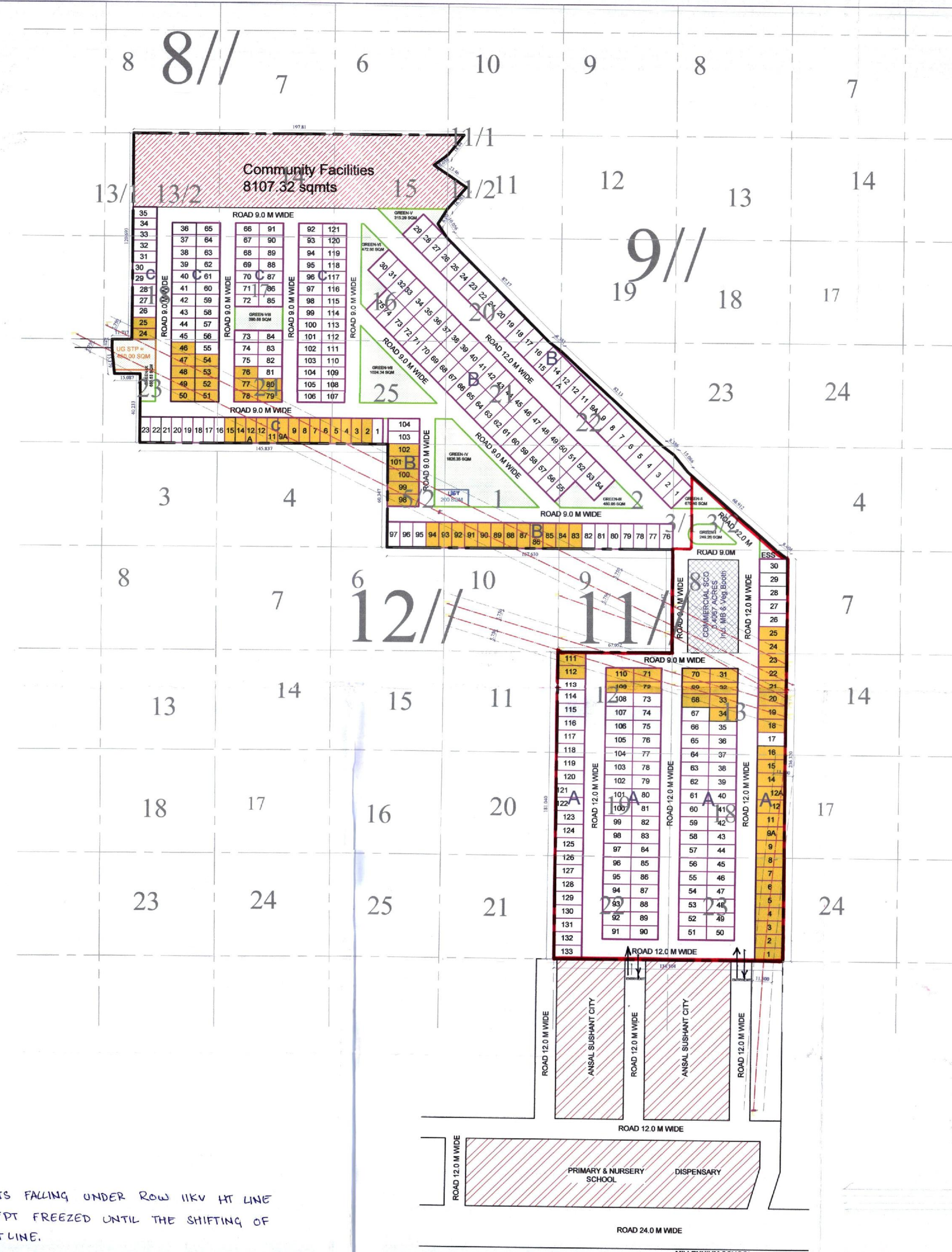


PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 20.03125 ACRES IN SECTOR-32, TEH. & DISTT. KURUKSHETRA (HARYANA), DEVELOPED BY M/S HOMESHETRA REALTORS PVT. LTD.



**PLOTS AREA STATEMENT**

PLOTS NOS	LENGTH	WIDTH	AREA (SQMTS)	NO OF PLOTS	TOTAL AREA (SQMTS)
<b>BLOCK-A</b>					
1 TO 9	16.3500	7.8700	128.6745	9	1158.0705
9A	16.3500	7.8700	128.6745	1	128.6745
11 TO 12	16.3500	7.8700	128.6745	2	257.3490
12A	16.3500	7.8700	128.6745	1	128.6745
14 TO 29	16.3500	7.8700	128.6745	16	2058.7920
30	16.3500	8.0900	132.2715	1	132.2715
31 TO 49	16.3500	8.0000	130.8000	19	2485.2000
50 TO 51	16.3500	8.0400	131.4540	2	262.9080
52 TO 89	16.3500	8.0000	130.8000	38	4970.4000
90 TO 91	16.3500	8.0400	131.4540	2	262.9080
92 TO 110	16.3500	8.0000	130.8000	19	2485.2000
111 TO 132	16.3500	7.8600	128.5424	22	2827.9337
133	16.3500	8.1200	132.7945	1	132.7945
<b>TOTAL</b>				<b>133</b>	<b>17291.1762</b>

**BLOCK-B**

1 TO 28	17.0000	7.7500	131.7500	28	3689.0000
29	17.0000	7.8500	133.4500	1	133.4500
30 TO 31	17.0000	7.9000	134.3000	2	268.6000
32 TO 52	17.0000	7.5000	127.5000	21	2677.5000
53 TO 54	17.0000	7.9000	134.3000	2	268.6000
55 TO 75	17.0000	7.5000	127.5000	21	2677.5000
76	15.0000	7.8200	117.3000	1	117.3000
77 TO 97	15.0000	7.6100	114.1500	21	2397.1500
98 TO 103	18.5000	7.3300	135.6050	6	813.6300
104	18.5000	7.3670	136.2895	1	136.2895
<b>TOTAL</b>				<b>104</b>	<b>13179.0195</b>

**BLOCK-C**

1	15.0000	6.2170	93.2550	1	93.2550
2 TO 9	15.0000	6.2100	93.1500	8	745.2000
9A	15.0000	6.2100	93.1500	1	93.1500
11 TO 12	15.0000	6.2100	93.1500	2	186.3000
12A	15.0000	6.2100	93.1500	1	93.1500
14 TO 23	15.0000	6.2100	93.1500	10	931.5000
24 TO 34	14.0000	6.4400	90.1600	11	991.7600
35	14.0000	6.5420	91.5880	1	91.5880
36 TO 49	14.0000	6.9800	97.7200	14	1368.0800
50 TO 51	14.0000	7.0080	98.1120	2	196.2240
52 TO 77	14.0000	6.9800	97.7200	26	2540.7200
78 TO 79	14.0000	7.0080	98.1120	2	196.2240
80 TO 105	14.0000	6.9800	97.7200	26	2540.7200
106 TO 107	14.0000	7.0080	98.1120	2	196.2240
108 TO 121	14.0000	6.9800	97.7200	14	1368.0800
<b>TOTAL</b>				<b>121</b>	<b>11632.1750</b>

**FROZEN PLOTS**

PLOTS NOS	LENGTH	WIDTH	AREA (SQMTS)	NO OF PLOTS	TOTAL AREA (SQMTS)
<b>BLOCK-A</b>					
1 TO 9	16.3500	7.8700	128.6745	9	1158.0705
9A	16.3500	7.8700	128.6745	1	128.6745
11 TO 12	16.3500	7.8700	128.6745	2	257.3490
12A	16.3500	7.8700	128.6745	1	128.6745
14 TO 16	16.3500	7.8700	128.6745	3	386.0235
18 TO 25	16.3500	7.8700	128.6745	8	1029.3960
31 TO 34	16.3500	8.0000	130.8000	4	523.2000
68 TO 72	16.3500	8.0000	130.8000	5	654.0000
109 TO 110	16.3500	8.0000	130.8000	2	261.6000
111 TO 112	16.3500	7.8600	128.5424	2	257.0849
<b>TOTAL</b>				<b>37</b>	<b>4784.0729</b>

**BLOCK-B**

83 TO 94	15.0000	7.6100	114.1500	12	1369.8000
98 TO 102	18.5000	7.3300	135.6050	5	678.0250
<b>TOTAL</b>				<b>17</b>	<b>2047.8250</b>

**BLOCK-C**

2 TO 9	15.0000	6.2100	93.1500	8	745.2000
9A	15.0000	6.2100	93.1500	1	93.1500
11 TO 12	15.0000	6.2100	93.1500	2	186.3000
12A	15.0000	6.2100	93.1500	1	93.1500
14 TO 15	15.0000	6.2100	93.1500	2	186.3000
24 TO 25	14.0000	6.4400	90.1600	2	180.3200
46 TO 49	14.0000	6.9800	97.7200	4	390.8800
50 TO 51	14.0000	7.0080	98.1120	2	196.2240
52 TO 54	14.0000	6.9800	97.7200	3	293.1600
76 TO 77	14.0000	6.9800	97.7200	2	195.4400
78 TO 79	14.0000	7.0080	98.1120	2	196.2240
80	14.0000	6.9800	97.7200	1	97.7200
<b>TOTAL</b>				<b>30</b>	<b>2854.0680</b>

**TOTAL**

				<b>84</b>	<b>9685.9659</b>
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PART OF APPLIED SITE BOUNDED IN RED COLOUR BOUNDARY COMPRISING KHASRA NOS. 11//3/2, 8,12,13,18,19,22 AND 23 ARE KEPT FROZEN TILL THE STAY ON ALINEATION IS THERE IN C.S. NO. 850 OF 2023.

**AREA CALCULATIONS**

S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	20.03125	-	-	-
2	AREA UNDER RESIDENTIAL PLOTS	10.4037	51.93%	12.2190	61.00%
3	AREA UNDER COMMERCIAL	0.4067	2.03%	0.8012	4.00%
4	TOTAL SALEABLE AREA (2 + 3)	10.8104	53.96%	13.0202	65.00%
5	OPEN SPACE/PARKS	1.5024	7.50%	1.5023	7.50%
6	COMMUNITY FACILITIES	2.0030	10.00%	2.0031	10.00%

To be read with Licence No. 205 of 2023 Dated 11/10/2023 LC-5109

That this layout plan for an area measuring 20.03125 acres (Drawing No. 9680 Dated 11-10-2023) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Homeshetra Realtor Pvt. Ltd. in the revenue estate of village Umri, Sector-32, 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 DGCP 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 DGCP, 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 area 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 colonizer shall be bound 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.

(ASHISH SHARMA) DTP (HQ) (SUNITA SETHI) STP (HQ) (K. P. SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DGCP (HR) (RAHUL SINGLA) ATP (HQ) (SATYA PAL) JD (HQ)

NOTE :- ALL THE PLOTS FALLING UNDER ROW 11KV HT LINE SHALL BE KEPT FROZEN UNTIL THE SHIFTING OF THE 11KV HT LINE.

**The Firm**  
ARCHITECTS, INTERIOR DESIGNER & SITE CONSULTANTS  
SCO-99, FIRST FLOOR, SECTOR 44-C, CHANDIGARH  
info@thefirmarchitects.com  
www.thefirmarchitects.com  
+91-9888605252 | +91-172-4625252

**LEGEND:**  
MEB (MS) (M)  
LIST  
STP  
PARKS / OPEN SPACES  
COMMERCIAL AREA  
COMMUNITY FACILITIES  
KLLA LINE  
SCHEME BOUNDARY  
REVENUE RASTA  
FROZEN PLOTS

**ABBREVIATIONS:**  
ESS = ELECTRIC SUB STATION  
LWT = UNDERGROUND WATER TANK  
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT  
IG = INCIDENTAL GREEN  
MB = MILK & VEG. BOOTH

(SCALE-N.T.S.)

**DENSITY CALCULATION (PPA):-**  
NUMBER OF PLOTS = 358  
UNITS ALLOWED = 3  
DENSITY CALCULATION PER UNIT = 4.5  
DENSITY CALCULATION = 358 X 3 X 4.5 = 4833 / 20.03125 = 241.27, SAY 241 PPA

**PERMISSIBLE DENSITY: 240 PPA - 400 PPA**

**GREEN AREA CALCULATION:-**  
= GREEN-I+GREEN-II+GREEN-III+GREEN-IV+GREEN-V+GREEN-VI+GREEN-VII+GREEN-VIII+GREEN-IX  
= 249.26+670.40+480.06+1826.35+315.29+472.86+1024.34+390.88+650.63 = 6080.07 SQM OR 1.5024 ACRES (7.50%)

**COMMERCIAL AREA CALCULATION:-**  
= COMMERCIAL + MB  
= 1621.1721 + 25.0000 = 1646.1721 SQM (2.03%)

**LAYOUT PLAN**



For Homeshetra Realtors Pvt. Ltd. Authority Sign. AUTH. SIGN. ARCHITECTS, INTERIOR DESIGNER & SITE CONSULTANTS B.A.RCH A/114549 SIGNATURE OF OWNER / APPLICANT SIGNATURE OF ARCHITECT