



AREA STATEMENT			
	Area (in sq.mt.)	Area (in acres)	Area (in %age)
TOTAL AREA OF THE SCHEME	30907.817	7.6375	
AREA UNDER COMMUNITY	3091.0000	0.7638	10.001 %
AREA UNDER COMMERCIAL	1236.000	0.3054	3.999 %
AREA UNDER PLOTS	17346.419	4.2884	56.123 %
TOTAL SALEABLE AREA	18582.419	4.592	60.122 %

AREA UNDER PLOTS				
Type	SIZE	AREA	TOTAL AREA	
A	7.500 X 19.355	145.163	19	2758.089 Sq.Mt.
B	7.376 X 20.140	148.553	20	2971.053 Sq.Mt.
C	7.256 X 19.640	142.508	42	5985.329 Sq.Mt.
D	6.380 X 18.150	115.434	24	2770.416 Sq.Mt.
E	5.802 X 17.769	103.096	18	1855.723 Sq.Mt.
F	5.158 X 15.000	77.370	13	1005.810 Sq.Mt.
TOTAL AREA		136	17346.419 Sq.Mt.	
		OR	4.2884 Acres	

DENSITY CALCULATION			
TOTAL	=	136	x 13.50
	=	1836.00	
TOTAL AREA	=	7.6375	
POPULATION	=	1836.00	/ 7.6375
PER ACRE	=	240.393	PPA

AREA UNDER GREEN			
ORGANIZED GREEN	G1	Total Area in Sq.Mt.	Total Area in Acres
		2319.000	0.5730
		REQUIRED	PROPOSED
		7.50 %	7.503 %
TOTAL			7.503 %

ADDITIONAL FACILITY			
SEWAGE TREATMENT PLANT (STP) area 450 sq.mt			
Underground Water Tank (UGT) 200 SQ.MT, Electrical Transformer (ET) 9 SQ.MT.			

DETAILS OF 10% MORTGAGED AREA			
Plot No's	TYPE	SIZE (in Mt)	AREA (in Sq. Mt)
27 to 35	E	5.802 X 17.769	103.096
38 to 48	F	5.158 X 15.000	77.370
Total			180.466
			0.47782 acres
			10.411 %

VILLAGE	Khasra No	IN K-M	AREA IN SQ.MT
PALWAL	15/12	2-00	1011.7125
	15/19	1-17	935.834
TOTAL	03-17		1947.5465
		or in acres	0.48125

To be read with Licence No. 69 Dated 29/03/2023. LC-4891

This Layout Plan for an area measuring 7.6375 acres (Drawing No. DGTCP-9115, dated 03.04.23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by LC-Green Homes Infra. Developers Pvt. Ltd. in Sector-29, Kurukshetra 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, Hr. 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, Hr. 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 HSPV 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.

CLIENT/ OWNER
GREENHOMES INFRA DEVELOPERS PVT. LTD.
E-149, FIRST FLOOR, OPP. SAINIK VIHAR, GATE NO 1,
RISHI NAGAR, RANI BAG, NEW DELHI- 110034

CLIENT SIGNATURE
[Signature]
Authorised Signatory

(AUTHORISED SIGNATORY FOR: GREENHOMES INFRA DEVELOPERS PVT. LTD.)

ARORA ASSOCIATES
Cabin 105 FF, Sco' 91-93,
Ansal Sampark Building,
Sector- 5 Panchkula.
+91-9888327587

ARCHITECT
[Signature]
C-201/205/14
Arora Associates
Council of Architecture

PROJECT CODE: L2203

PROJECT TITLE
AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 7.6375 ACRES, SECTOR- 29, KURUKSHETRA FOR M/S GREENHOMES INFRA DEVELOPERS PVT. LTD.

DRAWING TITLE
LAYOUT PLAN FOR AFFORDABLE PLOTTED RESIDENTIAL HOUSING COLONY UNDER DDJAY

DRAWING NO. L2203-APC-LA-0001

SCALE: 1:500
DATE: 07.01.2023

REV
05

(SATYA PAL) JD (HQ)

(ASHISH SHARMA) JTP (HQ)

(SUNITA SETHI) STP (HQ)

(HITENDER SHAG) CTP (IT&M)

(T.L.SATYAPRAKASH, IAS) DGTCP (HR)