

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 12.69375 ACRES IN THE REVENUE ESTATE OF VILL. HABATPUR, SECTOR-26A, TEHSIL & DISTT. JIND, HARYANA- M/s. MADHUKARA REAL ESTATE PVT. LTD.

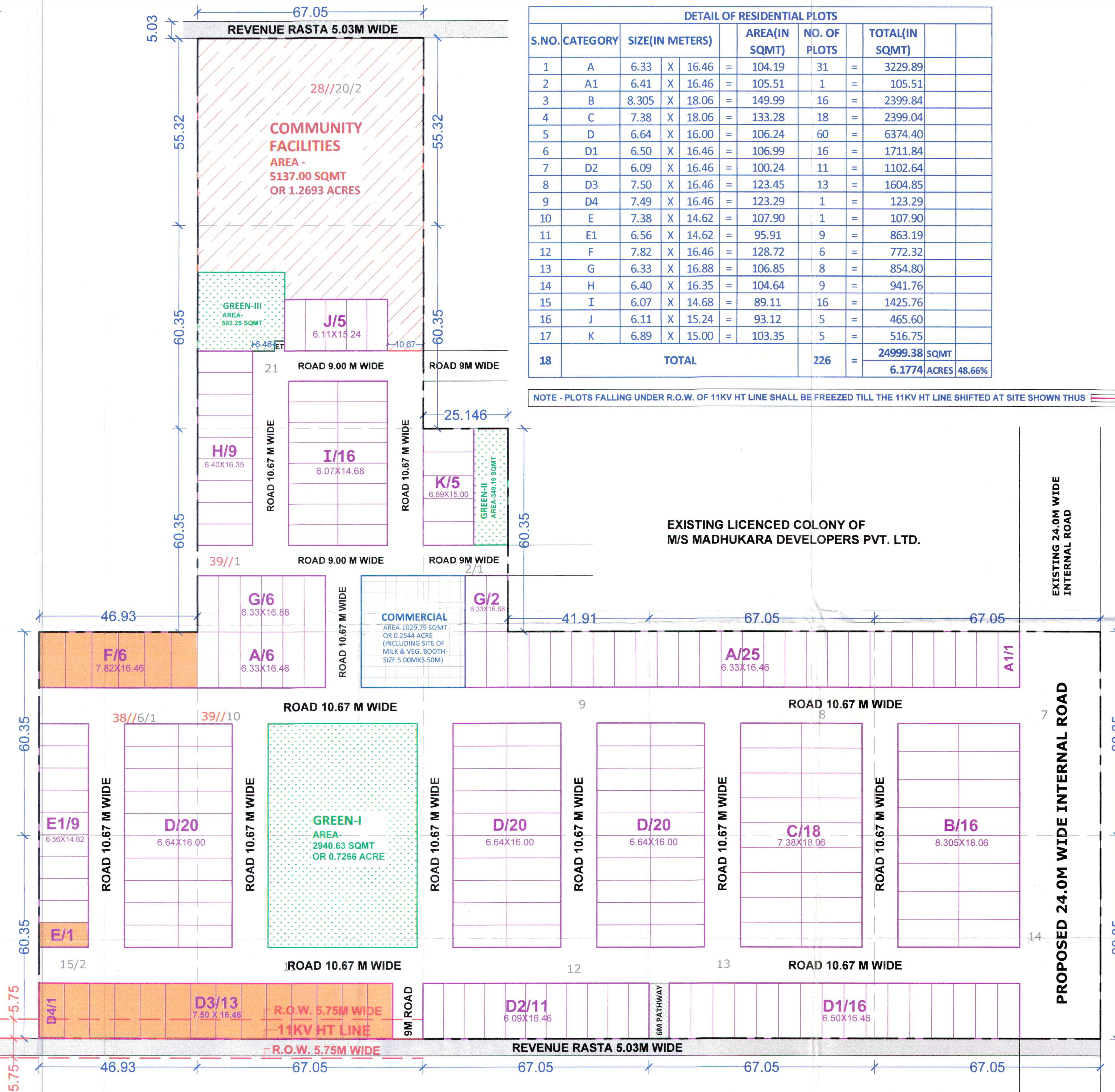
AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	12.69375	-	-	-
2	AREA UNDER RESIDENTIAL PLOTS	6.1774	48.66%	7.7431	61.00%
3	AREA UNDER COMMERCIAL	0.2544	2.00%	0.5077	4.00%
4	TOTAL SALEABLE AREA(2 + 3)	6.4318	50.66%	8.2509	65.00%
5	OPEN SPACE/PARKS	0.9595	7.56%	0.9520	7.50%
6	COMMUNITY FACILITIES	1.2693	10.00%	1.2693	10.00%

DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST IDW(0.64318 ACRE)

DETAIL OF 10% SALEABLE AREA (TO BE MORTGAGE)					
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	D3	7.50 X 16.46	123.45	13	1604.85
2	D4	7.49 X 16.46	123.29	1	123.29
3	E	7.38 X 14.62	107.90	1	107.90
4	F	7.82 X 16.46	128.72	6	772.32
5	TOTAL			21	2608.36 SQMT
					0.644 ACRE 10.01%

DETAIL OF RESIDENTIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	6.33	X 16.46	= 104.19	31	= 3229.89
2	A1	6.41	X 16.46	= 105.51	1	= 105.51
3	B	8.305	X 18.06	= 149.99	16	= 2399.84
4	C	7.38	X 18.06	= 133.28	18	= 2399.04
5	D	6.64	X 16.00	= 106.24	60	= 6374.40
6	D1	6.50	X 16.46	= 106.99	16	= 1711.84
7	D2	6.09	X 16.46	= 100.24	11	= 1102.64
8	D3	7.50	X 16.46	= 123.45	13	= 1604.85
9	D4	7.49	X 16.46	= 123.29	1	= 123.29
10	E	7.38	X 14.62	= 107.90	1	= 107.90
11	E1	6.56	X 14.62	= 95.91	9	= 863.19
12	F	7.82	X 16.46	= 128.72	6	= 772.32
13	G	6.33	X 16.88	= 106.85	8	= 854.80
14	H	6.40	X 16.35	= 104.64	9	= 941.76
15	I	6.07	X 14.68	= 89.11	16	= 1425.76
16	J	6.11	X 15.24	= 93.12	5	= 465.60
17	K	6.89	X 15.00	= 103.35	5	= 516.75
18	TOTAL				226	= 24999.38 SQMT
						6.1774 ACRES 48.66%

NOTE - PLOTS FALLING UNDER R.O.W. OF 11KV HT LINE SHALL BE FREEZED TILL THE 11KV HT LINE SHIFTED AT SITE SHOWN THUS



EXISTING LICENCED COLONY OF M/S MADHUKARA DEVELOPERS PVT. LTD.

EXISTING 24.0M WIDE INTERNAL ROAD

PROPOSED 24.0M WIDE INTERNAL ROAD

- To be read with Licence No. 113 of 2023 Dated 30/05/2023.
- This layout plan for an area measuring 12.69375 acres (Drawing no. 9282 Dated 31/05/20) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Madhukara Real Estate Pvt. Ltd. in the revenue estate of village Habatpur, Sector-26A, Jind 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 DGTC 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 DGTC, 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)(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 HVP 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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LEGEND:
 ET (3MX3M)
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 SCHEME BOUNDARY
 REVENUE RASTA
 11KV HT LINE
 R.O.W. 5.75M WIDE

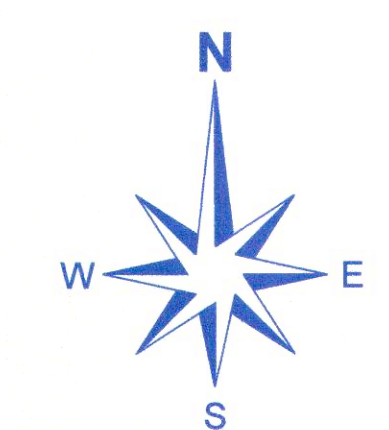
ABBREVIATIONS-
 ET = ELECTRIC TRANSFORMER

DENSITY CALCULATION(PPA)-
 NUMBER OF PLOTS = 226
 UNITS ALLOWED = 3
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 226 X 3 X 4.5
 = 3051.0 / 12.69375
 = 240.35, SAY 240 PPA

(SCALE-N.T.S.)

GREEN AREA CALCULATION:-
 = GREEN-I + GREEN-II + GREEN-III
 = 2940.63 + 349.19 + 593.25
 = 3883.07 SQMT OR 0.9595 ACRE(7.56%)

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)



Swanda
 SIGNATURE OF OWNER / APPLICANT



SIGNATURE OF ARCHITECT / TOWN PLANNER

