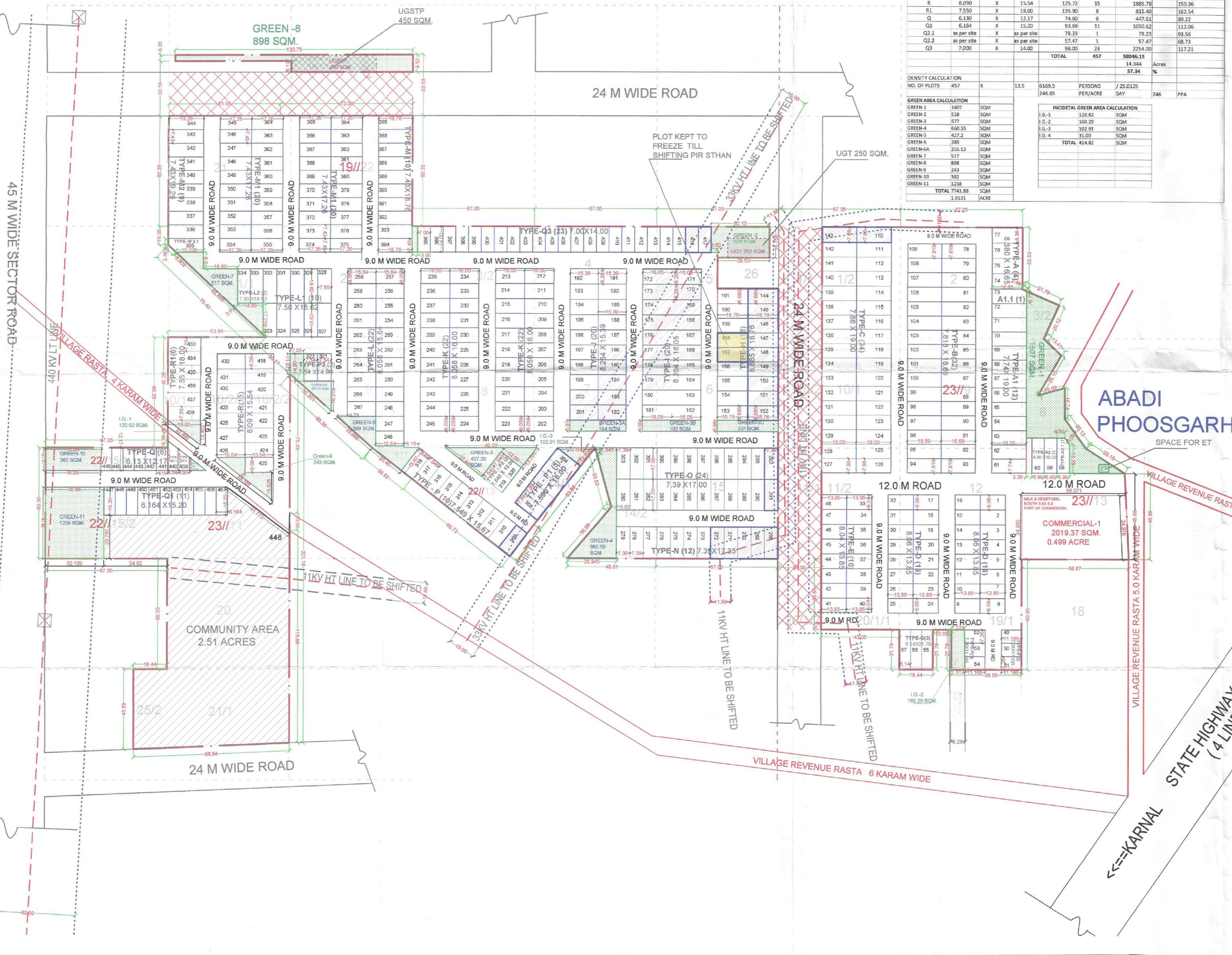


AREA STATEMENT FOR DEEN DYAL JAN AWAS YOJNA				
AREA OF SCHEME	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED %AGE
OPEN/GREEN SPACE/ PARK	1.876	7.5	1.9131	7.65
10 % AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	2.50125	10	2.510	10.03
COMMERCIAL AREA	1.001	4	0.999	2.00
AREA UNDER PLOTS	15.258	61	14.344	57.34
TOTAL PERMISSIBLE SALEABLE AREA	16.258	65	14.843	59.34
MIN. - MAX. PERMISSIBLE DENSITY	240 - 400 PPA		246	

AREA STATEMENT										
AREA OF SCHEME		DETAIL OF PLOTS IN SQM		ACRES						
CATEGORY	SIZE	PLOT AREA	NO. OF PLOTS	AREA	PLOT (IN SQ YDS)					
A	8.880	X	16.65	139.53	4	558.13				
A1	7.240	X	15.00	147.05	12	1764.72				
A1.1	as per site	as per site	as per site	145.90	1	145.90				
A2	6.900	X	19.32	133.31	2	266.62				
A2.1	as per site	as per site	as per site	128.706	1	128.706				
B	7.818	X	18.89	146.12	3	437.35				
C	7.860	X	19.00	149.34	34	507.56				
D	8.060	X	18.85	111.63	32	3572.19				
E	8.040	X	18.85	111.35	16	1781.66				
F	7.260	X	11.165	81.06	6	486.35				
G	6.140	X	21.79	133.79	9	431.37				
H	8.685	X	16.76	145.56	18	2620.09				
I	8.264	X	16.05	132.64	20	2652.74				
J	8.264	X	15.39	127.18	20	2543.66				
K	8.658	X	16.00	128.99	44	5972.83				
L	8.658	X	15.64	136.03	22	2772.60				
L1	7.500	X	18.62	139.65	10	1396.50				
L2	7.000	X	18.62	130.34	2	260.68				
M	7.430	X	18.76	139.39	10	1399.87				
M1	7.430	X	21.26	128.24	40	5129.67				
M2	7.430	X	19.29	143.32	9	1289.92				
M2.1	as per site	as per site	as per site	135.997	1	135.997				
N	7.390	X	17.35	128.22	12	1538.60				
O	7.390	X	17.00	125.63	24	3015.12				
P	7.548	X	15.67	118.39	10	1183.93				
P1	7.548	X	16.00	121.44	5	607.20				
P2	7.548	X	12.00	90.48	2	180.96				
P3	7.548	X	14.90	112.95	2	224.99				
R	8.290	X	15.54	125.72	15	1885.78				
R1	7.550	X	18.00	135.90	6	815.40				
Q	6.130	X	12.17	74.90	6	447.61				
Q1	6.164	X	15.20	93.69	11	1030.62				
Q2.1	as per site	as per site	as per site	78.23	1	78.23				
Q2.2	as per site	as per site	as per site	57.47	1	57.47				
Q3	7.000	X	14.00	98.00	23	2254.00				
TOTAL				457		58046.15				
						14.344				
						57.34				
						%				
						246				
						PPA				



To be read with 33 of 2024 dated 29.02.2024

This layout-cum-demarcation plan for an area measuring 25.0125 acres (Drawing No. DTCP-10.225 dated 10.05.24) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Amit-Shivam S/o Dharampal & Others in collaboration with DAA Home Realtors Pvt. Ltd. in the revenue estate of Village Phoosgarh & Indri, Sector-7, Indri, 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, 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 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 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 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 31(2)(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/S2/2005-5Power 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.

*(Signature)* (AMIT SHIVAM) S/P (HQ)  
*(Signature)* (DIVYA DOKRA) DTP (HQ)  
*(Signature)* (SUNITA SETHI) S/P (HQ)  
*(Signature)* (P. SINGH) CTP (HR)  
*(Signature)* (AMIT KHATRI) DTCP (HR)

**LAYOUT - CUM - DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJANA POLICY - 2016 MEASURING 25.0125 ACRES (LICENCE NO.-33 OF 2024 DATED 29.02.2024) BEING DEVELOPED BY DAA HOMES REALTORS PVT. LTD. , SECTOR - 7 , TEHSIL - INDRI , DISTT. KARNAL**

DATE	UNITS	N W E S
23.04.2024	METERS	
DEALT BY :-		
ROHIT VERMA		

SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
<i>(Signature)</i>	<i>(Signature)</i>
	Ar. AMIT KUMAR SHARMA CA/2017/81535 MOB.- 9878612882



**MONARCH DESIGN STUDIO**  
 ARCHITECT , ENGINEERS , PLANNERS  
 SCO-76, 77, 2ND FLOOR SECTOR -8C  
 SECTOR-8C, MADHYA MARG , CHANDIGARH  
 MOB. NO.-9878612882, EMAIL :- CHD.AMIT@GMAIL.COM