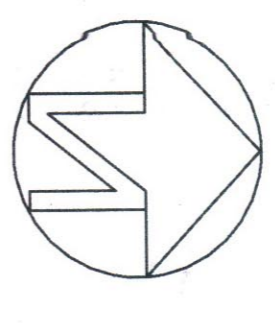
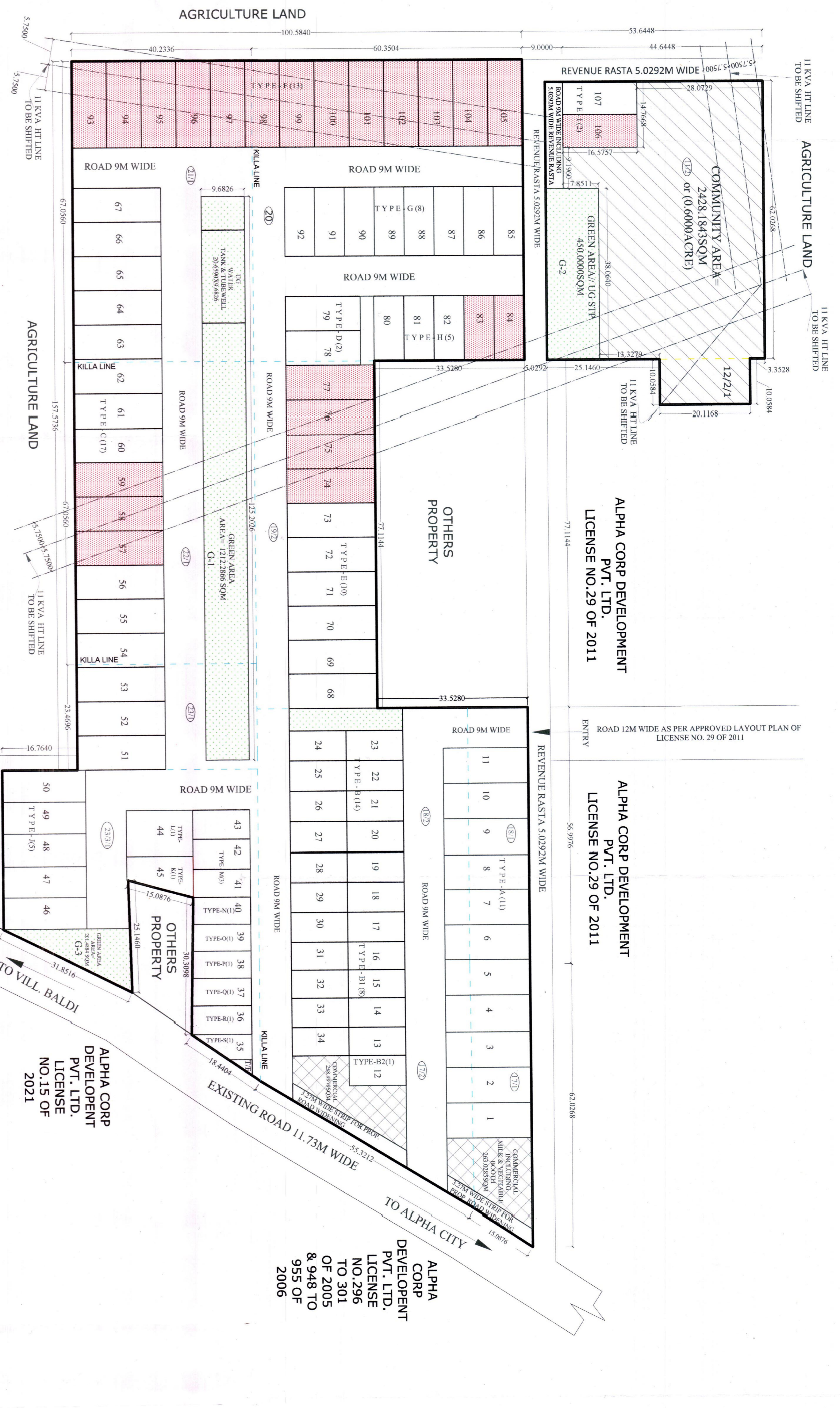


LAYOUT PLAN OF PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016, OVER AN AREA MESURING 6,000 ACRE, FALLING IN THE REVENUE ESTATE OF VILLAGE BALDI, SECTOR-29, KARNAL.

BEING DEVELOPED BY GSM ESTATES PRIVATE LIMITED

SCALE - 1:50
SHEET NO. - 4

DETAILS OF AREA IN ACRE

Area in Acres	Percentage	Proposed Area	Percentage
Total Area of Land	6.0000		
Required open Green Space Area (7.5%)	0.4500	0.4605	7.6750%
10% area to be transferred free of cost to the Government	0.6000	0.6000	10.0000%
Permissible Commercial Area	0.2400	0.1289	2.1483%
Area under Plots	3.6600	61%	53.3033%
Minimum Permissible Saleable Area	240.0000	3.3271	55.4516%
Maximum Permissible Density	400.0000		(107X13.5)/6=240.75PPA(PROPOSED)

AREA UNDER PLOTS :-

Type	Width	Length	Area	No. of Plots	Total Area Under Plots
A	7.8327	18.9038	148.6677	11	1628.7447
B	6.6990	12.6552	86.7350	15	1301.0250
B1	6.1943	12.6552	78.3901	8	627.1208
C	7.6002	19.6862	149.6190	17	2543.3230
D	7.6191	16.6862	127.1338	2	254.2676
E	7.6191	19.6862	149.9911	10	1499.9110
F	7.7372	19.3790	149.9391	13	1949.2083
G	6.5515	15.3628	102.1856	8	817.4848
H	6.7056	14.3143	95.9859	5	479.9295
I	7.3834	16.5757	121.8877	2	243.7754
J	7.0221	18.5412	130.1981	5	650.9905
K	0.2080	1.4805	0.3080	1	107.1784
L	9.9666	14.8143	147.6482	1	147.6482
M	6.4389	12.7083	81.7003	3	245.1009
N	12.2783	12.2920	150.6326	1	77.5024
O	12.3020	12.4673	153.1636	1	78.3090
P	13.4571	12.7936	171.1335	1	79.1135
Q	13.1791	13.3700	176.9219	1	79.9219
R	13.3100	13.4673	179.7286	1	80.7286
S	13.4467	13.5373	183.0000	1	51.4261
Total				107	12942.9116
Total Area Under Plots in Acres					3.11982

COMMERCIAL AREA = 522.0264SQM

NOTE:- THE PLOTS NO. 57, 58, 59, 74, 75, 76, 77, 83, 84, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106 (22No.) ARE FROZED TILL THE 11 KV HT LINE SHIFTED AT SITE.

GREEN AREA
G-1 = 1212.2866SQM
G-2 = 450.0000SQM
G-3 = 201.4884SQM

TOTAL = 1863.7750SQM

Signature of Applicant

Signature of Architect

For GSM Estates Private Limited
A. Randeep Kumar
B-Arch
Regd. No. - CA201678981

To be read with Licence No. 159 of 2023 Dated 10/08/2023 LC-485B

That this layout plan for an area measuring 6.00 acres (Drawing No. 9440 Dated 10/08/2023) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna -2016) being developed by GSM Estates Pvt. Ltd., falling in the revenue estate of village Baldi, Sector-29, 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 related agreement.
- That the portion of the area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for residential purposes shall be taken as plotted for calculation of the area under plots.
- That the separation plans as per site of all the Residential Plots and Commercial sites shall be 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 rates 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 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer in the directions of the Director General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
- 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 licensed area.
- No plot will derive an access from less than 9 meters wide road world mean a minimum clear width of 9 meters between the plots.
- Any excess area over the permissible 4% under commercial use shall be deemed to be open space.
- Any portion of the area under development plan roads green belts as provided in the Development plan is applicable to the entire area of the colony.
- Adoptable of the Act No. 19 of 1975.
- That the set size plots are being approved subject to the conditions that these plots should not have a rectangle or less than 5% of the standard floor area when demarcated.
- That you shall have no objection to the regularization of the boundaries of the license through gate and take 7.50 meter land (as per plan) to be finally able to secure in the interest of planned development and integration of services. The decision of the competent authority shall be binding in respect of planned development and integration of services.
- That the rain water harvesting system shall be provided in per Central Ground Water Authority norms/Haryana Govt. notification as applicable. water use energy light emitting diode lamps (LED) fitting for internal lighting as well as compact fluorescent.
- That the colonizer/owner shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 2737 dated 29/09/2016 issued by the Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016 SP dated 31/03/2017 issued by the Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.