

AREA STATEMENT OF COMPLETION GRANTED AREA				
TOTAL AREA OF SCHEME =	7.50625	ACRES		
AREA UNDER SECTOR ROAD AND GREEN BELT	0.222	ACRES		
BALANCE AREA	7.28425	ACRES	A	
50% BENEFIT OF AREA FALLING UNDER SECTOR ROAD AND GREEN BELT	0.111	ACRES	B	
NET PLANNED AREA (A+B)	7.39525	ACRES		
NET PLANNED AREA (A+B)	IN ACRES	ACRES		
OPEN/GREEN SPACE/PARK	0.5546	7.5	0.5546	7.5
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	0.7395	10	0.7395	10.00
COMMERCIAL AREA	0.2958	4	0.2958	2.51
AREA UNDER PLOTS	4.5111	61	4.511	56.13
TOTAL PERMISSIBLE SALEABLE AREA	4.8069	65	4.337	58.64
MIN. - MAX. PERMISSIBLE DENSITY	240 - 400 PPA		283 PPA	

DEMARCATION CUM LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY FOR AN ADDITIONAL AREA MEASURING 4.03437 ACRES ADJOINING TO ALREADY GRANTED LICENCE NO. 35 OF 2018 FOR AN AREA ADMEASRING 7.50625 ACRES , TOTAL AREA 11.5406 ACRES IN SECTOR -32, AT KURUKSHETRA BEING DEVELOPED BY BRAHAM VATIKA REAL ESTATE PRIVATE LIMITED

LEGEND  
SCHEME BOUNDARY SHOWN THUS  
SPACE FOR ELECTRIC TRANSFER SHOWN THUS 2 X 2 Sq. Mtrs.  
SPACE FOR U.G.S.T.P SHOWN THUS 300 Sq. Mtrs.  
SPACE FOR UGT AND OHT SHOWN THUS 100 Sq. Mtrs.  
KILLA LINE / RECT. LINE  
GREEN AREA SHOWN THUS



PLOT AREA DETAIL IN SQM (FOR ADDITIONAL APPLIED AREA)						
TYPE-A						
S.NO	LENGTH	WIDTH	AREA	PLOT NO.	NO.OF PLOTS	TOTAL AREA
1	20.05	X	7.45	149.3725	156-170	15
2	20.05	X	7.45	149.3725	175-186	12
						27
						4033.0575 SQM

TYPE-F						
S.NO	LENGTH	WIDTH	AREA	PLOT NO.	NO.OF PLOTS	TOTAL AREA
1	14.50	X	7.05	102.23	187-212	26
						26
						2657.85 SQM

TYPE-G						
S.NO	LENGTH	WIDTH	AREA	PLOT NO.	NO.OF PLOTS	TOTAL AREA
1	14.40	X	6.705	96.57	213-226	14
						14
						1351.9296 SQM

TYPE-H						
S.NO	LENGTH	WIDTH	AREA	PLOT NO.	NO.OF PLOTS	TOTAL AREA
1	18.13	X	7.825	141.8673	171-174	4
						4
						567.4669 SQM
						567.4669 SQM
						71
						8610.3061
						2.128 ACRES

AREA STATEMENT				
TOTAL AREA OF SCHEME (ALREADY GRANTED LICENCE) =	7.50625	ACRES		
Additional land applied for licence	4.03437	acres		
TOTAL AREA OF SCHEME =	11.5406			
AREA UNDER SECTOR ROAD AND GREEN BELT	0.222	ACRES		
BALANCE AREA	11.3186	ACRES	A	
50% BENEFIT OF AREA FALLING UNDER SECTOR ROAD AND GREEN BELT	0.111	ACRES	B	
NET PLANNED AREA (A+B)	11.4296	ACRES		
AREA UNDER UG	0.0224	ACRES		
BALANCE AREA OF PALNNING	11.4072			

AREA STATEMENT FOR DEEN DYAL JAN AWAS YOJNA				
BALANCE AREA FOR PLANNING	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED %AGE
OPEN/GREEN SPACE/PARK	11.4072		0.8647	7.58
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	1.1407	10	1.1431	10.02
COMMERCIAL AREA	0.4563	4	0.4563	4.00
AREA UNDER PLOTS	6.9584	61	6.2790	55.04
TOTAL PERMISSIBLE SALEABLE AREA	7.4147	65	6.7353	59.04

TYPE-A						
S.NO	LENGTH	WIDTH	AREA	PLOT NO.	NO.OF PLOTS	TOTAL AREA
1	20.05	X	7.48	149.974	63-71	9
						1349.766 SQM
2	20.05	X	7.45	149.3725	138-154	17
						2539.3325 SQM
3	20.05	X	7.46	149.573	155	1
						149.573 SQM
						4038.6715 SQM

Community SPACE area detail (FOR ADDITIONAL AREA)				
S.NO.	LENGTH	WIDTH	AREA	
1	52.56	X	30.15	1584.684 SQM
2	14.5	X	3.326	48.227 SQM
				1632.911 SQM
				0.4035 Acre

UD AREA DETAIL				
S.NO.	LENGTH	WIDTH	AREA	
1	20.05	X	2.25	45.1125 SQM
2	22.47	X	1.56	35.0532 SQM
3	0.57	X	18.5	10.545
				90.7107 SQM
				0.0224 Acre

TYPE-B						
S.NO	LENGTH	WIDTH	AREA	PLOT NO.	NO.OF PLOTS	TOTAL AREA
1	15.00	X	6.00	90.00	72-137	66
						5940 SQM
2	15.00	X	6.00	90.00	438,44	2
						180 SQM
						6120 SQM

COMMERCIAL AREA DETAIL (IN SQM)				
S.NO.	LENGTH	WIDTH	AREA	
1	24.13	X	43.135	1040.85
				0.2572

Green area detail (GREEN-2)				
S.NO.	LENGTH	WIDTH	AREA	
1	39.92	X	31.3	1249.496 SQM

TYPE-C						
S.NO	LENGTH	WIDTH	AREA	PLOT NO.	NO.OF PLOTS	TOTAL AREA
1	15.00	X	5.78	86.70	25-42	18
						1560.6 SQM
2	15.00	X	5.78	86.70	45-62	18
						1560.6 SQM
						3121.2 SQM

Green area detail (GREEN-1)				
S.NO.	LENGTH	WIDTH	AREA	
1	18.50	X	6.00	111.00
				1700 sqm

TYPE-D						
S.NO	LENGTH	WIDTH	AREA	PLOT NO.	NO.OF PLOTS	TOTAL AREA
1	19.66	X	7.627	149.9468	1-10	10
						1499.4682 SQM

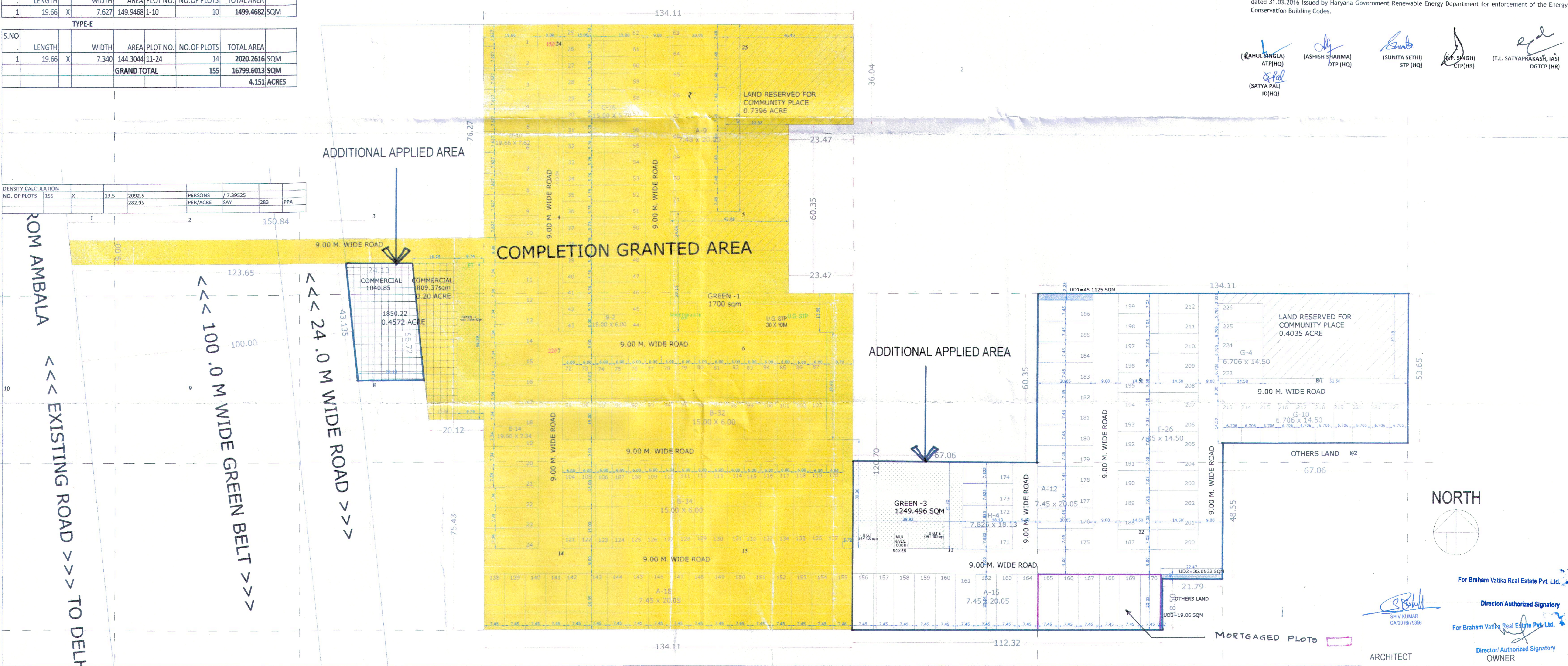
Green area detail (GREEN-3)				
S.NO.	LENGTH	WIDTH	AREA	
1	7.45	X	20.05	149.373
				6
				896.255
				6
				885.236
				10.9805 Acre

TYPE-E						
S.NO	LENGTH	WIDTH	AREA	PLOT NO.	NO.OF PLOTS	TOTAL AREA
1	19.66	X	7.340	144.3044	11-24	14
						2020.2616 SQM
						4.151 ACRES

Green area detail (GREEN-4)				
S.NO.	LENGTH	WIDTH	AREA	
1	18.50	X	6.00	111.00
				1700 sqm

TOTAL ACHIEVED SALEABLE AREA FOR RESIDENTIAL COMPLETION GRANTED + ADDITIONAL APPLIED AREA = 11.51+4.035=15.545 ACRES				
DENSITY CALCULATION	NO. OF PLOTS	155	X	133.5
		2092.5		PERSONS
		282.95		PER/ACRE
		7.39525		SAY
		283		PPA

<<<< 24 .0 M WIDE ROAD >>>>



To be read with Licence No. 50- of 2023 Dated 10/3/2023 LC-3670-B

- This revised layout plan for an additional area measuring 4.03437 acres (Drawing No. DGTCP-9672-Dated 14/03/23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) in addition to the existing licence no. 35 of 2018 dated 08.08.2018 area measuring 7.50625 acre thereby making total area 11.54062 acres in Sector-32, Kurukshetra, being developed by Braham Vatika Real Estate Pvt. Ltd. is hereby approved subject to the following conditions:-
- That this revised 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 revised layout plans of the colony.
  - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the revised layout plan.
  - That the colonizer shall abide by the directions of the DGTCP, Hr. and accordingly shall make necessary changes in the revised 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 revised 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 313(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 the colonizer/owner shall ensure 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.
  - 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.22/52/2005-5Power 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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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For Braham Vatika Real Estate Pvt. Ltd.  
Director/ Authorized Signatory  
For Braham Vatika Real Estate Pvt. Ltd.  
Director/ Authorized Signatory  
OWNER  
ARCHITECT