PROPOSED LAYOUT PLAN OF AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOZNA -2016 OVER AN AREA MEASURING 25.0125 ACRES IN THE REVENUE ESTATE OF VILLAGE PHOOSGARH & INDRI , TEHSIL INDRI, SECTOR-7 , INDRI, DISTT. KARNAL BY DAA HOMES REALTORS PVT. LTD.

AREA STATEMENT FOR DEEN DYAL JAN AWAS YOJNA

	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED %AGE
AREA OF SCHEME	**25.0125**			
OPEN/GREEN SPACE/ PARK	1.876	7.5	1.9100	7.64
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	0.499	2.00
AREA UNDER PLOTS	15.258	61	14.371	57.46
TOTAL PERMISIBLE SALEABLE AREA	16.258	65	14.870	59.46
MIN.- MAX. PERMISSIBLE DENSITY	240 - 400 PPA		248	

AREA STATEMENT

AREA OF SCHEME = 25.0125 ACRES

DETAIL OF PLOTS IN SQM.

CATEGORY	SIZE		PLOT AREA	NO. OF PLOTS	AREA	PLOT (IN SQ YDS)
A	8.380	X	19.45	1	162.99	194.87
A1	7.260	X	19.00	12	1651.79	1975.88
A2	6.300	X	19.32	1	121.72	145.56
B	7.853	X	18.69	10	1467.79	1754.78
C	7.860	X	19.00	18	2689.56	3216.61
D	8.060	X	19.85	1	160.00	191.33
E	8.060	X	13.85	1	111.63	133.50
F	7.260	X	11.305	1	82.06	98.13
G	6.140	X	21.79	1	133.79	160.01
H	8.685	X	19.76	14	2405.94	2876.99
I	8.264	X	18.55	23	3524.65	4214.61
J	8.264	X	15.39	23	2925.60	3498.51
K	8.058	X	19.90	45	7213.71	8626.39
L	8.058	X	15.64	22	2772.60	3315.72
L1	7.500	X	18.61	11	1535.10	1835.62
L2	7.000	X	18.62	2	260.68	311.73
M	7.450	X	18.76	1	1353.67	1618.72
M1	7.430	X	17.26	40	5129.52	6133.38
M2	7.430	X	19.79	11	3419.22	4088.46
N	7.390	X	17.35	11	3588.69	4291.35
O	7.390	X	17.00	24	3015.12	3605.89
P	7.549	X	19.67	10	1484.91	1775.48
P1	7.590	X	18.00	5	607.20	725.96
P2	7.540	X	12.00	2	180.96	216.36
P3	7.750	X	17.95	2	365.95	437.50
R	8.090	X	19.54	11	1869.76	2235.36
R1	7.550	X	18.00	6	815.40	974.94
Q	6.150	X	21.27	6	447.03	534.47
Q1	6.164	X	15.20	11	1030.92	1232.56
Q2	5.950	X	18.13	2	215.76	258.01
Q3	7.000	X	14.00	21	2254.00	2695.27
			TOTAL	402	58555.44	70011.73

14.373 Acres

57.46 %

DENSITY CALCULATION

NO. OF PLOTS 617 X 13.5 =8332.5 PERSONS 29,03,175

248.65 PERSONS/ 547 246 PPA

GREEN AREA CALCULATION

GREEN-1	1607	SQM
GREEN-2	528	SQM
GREEN-3	227	SQM
GREEN-4	660.15	SQM
GREEN-5	376	SQM
GREEN-6	389	SQM
GREEN-6A	300	SQM
GREEN-7	517	SQM
GREEN-8	898	SQM
GREEN-9	243	SQM
GREEN-10	382	SQM
GREEN-11	1358	SQM
TOTAL	7525.15	SQM
	1.8605	ACRE

INDIVIDUAL GREEN AREA CALCULATION

I.G.-1	120.62	SQM
I.G.-2	140.29	SQM
I.G.-3	102.91	SQM
I.G.-4	231	SQM
TOTAL	414.82	SQM

24 M AREA MEASURING OF ROAD TRANSFER TO DIRECTOR , TOWN & COUNTRY PLANNING , HARYANA 23// 1 / 1 , 10 /2, 11 /1, 20/ 1 /2 , 19//20 /2 /2, 19/ 1/2 TOTAL AREA MEASURING = 17K-1 M (2.13125 ACRES)

PLOT FREEZE UNDER 11 & 33 KV HT LINE AND FREE AFTER SHIFTING HT LINE

LC-5112

To be read with Licence No. 33 of 2024 Dated 29/02/2024

That this layout plan for an area measuring 25.0125 acres (Drawing no. 10886 Dated 29.02.24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by DAA Home Realtors Pvt. Ltd. falling in the revenue estate of Village Phoosgarh, in Sector-7 INDRI, Karnal is hereby approved subject to the following conditions:-

1. That this 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 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 metres 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 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.

(RAMAN KUMAR) ATP(HQ) | (DIVYA DOGRA) DTP (HQ) | (SUNITA SETHI) STP (HQ) | (R.P. SINGH) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR) | (SATYA PAL) JD(HQ)

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LEGEND:
ET (3MX3M)
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
KILLA LINE
SCHEME BOUNDARY
U.G STP
U.G.T

ABBREVIATIONS-
ET = ELECTRIC TRANSFORMER
UGT = UNDERGROUND WATER TANK
UG STP = UNDERGROUND SEWER WATER TANK

(SCALE-1:750 @ A0)

N W E S

SIGNATURE OF OWNER / APPLICANT
For DAA HOME REALTORS PVT. LTD.
Authorised Signatory

SIGNATURE OF ARCHITECT
AR. AMIT KUMAR SHARMA
CA/2017/81535