

AREA STATEMENT					
TOTAL AREA OF THE SCHEME	=	11.63125	Acres		
AREA UNDER U.D	=	0.045	Acres		
NET PLANNED AREA	=	11.58625	Acres		
Permissible Area Detail		Area Detail (In Acres)	Proposed Area Detail		
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE		0.463	=	0.424	3.66 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE		7.068	=	6.035	52.09 %
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE		7.531	=	6.459	55.75 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE		0.872	=	1.020	8.77 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE		1.163	=	1.200	10.317 %

PLOTS AREA DETAIL						
S.no	Plot No	Size	Area Sq.Mt	No's	Total Area	
1	A	8.000 x 18.750	150.00	95	14250.00	Sq.mt
2	B	8.150 x 18.380	149.80	13	1947.36	Sq.mt
3	C	8.000 x 17.760	142.08	9	1278.72	Sq.mt
4	D	8.390 x 16.150	135.50	20	2709.97	Sq.mt
5	E	8.000 x 16.850	134.80	4	539.20	Sq.mt
6	F	8.000 x 16.150	129.20	8	1033.60	Sq.mt
7	G	8.150 x 15.000	122.25	5	611.25	Sq.mt
8	H	7.500 x 13.500	101.25	8	810.00	Sq.mt
9	I-1	As per Auto-Cad	140.44	1	140.44	Sq.mt
10	I-2	As per Auto-Cad	148.03	1	148.03	Sq.mt
11	I-3	As per Auto-Cad	150.00	1	150.00	Sq.mt
12	I-4	As per Auto-Cad	143.57	1	143.57	Sq.mt
13	I-5	As per Auto-Cad	149.23	1	149.23	Sq.mt
14	I-6	As per Auto-Cad	127.89	1	127.89	Sq.mt
15	I-7	As per Auto-Cad	140.76	1	140.76	Sq.mt
16	I-8	As per Auto-Cad	94.57	1	94.57	Sq.mt
17	I-9	As per Auto-Cad	149.42	1	149.42	Sq.mt
TOTAL			171		24424.01	Sq.mt
			OR		6.035	Acres
			OR		52.09	%

DENSITY CALCULATION			
TOTAL DENSITY	=	171	X 18.00 @ Person Per Acres
	=	3078.00	+ 11.58625
	=	265.660	PPA AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK			
Minimum Required @ 7.50%	=	0.872	Acres
Proposed Green	=		
Park-1	=	0.150	Acres
Park-2	=	0.170	Acres
Park-3	=	0.450	Acres
Park-4	=	0.250	Acres
Total Area	=	1.020	Acres
OR	=	8.77	%

Note:- UGSTP / UGT MAY BE SHIFTED IN RESPECT OF HSVP REQUIRMENT

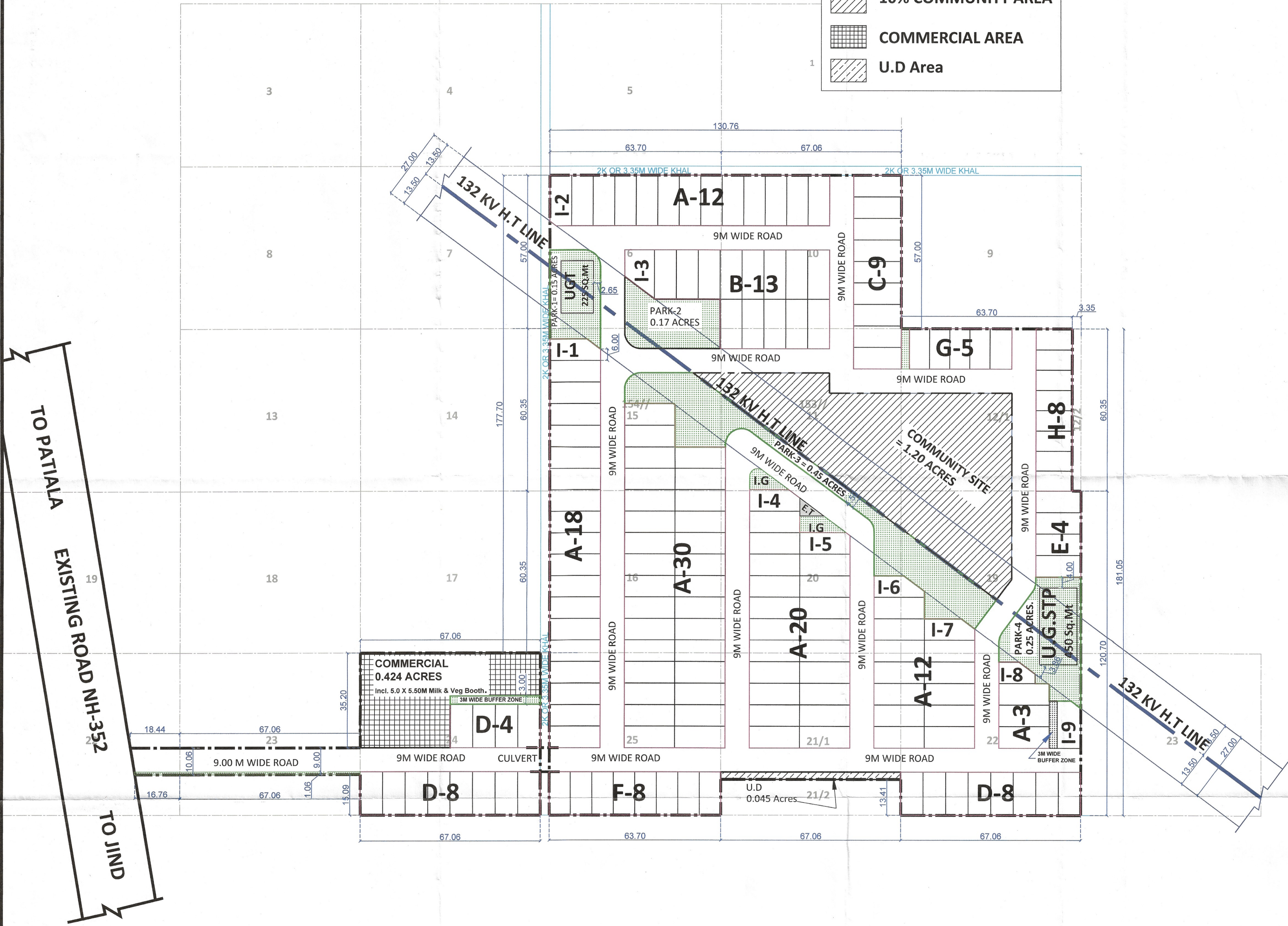
To be read with Licence No. 191/2022 Dated 22/11/2022 LC-4944

This Layout Plan for an area measuring 11.63125 acres (Drawing No. DGTCP/..... dated) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by DC Mansion LLP, in Sector-15 Narwana, District Jind 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, 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 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.
13. 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.
14. 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.
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 WAKASH) ATP (HQ) (BABITA GUPTA) DTP (HQ) (SUNITA SETHI) STP (HQ) (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

GREEN AREA
10% COMMUNITY AREA
COMMERCIAL AREA
U.D Area



TO PATIALA
 EXISTING ROAD NH-352
 TO JIND

Layout plan of affordable plotted colony on the land measuring 11.63125 Acres under DDJAY, in the Revenue Estate of Village Narwana Sector 15, District Jind Haryana being developed by DC Mansion LLP

ARCHITECT: Uttam Singh Regd. Architect C.A. 2016/79059
 OWNER / AUTHORISED: Vinay P
 DC Mansion LLP

SCALE: 1:500
 DATE: 15 SEP 2022
 SHEET NO: 1