
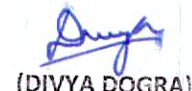






This layout plan for an area measuring 20.60 acres (Drawing no. 10292 Dated 20-06-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by KGC Resorts Pvt. Ltd. falling in the revenue estate of Village- Gangar & Shamgarh, Sector-16, Nilokheri-Taraori, Karnal 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 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, Hr. 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 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 Director Town and Country planning, Haryana or in accordance with directions of the DTCP, Hr. for the modification of layout plans of the colony.
- 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 meters 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(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 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.
- 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. 19/16/2016-5P 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)
 (SUMITA SETHI) STP (HQ)
 (P.P. SINGH) ETP (HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (SATYA PAL) JD(HQ)

LEGEND:

- SITE BOUNDARY FOR DDJAY COLONY
- COMMERCIAL PLOT
- COMMUNITY SITE
- PLOTS FALLING UNDER ROW 11.23 HT LINES HAS BEEN KEPT FROZEN TILL SHIFTING OF ELECTRICAL LINE SHOWN
- GREEN/PARK AREA
- REVENUE RASTA
- UGT/STP
- UGT
- 24m wide Hibbanama done vide No. 12332 and 2655

SUBMISSION LAYOUT

NOTE - WE WILL MAINTAIN GREEN OVER STP & UGT TILL COMPLETION.


OWNER'S SIGNATURE:  Director/ Auth. Sign.

ARCHITECT'S SIGNATURE:  Prateek M. VANGIKAR CA/2005/37225

OWNER: KGC RESORTS PVT. LTD. 839, SECTOR-13, URBAN ESTATE, KARNAL, HARYANA, 132001, INDIA

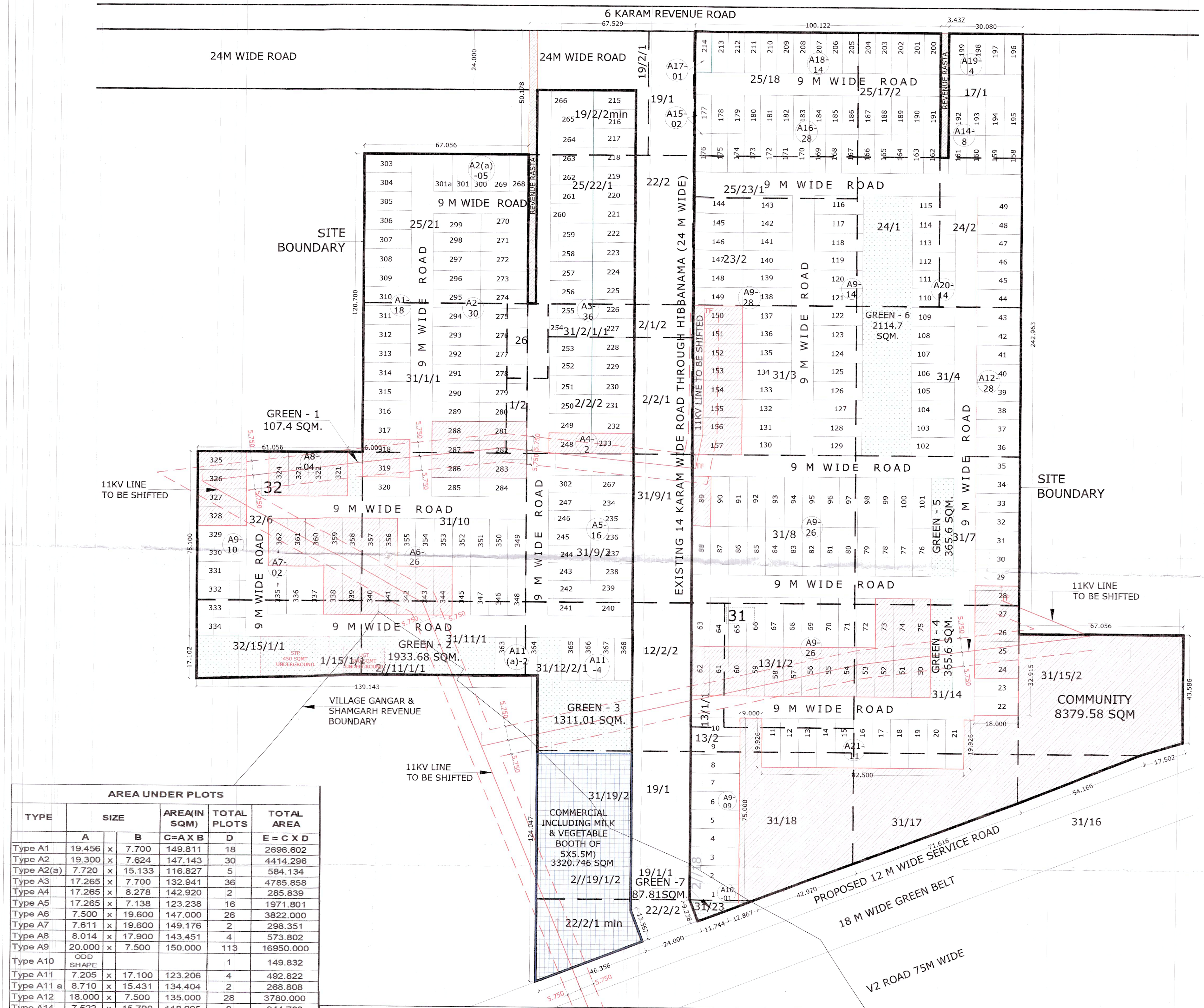
PROJECT: LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY DDJAY FOR AREA MEASURING 20.60 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE GANGAR & SHAMGARH, SECTOR-16, NILOKHERI- TARAORI, DISTRICT KARNAL- HARYANA, BEING DEVELOPED BY KGC RESORTS PVT. LTD.

DRAWING TITLE: LAYOUT PLAN

North 

SCALE: 1:800 @ A1

DATE: 11.06.2024



AREA UNDER PLOTS				
TYPE	SIZE		TOTAL PLOTS	TOTAL AREA
	A	B		
Type A1	19.456	x 7.700	18	2696.602
Type A2	19.300	x 7.624	30	4414.296
Type A2(a)	7.720	x 15.133	5	584.134
Type A3	17.265	x 7.700	36	4785.858
Type A4	17.265	x 8.278	2	285.839
Type A5	17.265	x 7.138	16	1971.801
Type A6	7.500	x 19.600	26	3822.000
Type A7	7.611	x 19.600	2	298.351
Type A8	8.014	x 17.900	4	573.802
Type A9	20.000	x 7.500	113	16950.000
Type A10	ODD SHAPE		1	149.832
Type A11	7.205	x 17.100	4	492.822
Type A11 a	8.710	x 15.431	2	268.808
Type A12	18.000	x 7.500	28	3780.000
Type A14	7.522	x 15.700	8	944.763
Type A15	6.737	x 15.700	2	211.542
Type A16	6.670	x 15.700	28	2932.132
Type A17	6.737	x 16.478	1	111.012
Type A18	6.669	x 16.478	14	1538.485
Type A19	7.522	x 16.478	4	495.790
Type A20	17.500	x 7.500	14	1837.500
Type A21	7.500	x 19.926	11	1643.895
TOTAL PLOTS			369	
TOTAL AREA IN SQM.				50789.265
TOTAL AREA IN ACRE				12.550

AREA STATEMENT				
PARTICULARS	ACRES	SQM		%
		PERMISSIBLE	PROPOSED	
NET LAND AREA	20.600	83365.110		
MAX. AREA UNDER PLOTTING	61.00	12.566	50852.717	60.92
COMMERCIAL AREA	4.00	0.824	3334.604	3.98
COMMUNITY AREA	10.00	2.090	8336.511	10.05
MIN GREEN AREA	7.50	1.545	6252.383	7.54
NO. OF PLOTS			369	
OCCUPANCY PER DWELLING PLOT			13.5	
TOTAL POPULATION			4981.5	
DENSITY	240-400		PERSON	241.8

GREEN AREA DETAIL	
NAME	TOTAL AREA
GREEN-1	107.400
GREEN-2	1933.684
GREEN-3	1311.010
GREEN-4	365.600
GREEN-5	365.600
GREEN-6	2114.700
GREEN-7	87.810
TOTAL AREA	6285.804