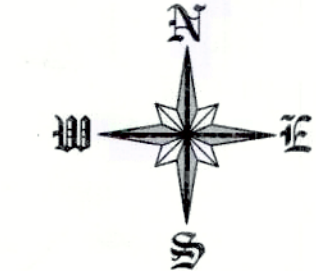


To be read with Licence No. 67 of 2018 Dated 20.09.2018

This Layout-cum-Demarcation Plan for an area measuring 13.975 acres (Drawing No. DTCP-1927 dated 18-01-24) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by RBA Realcon Pvt. Ltd. in the revenue estate of Village Doda, in Sector-1, Nilokheri - Taraori & District Karnal is hereby approved subject to the following conditions:-

- That this Layout-cum-Demarcation 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, 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 DTCP 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 DTCP, 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 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, 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 licensed 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 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.
- 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 HUDA 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SATYA HALL) J2 (HQ)  
 (RAHUL SINGHA) DTP (HQ)  
 (DIVYA DOLSKA) DTP (HQ)  
 (SUNITA SETHI) STP (M) HQ  
 (P. B. SINGH) CTP (HQ)  
 (AMIT KHATTA, IAS) DTCP (HQ)



**LEGEND**

- COMMUNITY AREA
- COMMERCIAL
- GREEN AREA
- SITE BOUNDARY

**ABBREVIATION**

- UGT - UNDERGROUND TANK
- UG STP - UNDERGROUND SEWAGE TREATMENT PLANT
- M.B - MILK BOOTH (5M X 5.5M)
- E.T - ELECTRIC TRANSFORMER

**NOTE :-**

- LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSPV
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HYPN/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.

**PROJECT**

LAYOUT CUM DEMARCATION PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 ON THE LAND MEASURING 13.975 ACRES, FALLING UNDER LICENSE NO. 67 OF 2018, AT VILLAGE - DODWA IN SECTOR - 1, NILOKHERI - TARAORI, DISTT. KARNAL, BEING DEVELOPED BY RBA REALCON PVT.LTD.

**OWNER**

RBA REALCON PVT.LTD.

**ARCHITECT :-**

Ar. PANKAJ NEGI  
 CA/2015/68636  
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AREA STATEMENT						
TOTAL SITE AREA	13.975		ACRES		56554.729	SQMT
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	1.398	5655.473	10.00	5655.964	1.398	10.001%
GREEN AREA UNDER PARKS 7.5%	1.048	4241.605	7.50	4259.508	1.053	7.532%
AREA UNDER COMMERCIAL 4%	0.5590	2262.189	4.00	2262.020	0.559	4.000%
AREA UNDER PLOTS	8.5248	34498.385	61.0000	31258.981	7.724	55.272%
<b>TOTAL SALABLE AREA</b>	<b>9.0838</b>	<b>36760.574</b>	<b>65.00</b>	<b>33521.001</b>	<b>8.283</b>	<b>59.272%</b>

SUMMARY OF PLOTS						
S.NO	TYPE	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
1	A	8.530	17.000	145.010	30	4350.300
2	B	8.600	17.250	148.350	24	3560.400
3	C1	8.080	17.250	139.380	40	5575.200
4	C2	7.420	17.250	127.995	26	3327.870
5	D	7.020	16.750	117.585	46	5408.910
6	E	7.170	15.000	107.550	29	3118.950
7	F	7.020	15.720	110.354	23	2538.151
8	G	7.040	15.000	105.600	32	3379.200
<b>TOTAL</b>					<b>250</b>	<b>31258.981</b>
<b>DENSITY</b>						
<b>TOTAL POPULATION</b>		250.000		X	13.5	3,375.00 PERSONS
<b>DENSITY PERMISSIBLE</b>		240 TO 400		PPA		
<b>ACHIEVED DENSITY</b>		242		PPA		

AREA DETAIL OF ORGANISED GREEN			
GREEN-1	2015.076	SQ.MT	
GREEN-2	2244.432	SQ.MT	
<b>TOTAL AREA DETAIL OF ORGANISED GREEN</b>	<b>4259.508</b>	<b>SQ.MT</b>	
	1.05255	ACRES	