

AFFORDABLE HOUSING
C.H.D. CITY

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY (2016) OVER AN AREA OF 5.0058 Acres IN THE REVENUE ESTATE OF VILLAGE UCHANA SECTOR-45, TEHSIL & DISTRICT-KARNAL, BEING DEVELOPED BY M/S RCNP BUILDERS & DEVELOPERS Pvt. Ltd.

AREA SUMMARY

PROPOSED AREA FOR LICENSE	5.0058 Acres	20257.722 Sq.M.
COMMERCIAL PERMISSIBLE	4%	810.309 Sq.m. (0.200 AC)
COMMERCIAL PROVIDED	3.998%	809.921 Sq.m. (0.200 AC)
MINIMUM GREEN SPACE REQUIRED	7.5%	1519.329 Sq.m. (0.375 AC)
GREEN SPACE PROVIDED	7.706%	1561.151 Sq.m. (0.3857 AC)
FOR COMMUNITY FACILITIES PERMISSIBLE	10%	2025.772 Sq.m. (0.50057 AC)
FOR COMMUNITY FACILITIES PROVIDED	11.49%	2327.849 Sq.m. (0.5752 AC)
TOTAL AREA UNDER RESIDENTIAL PLOTS PROP.	PER 3.0535 ACs (61%)	10560.186 Sq.m. (2.60948 AC)
TOTAL SALEABLE AREA -PER 3.2537 ACRES & PROP. - 2.8096 ACRES (56.12%)		

PLOT SUMMARY

TYPE OF PLOTS	DIMENSION OF PLOTS (In M.)		AREA OF PLOTS (In Sq.M.)	PLOT Nos. (NO. OF PLOTS)	AREA UNDER PLOTS (In Sq.M.)
	W	L			
Type A	7.592	18.30	138.933	1-14(14)	1945.062
Type B	7.527	18.30	137.744	1-18(18)	2479.392
Type C	7.6	14.097	107.137	1-15(15)	1607.055
Type D	7.30	14.097	102.908	1-7(7)	720.356
Type E	6.672	20.00	133.44	1(1)	133.44
Type F	7.45	20.00	149.00	1-10 (10)	1490.00
Type G	7.639	18.625	142.276	1-8 (8)	1138.208
Type H	7.256	18.30	138.762	1-4 (4)	555.049
Type J	7.529	18.30	137.780	1- 2 (2)	275.56
Type K	7.756	14.097	109.336	1 (1)	109.336
Type L	7.571	14.097	106.728	1(1)	106.728
TOTAL				81	10560.186
TOTAL AREA					10560.186 SQ.MT. 2.608 ACRES

POPULATION/ DENSITY CALCULATION

TOTAL PLOTS	PERSONS PER PLOT	TOTAL DENSITY	PERCENTAGE PER ACRE @ 5.0058 Acres
81	18	1458 Persons	291.26

To be read with Licence No. 20/2023 Dated 02/02/2023. LC-4776

This Layout Plan for an area measuring 5.0058 acres (Drawing No. DGTCP/8970 dated 03-02-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by RCNP Builders and Developers Pvt. Ltd. in the revenue estate of village-Uchana, in sector-45, 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 General, 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 DGTCP, Haryana 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 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.
- 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 General, 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 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(OM) PAKASHI
ATP (HQ)

(BABITA GUPTA)
DTP (HQ)

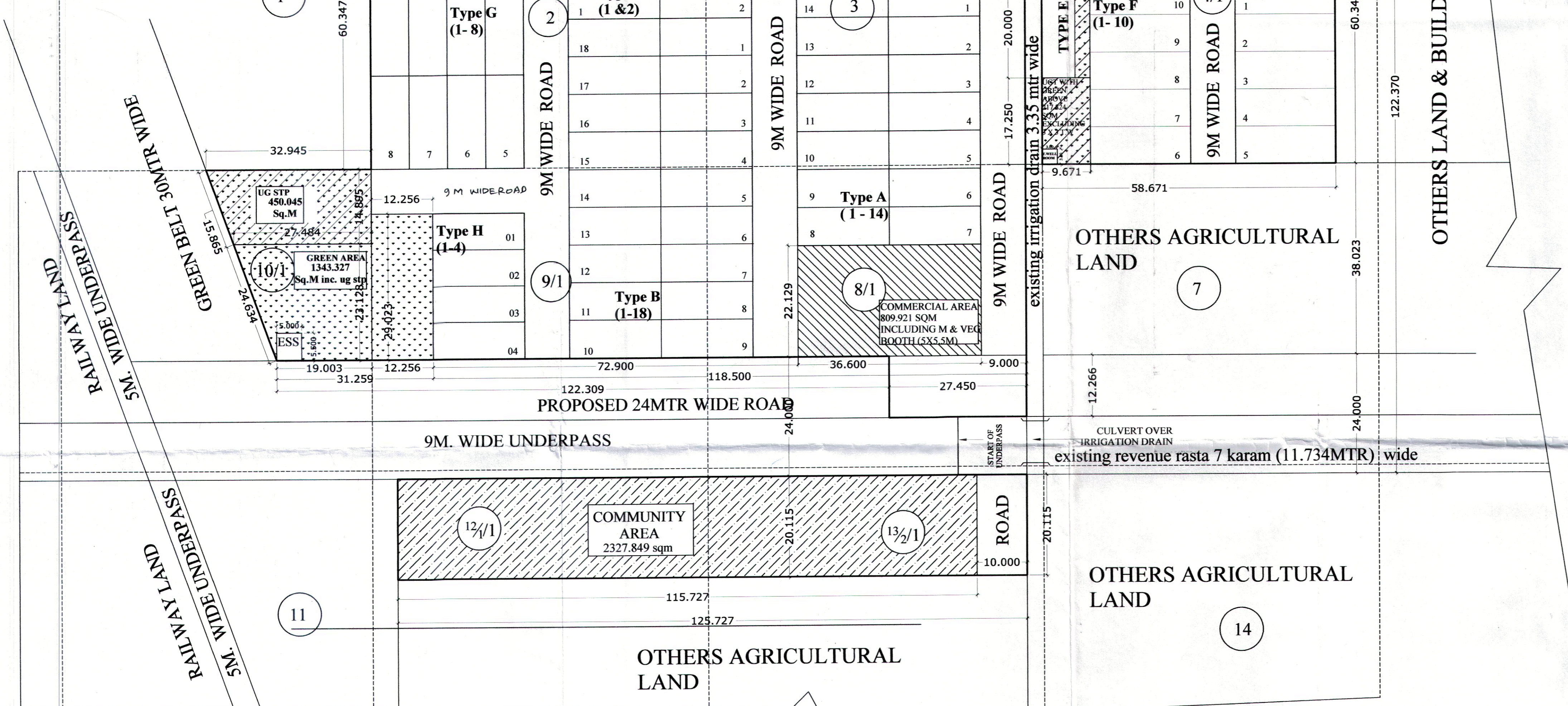
(SUNITA SETHI)
STP (HQ)

(SANGH)
CTP (HQ)

(T.L. SATYAPRAKASH, IAS)
DG, T.C.P. (HQ)

(SATYA PAL)
JD (HQ)

OTHERS AGRICULTURAL LAND



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- LEGEND:-
- PROPOSED AREA FOR LICENSE
 - COMMERCIAL AREA
 - COMMUNITY AREA
 - GREEN AREA
 - UG/ STP WITH GREEN AREA ABOVE
 - TUBEWELL/UGT
 - LAND BOUNDARY

OWNER SIGN:-
for RCNP Builders & Developers Private Limited
Director

DEALT BY:- AR. SHEFALI

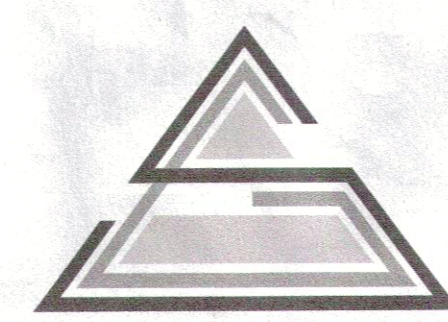
CHECKED BY:- AR. SANJAY GUPTA

JOB NO:- 102/01/2021

ARCHITECT SIGN:-
SANJAY GUPTA ARCHITECT
Regd. No. CA/89/12110
DSS 26/14, Market (1st Floor)
Urban Estate, KARNAL (Haryana)



SCALE:- 1:500



SANJAY GUPTA & ASSOCIATES
ARCHITECTS ENGINEERS & INT. DESIGNERS
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