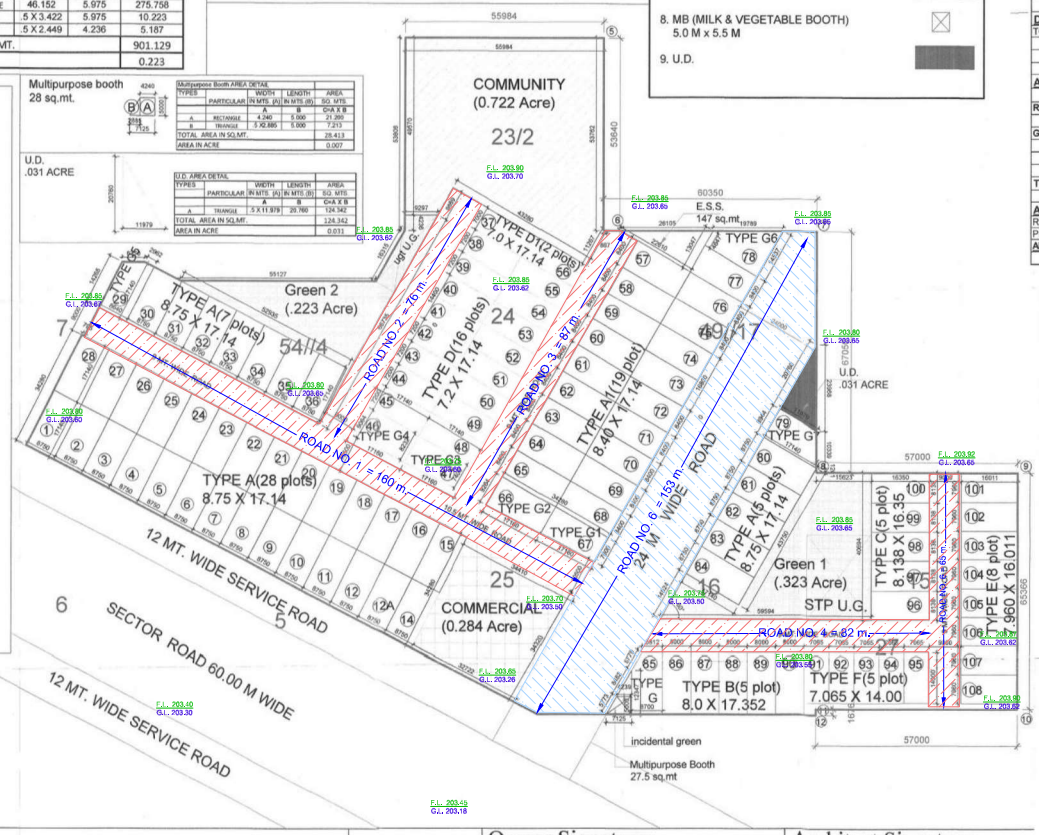
REQ. AREA	=	0.72	Acres	10.00%
PROVIDED	=	0.72	Acres	10.00%
AREA PROVIDED FOR COMMERCIAL	=		1149	SQ.MT.
	=		0.284	ACRE

Multipurpose booth
28 sq.mt.

Multipurpose Booth AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS.(B)	AREA SQ. MTS.
		A	B	C=A X B
A	RECTANGLE	4.240	5.000	21.200
B	TRIANGLE	.5 X2.885	5.000	7.213
TOTAL AREA IN SQ.MT.				28.413
AREA IN ACRE				0.007

U.D.
.031 ACRE

U.D. AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS.(B)	AREA SQ. MTS.
		A	B	C=A X B
A	TRIANGLE	.5 X 11.979	20.760	124.342
TOTAL AREA IN SQ.MT.				124.342
AREA IN ACRE				0.031



LEGEND :-

1. 9.0 M. WIDE ROAD
2. 24.00 M. WIDE ROAD
3. F.L. 203.80
   G.L. 203.60

To be read with Licence No. 154 of 2022 Dated 29/9/2022
That this Layout plan for an area measuring 7.225 acres (Drawing no. 8644 Dated 30-09-22) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) (under migration from licence no. 35 of 2008 dated 26.02.2008 granted for setting up of Group Housing Colony for over an area measuring 12.126 acres) being developed by Karni Infrastructure and Property Pvt. Ltd., falling in sector-4A, Bahadurgarh, District-Jhajjar is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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 General, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DGTCP, 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. That the odd size plots are being approved subject to the conditions that those plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(OM PRAKASH) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (SUNITA SETHI) STP (HQ) | (SATYA SINGH) CTP(HQ) | (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

(DINESH KUMAR) PA(HQ) | (RAJESH DUTT) JD (HQ)

DESIGN FORUM
INTERNATIONAL
ARCHITECTURE URBAN DESIGN TOWN PLANNING

TITLE:-
LAYOUT PLAN FOR SETTING UP FOR AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) OVER AN AREA OF 7.225 ACRES AFTER MIGRATION OF LICENSE NO. 35 OF 2008 DATED 26.08.2008 FALLING IN THE REVENUE ESTATE OF VILLAGE KASAR OF SECTOR 4 A OF BAHADURGARH DISTRICT- JHAJJAR- KARNI INFRASTRUCTURE AND PROPERTY PVT. LTD.

DATE:-
06.08.2022

Owner Signature:-
For KARNI INFRASTRUCTURE PVT. LTD.
DIRECTOR

Architect Signature:-
ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/95/18738, AIIA/A-12796

ROADS