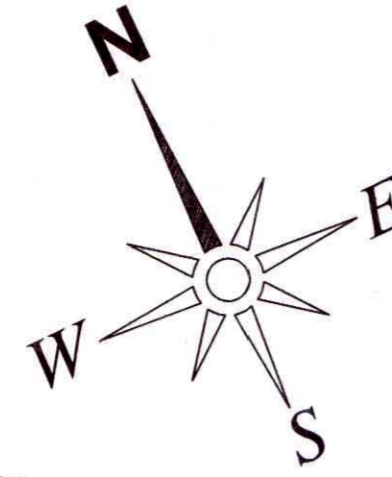


This Revised layout plan for an additional area measuring 3.375 acres & existing 5.625 acres, thereby totaling area 9.00 acres (Drawing no. DGTCP/23/17 Dated 30/10/23) comprised of license which is issued in respect of affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Sukh Dayal and Others falling in the revenue estate of village- Baldi in sector- 29 is hereby approved subject to the following conditions:-

1. That this Revised Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. 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/Hr for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the Revised 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 on the directions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
9. 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.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed 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.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

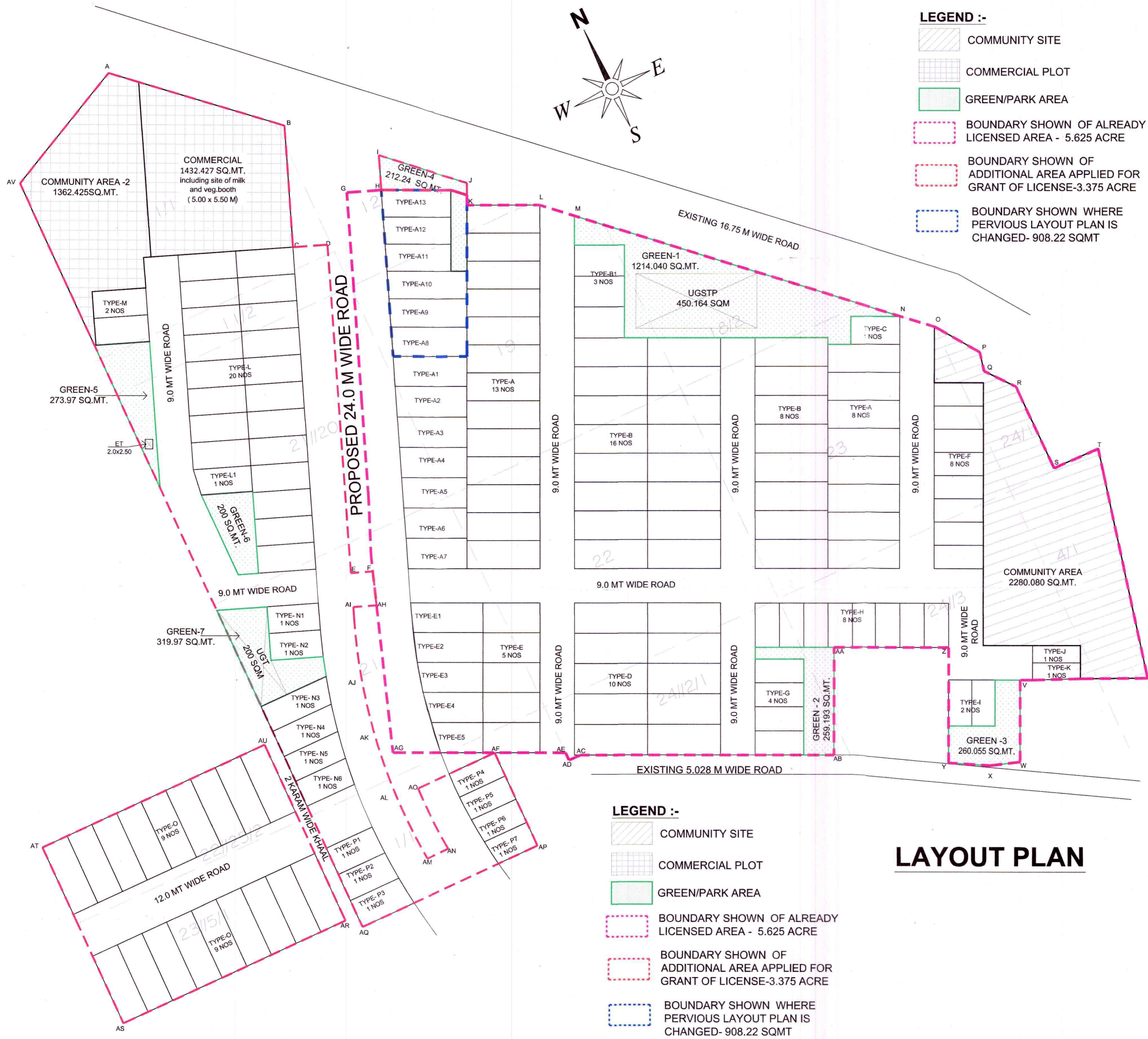
(ASHISH SHARMA) DTP (HQ)
 (SUNITA SETHI) STP (HQ)
 (S. SINGH) CTP(HR)
 (T.L. SATYAPRAKASH, IAS) DGTCP (HR)
 (RAHUL SHARMA) ATP(HQ)
 (SATYA PAL) JD(HQ)



- LEGEND :-**
- COMMUNITY SITE
 - COMMERCIAL PLOT
 - GREEN/PARK AREA
 - BOUNDARY SHOWN OF ALREADY LICENSED AREA - 5.625 ACRE
 - BOUNDARY SHOWN OF ADDITIONAL AREA APPLIED FOR GRANT OF LICENSE-3.375 ACRE
 - BOUNDARY SHOWN WHERE PERVIOUS LAYOUT PLAN IS CHANGED- 908.22 SQMT

- LEGEND :-**
- COMMUNITY SITE
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 - BOUNDARY SHOWN OF ALREADY LICENSED AREA - 5.625 ACRE
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 - BOUNDARY SHOWN WHERE PERVIOUS LAYOUT PLAN IS CHANGED- 908.22 SQMT

LAYOUT PLAN



AREA STATEMENT		ACRES	%	PROPOSED AREA (IN SQ.M.)	%
OLD LICENSED AREA (LICENSE NO. 146 OF 2023) - (A)	5.6250	22,763.53			
ADDITIONAL AREA APPLIED FOR GRANT OF LICENSE - (B)	3.3750	13,638.11			
TOTAL AREA OF THE COLONY (A+B)	9.0000	36,401.64			
PERMISSIBLE AREA (IN ACRES)					
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 50%	0.500	3642.58	10.00	3642.58	10.000%
GREEN AREA UNDER PARKS 7.5%	0.675	2731.624	7.50	2739.468	7.522%
AREA UNDER COMMERCIAL 4%	0.360	1456.866	4.00	1432.427	3.936%
AREA UNDER PLOTS	5.490	22237.207	61.0000	19098.732	4.739
TOTAL SALABLE AREA	5.865	23047.879	65.00	20531.159	56.372%

GREEN AREA DETAIL IN SQ.M.	
1 GREEN-1	1214.040
2 GREEN-2	259.193
3 GREEN-3	260.055
4 GREEN-4	212.240
5 GREEN-5	273.970
6 GREEN-6	200.000
7 GREEN-7	319.970
TOTAL	2739.468

DETAIL OF PLOTS IN COMMERCIAL AREA		NO OF PLOTS	Area in Sqmt	PREVIOUS APPROVED COMMERCIAL LOCATION WILL BE CHANGE AND ADDED (Plot no as A33-8 nos)
S.NO	TYPE			
1	A1	149.895	149.895	
2	A2	149.895	149.895	
3	A3	149.895	149.895	
4	A4	149.895	149.895	
5	A5	149.895	149.895	
6	A6	149.895	149.895	
7	A7	149.895	149.895	
8	A8	149.895	149.895	
9	A9	149.895	149.895	
10	A10	149.895	149.895	
11	A11	149.895	149.895	
12	A12	149.895	149.895	
13	A13	149.895	149.895	
TOTAL (B)		6	621.880	3.612%

DETAIL OF PLOTS IN ADDITIONAL AREA (3.375 ACRES)		NO OF PLOTS	Area in Sqmt	ADDITIONAL AREA
S.NO	TYPE			
7	L	105.000	2500.000	
8	L1	95.054	95.054	
9	M	98.078	98.078	
10	N1	93.898	93.898	
11	N2	94.780	94.780	
12	N3	126.170	126.170	
13	N4	114.753	114.753	
14	N5	105.885	105.885	
15	N6	99.443	99.443	
16	O	135.535	135.535	
17	P1	99.115	99.115	
18	P2	105.932	105.932	
19	P3	107.553	107.553	
20	P4	86.990	86.990	
21	P5	86.070	86.070	
22	P6	83.040	83.040	
23	P7	77.280	77.280	
TOTAL (C)		54.000	6307.359	44.758%
TOTAL PLOTS IN THE COLONY (A+B+C)		360.000		
DENSITY				
TOTAL POPULATION	160,000	13.5	2360.00	PERSONS
DENSITY PERMISIBLE	240,000	PPA		
ACHIEVED DENSITY	240,000	PPA		

PROJECT REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016 OVER AN AREA MEASURING 3.375 ACRES IN ADDITION TO ALREADY LICENSED AND BEARING LICENSE NO 146 OF 2023 FOR AN AREA MEASURING 5.625 ACRE; TOTALING OF THE AREA 9.00 ACRE OF VILLAGE BALDI, SECTOR-29, TEHSIL & DISTRICT-KARNAL, BEING DEVELOPED BY SH.SUKH DAYAL S/O SH.RAMBAJ	OWNER	ARCHITECT :- Ar. PANKAJ NEGI CA/2015/06638 Mob. 9468069677 mail-arpankajnegi@gmail.com
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NOTE :-

- LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSVP
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HVPNL/DHVPNL
- PRIMA-FACIE NO PLOT IS EFFECTED BY HT LINES. HOWEVER, AT THE TIME OF DEMARCATION PLAN IF ANY PLOT EFFECTED BY ANY HT LINE THEN THE SAME SHALL BE FREEZE ACCORDINGLY.

VASTU DECORE
We Design Your Dreams

ARCHITECTS, INTERIORS, CONSTRUCTION
 SCO-7, 2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL,
 CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB
 E-mail- vastudecore@hotmail.com
 MOB. +91-7015875179, 9915725569

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