



Layout cum Demarcation Plan of Affordable Plotted Colony (Under DDJAY Policy-2016) measuring 5.95625 Acres bearing Licence no- 46 of 2024 dated:- 13/03/2024 in the revenue estate of Village-Assandh, Sector-5, Assandh, District- Karnal Sandeep Singh- Malkeet Singh & others in collaboration with Metropole Buildtech Pvt. Ltd.

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	5.95625	ACRES (a)
AREA UNDER 30M WIDE GREEN BELT	=	0.1833	ACRES
50% OF AREA UNDER 30M WIDE SECTOR ROAD AND GREEN BELT	=	0.092	ACRES (b)
BALANCE AREA (a-b)	=	5.8646	ACRES
NET PLANNED AREA	=	5.8646	ACRES
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	=	0.133	ACRES 2.267%
AREA UNDER PLOTS @ 61% PERMISSIBLE	=	2.809	ACRES 47.899%
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	=	2.942	ACRES 50.166%
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	=	0.448	ACRES 7.518%
AREA UNDER COMMUNITY SITE @ min. 10.0% PERMISSIBLE	=	0.607	ACRES 10.193%

DENSITY CALCULATION			
TOTAL DENSITY	=	113	X 13.50 @ PERSONS PER PLOT
	=	1525.50	+ 5.8646
	=	260.121	PPA AGAINST 240 TO 400 PPA PERMISSIBLE

AREA UNDER COMMERCIAL			
	=	0.500	X 52.000 X 20.640 = 536.64 Sq.Mt
			OR = 0.133 Acres
			OR = 2.267%

AREA UNDER COMMUNITY SITE			
a	=	36.890	X 40.230 X 1.000 = 1483.69 Sq.Mt
b	=	24.765	X 39.300 X 1.000 = 973.26 Sq.Mt
			TOTAL = 2456.947 Sq.Mt
			OR = 0.607 Acres
			OR = 10.19%

AREA UNDER 30M WIDE GREEN BELT			
A	=	(0.50 X 23.00 X 9.20) X 2	= 211.600 Sq.Mt
B	=	23.060 X 23.000 X 1.000	= 530.380 Sq.Mt
			TOTAL AREA = 741.980 Sq.Mt
			OR = 0.1833 Acres

AREA UNDER GREEN PARKS PROVIDED			
PARK-1			
a	=	20.060	X 78.590 X 1.000 = 1576.52 Sq.Mt
			TOTAL AREA = 1576.52 Sq.Mt
			OR = 0.398 Acres
PARK-2			
b	=	0.500	X 18.880 X 7.710 = 72.78 Sq.Mt
c	=	18.880	X 6.290 X 1.000 = 118.76 Sq.Mt
d	=	1.000	X 44.000 X 1.000 = 44.00 Sq.Mt
			TOTAL AREA = 235.54 Sq.Mt
			OR = 0.058 Acres
			TOTAL AREA OF GREEN (PARK-1 + PARK-2) = 0.448 Acres
			OR = 7.518%

PLOTS AREA DETAIL									
S.No	Plot No	Cat	Size	Area Sq.Mt	No's	Total Area			
1	1 to 18	A	6.500	14.000	91.80	728.00 Sq.Mt			
2	9 to 18	A	7.000	15.910	111.37	1113.70 Sq.Mt			
3	19	D-I	7.340	15.000	110.10	110.10 Sq.Mt			
4	20 to 24	D	7.250	15.000	108.75	543.75 Sq.Mt			
5	25 to 34	F	6.450	13.680	88.24	882.36 Sq.Mt			
6	35 to 36	F-I	6.380	13.680	87.28	174.56 Sq.Mt			
7	37 to 46	F	6.450	13.680	88.24	882.36 Sq.Mt			
8	47 to 51	C	7.270	14.000	101.78	508.90 Sq.Mt			
9	52	B-I	6.900	15.765	108.78	108.78 Sq.Mt			
10	53 to 84	B	6.550	15.765	103.26	3304.34 Sq.Mt			
11	85 to 86	B-I	6.900	15.765	108.78	217.56 Sq.Mt			
12	87 to 106	B	6.550	15.765	103.26	2065.22 Sq.Mt			
13	107	B-I	6.900	15.765	108.78	108.78 Sq.Mt			
14	108 to 113	B	6.550	15.765	103.26	619.56 Sq.Mt			
						TOTAL 113 11367.96 Sq.Mt			
						OR 2.809 Acres			
						OR 47.899%			

ARCHITECT
An Parveen Kumar
CA/2015/7115

OWNER
METROPOLE BUILDTECH PVT. LTD.
Sandeep Singh
Auth. Signatory

To be read with 46 of 2024 dated 13.03.2024 ZP-1979

This layout cum demarcation plan for an area measuring 5.95625 acres (Drawing No. DTCP-10219 dated 14.05/24) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Sandeep Singh-Malkeet Singh Ss/o Sh. Paramjeet Singh and Others in collaboration with Metropole Buildtech Pvt. Ltd. in the revenue estate of Village Assandh, Sector-5, Assandh, District Karnal is hereby approved subject to the following conditions:-

1. 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.
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, 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 DTCP, 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 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.
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
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 licenced area.
10. 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.
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 licenced area shall be transferred free of cost to the government on the lines of Section 3(B)(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 RUDA 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-Power 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Sanjay (SANJAY KUMAR) A/P (HR)

Dwijya (DIWYA DOGRA) DTP (HR)

Sudha (SUNITA SETHI) STP (HR)

Sandeep Singh (SANDHEEP SINGH) A/P (HR)

Amrit Khattri (AMRIT KHATTRI) DTCP (HR)

Satya Pal (SATYA PAL) JD (HR)