

**PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 9.30 ACRES FALLING IN SECTOR 34, TEHSIL & DISTT. KARNAL (HARYANA), BEING DEVELOPED BY M/S GOLF LINK PROJECTS PVT. LTD.**

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	9.30	-	5(MINIMUM)	-
2	AREA UNDER 30 M WIDE GREEN BELT	0.2390	-	-	-
3	BALANCE AREA	9.0610	-	-	-
4	50% BENEFIT OF AREA UNDER 30 M WIDE GREEN BELT	0.1195	-	-	-
5	NET PLANNED AREA	9.1805	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	4.9957	54.42%	5.6001	61.00%
7	AREA UNDER COMMERCIAL	0.3671	4.00%	0.3672	4.00%
8	TOTAL SALEABLE AREA( 6 + 7 )	5.3628	58.42%	5.9673	65.00%
9	GREEN AREA / OPEN SPACE	0.6976	7.50%	0.6975	7.50%
10	COMMUNITY FACILITIES	0.9300	10.00%	0.9300	10.00%

DETAIL OF RESIDENTIAL PLOTS					
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	AS PER PLAN	143.42	1	143.42
2	A1	AS PER PLAN	147.20	1	147.20
3	A2	AS PER PLAN	145.11	1	145.11
4	A3	AS PER PLAN	148.61	1	148.61
5	A4	AS PER PLAN	145.96	1	145.96
6	A5	AS PER PLAN	148.90	1	148.90
7	B	6.62 X 17.35	114.86	4	459.44
8	C	6.98 X 15.24	106.38	5	531.90
9	D	7.21 X 18.00	129.78	30	3893.40
10	E	6.86 X 14.63	100.36	3	301.08
11	F	AS PER PLAN	148.17	1	148.17
12	G	6.79 X 16.16	109.73	13	1426.49
13	G1	AS PER PLAN	110.14	1	110.14
14	G2	AS PER PLAN	143.15	1	143.15
15	H	6.79 X 17.51	118.89	5	594.45
16	H1	AS PER PLAN	147.07	1	147.07
17	I	7.00 X 16.77	117.39	32	3756.48
18	J	AS PER PLAN	149.69	1	149.69
19	J1	AS PER PLAN	149.08	1	149.08
20	J2	AS PER PLAN	148.47	1	148.47
21	J3	AS PER PLAN	147.86	1	147.86
22	J4	AS PER PLAN	147.25	1	147.25
23	J5	AS PER PLAN	138.22	1	138.22
24	J6	AS PER PLAN	137.68	1	137.68
25	J7	AS PER PLAN	135.18	1	135.18
26	J8	AS PER PLAN	130.27	1	130.27
27	J9	AS PER PLAN	125.29	1	125.29
28	J10	AS PER PLAN	120.37	1	120.37
29	J11	AS PER PLAN	115.64	1	115.64
30	K	6.48 X 16.21	105.04	5	525.20
31	K1	AS PER PLAN	119.43	1	119.43
32	L	6.71 X 17.50	117.43	27	3170.61
33	L1	8.57 X 17.50	149.98	1	149.98
34	L2	AS PER PLAN	136.54	1	136.54
35	L3	AS PER PLAN	127.03	1	127.03
36	L4	AS PER PLAN	129.44	1	129.44
37	L5	AS PER PLAN	109.06	1	109.06
38	M	7.66 X 18.65	142.86	11	1571.46
39	M1	AS PER PLAN	142.29	1	142.29
40	TOTAL		20217.01 SQMT	164	4.9957 ACRES 54.42%



To be read with Licence No. 198 of 2023 Dated 05.10.2023. This layout plan for an area measuring 9.30 acres (Drawing No. ) comprised of license that is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awaz Yojna-2016) being developed by which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awaz Yojna-2016) being developed by JTPL Township Pvt. Ltd. and others in collaboration with Golf Links Pvt. Ltd. falling in the revenue estate of village Karnal, Sector-34, District-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 DGTC, 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 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(i)(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.22/52/2005-5Power 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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 (SUNITA SETHI) STP (HQ)  
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 (T.L. SATYAPRAKASH, IAS) DGTC (HR)

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DRG. NO:- DGTC 9910 DATED:- 20-10-2023

**DIVINE ARCHITECTS & PLANNERS**

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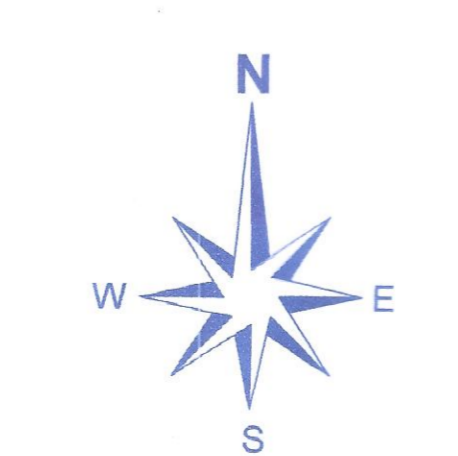
LEGEND:  
 ET  
 UGT  
 UG STP  
 PARKS / OPEN SPACES  
 COMMERCIAL AREA  
 COMMUNITY FACILITIES  
 KILLA LINE  
 SCHEME BOUNDARY

ABBREVIATIONS-  
 ET = ELECTRIC TRANSFORMER  
 UGT = UNDERGROUND WATER TANK  
 UG STP = UNDERGROUND SEWAGE TREATMENT PLANT  
 IG = INCIDENTAL GREEN

DENSITY CALCULATION(PPA)-  
 NUMBER OF PLOTS = 164  
 UNITS ALLOWED = 3  
 POPULATION ALLOWED PER UNIT = 4.5  
 DENSITY CALCULATION = 164 X 3 X 4.5  
 = 2214.0 / 9.1805  
 = 241.16, SAY 241 PPA

GREEN AREA CALCULATION:-  
 =GREEN-I + GREEN - II + GREEN - III  
 = 1909.11 + 691.84 + 221.32  
 = 2823.27 SQMT OR 0.6976 ACRE

(SCALE-N.T.S.) (PERMISSIBLE DENSITY: 240 PPA - 400 PPA)



*(Signature)*  
 SIGNATURE OF OWNER / APPLICANT

