



AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	5.727	Acres
NET PLANNED AREA	=	5.727	Acres
		Permissible Area Detail	Proposed Area Detail
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.229	=	0.115 Acres 2.008 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	3.493	=	3.289 Acres 57.429 %
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	3.722	=	3.404 Acres 59.437 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	0.430	=	0.433 Acres 7.560 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	0.573	=	0.574 Acres 10.022 %

PLOTS AREA DETAIL						
S.No	Plot No	Size		Area Sq.Mt	No's	Total Area
1	A	8.174	x	18.350	149.99	6149.590 Sq.mt
2	B	8.140	x	18.350	149.37	1045.590 Sq.mt
3	C	7.630	x	16.000	122.08	1953.280 Sq.mt
4	D	7.000	x	14.450	101.15	303.450 Sq.mt
5	E	7.390	x	15.260	112.77	1240.470 Sq.mt
6	F	7.000	x	16.000	112.00	448.000 Sq.mt
7	G	7.230	x	15.000	108.45	2169.000 Sq.mt
				TOTAL	102	13309.38 Sq.mt
						OR 3.289 Acres
						OR 57.429 %

DENSITY CALCULATION			
TOTAL DENSITY	=	102	X 13.50 @ Person Per Acres
	=	1377.00	+ 5.727
	=	240.440	PPA AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK	
Minimum Required @ 7.50%	= 0.430 Acrs
Proposed Green	
Park-1	= 0.433 Acrs
Total Area	= 0.433 Acrs
OR	= 7.561 %

To be read with Licence No. 187 of 2023 Dated 15/09/2023

This layout plan for an area measuring 5.727 acres (Drawing no. 9666 Dated 15/09/23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by DCNG Mansion LLP. in the revenue estate of village Narwana, Sector-19, District 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 DGTCP 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, 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)(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.22/52/2005-5Power 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

LAYOUT PLAN for affordable plotted colony on the land measuring 5.727 Acres under DDJAY in the Revenue Estate of Village Narwana Sector 19, District Jind Haryana being developed by DCNG Mansion LLP.

ARCHITECT Uttam Singh Regd. Architect C.A. 2016/79059	OWNER / AUTHORISED For DCNG Mansion LLP Authorized Signatory
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DCNG Mansion LLP.
