



To be read with Licence No. 17 of 2023, Dated 31/01/2024 LC-5189

- That this Layout plan for an area measuring 7.60 acres (Drawing no. DTCP 99/3 dated 31/01/24) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Keshu Promoters LLP & Others in the revenue estate of village-Thana Kalan, Sector-7, Kharkhoda, District-Sonapat 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 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 raster 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 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 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(i)(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 HSPV 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SUNAMA) DTP (HQ)  
 (SANJAY KUMAR) STP (EGV)  
 (P. SINGH) CTP (HR)  
 (AMIT KHATRI, IAS) DTCP (HR)  
 (GURPREET KHEPAR) AD (HQ)  
 (SUREKHA YADAV) ATP (HQ)

REQUIRED AREA FOR COMMUNITY SITE @ 10% OF NET PLANNED AREA

PROPOSED AREA FOR COMMUNITY SITE

c =	40.066	x	60.351	=	2417.42	1	2417.42	Sq.m.
d =	18.000	x	38.501	=	693.02	1	693.02	Sq.m.
TOTAL AREA FOR COMMUNITY SITE = 3074.44 Sq.m.								
OR = 0.78 Acres								
OR = 10.0 %								

AREA OF LAND APPLIED FOR LICENSE = 7.57895 ACRE

DESCRIPTION	AREA IN ACRES
1. TOTAL AREA OF THE SCHEME	= 7.60000
2. AREA FALLS UNDER 12M WIDE SERVICE ROAD	= 0.04211
3. 50% BENEFIT AREA UNDER 30M GREENBELT	= 0.02106
4. TOTAL NET SCHEME AREA	= 7.57895
5. PROPOSED AREA UNDER RESIDENTIAL PLOTS	= 4.04754 (3.41%)
6. PROPOSED AREA UNDER COMMERCIAL USE	= 0.29131 (3.84%)
7. PROPOSED OPEN SPACE	= 0.57921 (7.64%)
8. PERMISSIBLE AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	= 0.76000 (10.0%)
9. PROPOSED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	= 0.76000 (10.0%)
10. PERMISSIBLE DENSITY	= 200 TO 400 PPA
11. PROPOSED DENSITY	= 242.250 PPA

DETAIL OF RESIDENTIAL AREA

S. NO.	PLOT NO'S	CAT.	SIZE OF PLOT	AREA	NOS.	TOTAL AREA	
1.	1104	A	8.00 x 15.00	= 120.000 sqm.	04	480.000 Sq.m.	
2.	1105	B	0.5x(8.54+8.75)x 15.00	= 128.227 sqm.	01	128.227 Sq.m.	
3.	1106	B	8.00 x 17.728	= 141.824 sqm.	20	2836.480 Sq.m.	
4.	1107	C	0.941 x 19.301	= 18.266 sqm.	15	273.990 Sq.m.	
5.	1108	D	7.20 x 19.00	= 136.800 sqm.	06	820.800 Sq.m.	
6.	1109	E	8.87 x 17.00	= 150.790 sqm.	20	3015.800 Sq.m.	
7.	1110	F	8.804 x 19.00	= 167.276 sqm.	30	5018.280 Sq.m.	
8.	1111	G	8.800 x 15.335	= 134.968 sqm.	25	3374.200 Sq.m.	
9.	1112	H	8.5x(11.25x+0.9x 15.235)	= 146.875 sqm.	01	146.875 Sq.m.	
10.	1113	H'	8.818 x 15.235	= 134.296 sqm.	01	134.296 Sq.m.	
11.	1114	J	6.993 x 15.235	= 106.668 sqm.	12	1280.016 Sq.m.	
12.	1115	K	0.5x(8.094+5.221)x 15.235	= 101.427 sqm.	01	101.427 Sq.m.	
13.	1116	K	0.5x(8.094+5.221)x 15.235	= 101.427 sqm.	138	14195.803 Sq.m.	
TOTAL						138	16379.803 Sq.m.
						OR =	4.04754 Acres
						OR =	53.410 %

DENSITY CALCULATION:-

=	138	x	13.50	=	1863	Persons / Plot
=	1836	=	7.57895	Acres		
=	242.250	PPA	AGAINST 240-400 PPA PER			

AREA UNDER COMMERCIAL:-

a =	0.5 x 14.113 x 85.738	=	393.3152	1	393.3152	Sq.m.
b =	0.5 x 28.189 x 85.738	=	785.5992	1	785.5992	Sq.m.
TOTAL AREA UNDER COMMERCIAL = 1178.9144 Sq.m.						
OR = 0.29131 Acres						
OR = 3.84 %						

REQUIRED GREEN AREA @ 7.5% OF TOTAL SITE

PROPOSED GREEN AREA (PARK A)

a =	48.112	x	33.261	=	1604.583	1	1604.583	Sq.m.
OR = 0.396487 Acres								

PROPOSED GREEN AREA (PARK B)

f =	14.063	x	32.00	=	450.016	1	450.016	Sq.m.
OR = 0.11197 Acres								

PROPOSED GREEN AREA (PARK C)

g =	0.5x(2.897+11.587)x 15.00	=	108.630	1	108.630	Sq.m.	
OR = 0.028842 Acres							

PROPOSED GREEN AREA (PARK D)

h =	4.411	x	41.00	=	180.851	1	180.851	Sq.m.
OR = 0.044887 Acres								

TOTAL GREEN AREA = 2344.080 Sq.m.

OR = 0.579214 Acres

OR = 7.642 %

PROJECT:-  
 PROPOSED LAYOUT CUM DEMARCATION PLAN FOR AFFORDABLE PLOTTED COLONY MEASURING 7.6000 ACRES UNDER DEEN DAYAL JAN AWAS YOJNA AT SECTOR-7, TEHSIL KHARKHODA, DISTT. SONEPAT HARYANA BEING DEVELOPED BY M/S/ KESHU PROMOTERS LLP. (LICENCE NO OF 2023 DT. .23)

DRAWING TITLE:  
 LAYOUT CUM DEMARCATION PLAN KHARKHODA : SECTOR-7

ARCHITECT: For PERMANECIA  
 For KESHU PROMOTERS LLP

SCALE:-1:1000 DRG. NO.-D-01

ARCHITECTS:-  
 ANDLEYS ASSOCIATES PVT. LTD.  
 ARCHITECTS ENGINEERS PLANNERS  
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