




- PLOTS FALLING UNDER 11 K.V. H.T. LINE SHALL BE KEPT FROZEN TILL THE SHIFTING OF SAID ELECTRIC LINE.
- AREA FALLING UNDER 12.0 M WIDE SERVICE ROAD 885.943 SQ. MT. (0.2189 ACRE) SHALL BE TRANSFERRED IN FAVOUR OF DTCP, HARYANA BEFORE COMPLETION.
- 12.0 M WIDE SERVICE ROAD AREA 0.470 ACRE ALONG WITH 7.50 M WIDE GREEN BELT AREA TRANSFERRED IN FAVOUR OF DTCP, HARYANA THROUGH HIBBANAMA.

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016, FOR AN AREA MEASURING 6.2203125 ACRES, FALLING IN SECTOR-14, NILOKHERI BEING DEVELOPED BY MADHUBAN COLONIZERS PVT. LTD.

ARCHITECT  AR. AMANDEEP BANSAL CA2015	OWNER  M/s Madhuban Colonizers Pvt. Ltd. Authorized Signatory
 ARCHPOINT <small>TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING.</small> <small>HOUSE NO. 206, SECTOR - 14 WEST, MILK COLONY DHANNA, CHANDIGARH - 160014, E-MAIL - ARCHITECTBANSAL@GMAIL.COM</small>	

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	6.2203125	Acres	(A)
AREA FALLING UNDER 60 M WIDE GREEN BELT & 12 M WIDE SERVICE ROAD	=	0.15000	Acres	(B)
50% AREA FALLING UNDER 60 M WIDE GREEN BELT & 12 M WIDE SERVICE ROAD	=	0.07500	Acres	(C)
AREA FALLING UNDER 24 M WIDE ROAD (46.65 SQ. MT.)	=	0.01153	Acres		
NET PLANNED AREA (A - C)	=	6.14531	Acres		
AREA UNDER COMMERCIAL	4.00%	0.24581	=	0.24581	Acres 4.00 %
AREA UNDER PLOTS	61.00%	3.74864	=	3.16577	Acres 51.52 %
TOTAL SALEBLE AREA	65.00%	3.99445	=	3.41158	Acres 55.52 %

AREA UNDER PLOTS

TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
A	7.50 X 20.00	150.00	21	= 3150.00 Sq.Mt
B	7.00 X 20.00	140.00	7	= 980.00 Sq.Mt
C	6.12 X 16.49	100.92	35	= 3532.16 Sq.Mt
D	6.00 X 16.49	98.94	20	= 1978.80 Sq.Mt
E	6.00 X 18.97	113.82	22	= 2504.04 Sq.Mt
F	6.00 X 15.97	95.82	1	= 95.82 Sq.Mt
G	9.75 X 15.385	150.00	2	= 300.00 Sq.Mt
H	AS PER AUTOCAD	150.00	1	= 150.00 Sq.Mt
I	AS PER AUTOCAD	120.60	1	= 120.60 Sq.Mt
TOTAL			110	= 12811.42 Sq.Mt
			OR =	3.16577 Acres

DENSITY CALCULATION

TOTAL DENSITY	=	110	x	13.50	@ Person's per Plot
	=	1485	÷	6.14531	Acres
	=	241.648	PPA	Against 240 - 400 PPA permissible	

AREA UNDER GREEN

REQUIRED GREEN	=	0.46652	Acres	7.50% of Total area of the Scheme	
GREEN AREA PROVIDED					
ORGANISED GREEN	=	GREEN-1	=	0.3450	Acres
	=	GREEN-2	=	0.1220	Acres
TOTAL GREEN PROVIDED	=	0.4670	Acres	7.51 %	

AREA FOR PROVISION OF COMMUNITY FACILITIES



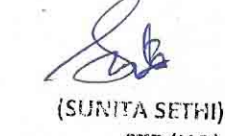

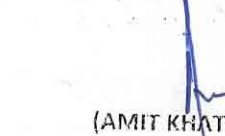
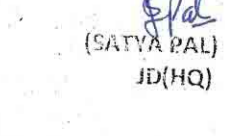
REQUIRED AREA	=	0.62203	Acres	10.00%
PROVIDED AREA	=	0.62220	Acres	10.00%

NOTE :- MILK & VEG. BOOTH WILL BE PROVIDED IN COMMERCIAL AREA

To be read with Licence No. 41 of 2024 Dated 12/03/2024 I.C-5091

This layout plan for an area measuring 6.2203125 acres (Drawing no. 16119 Dated 10-03-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Madhuban Colonizer Pvt. Ltd. falling in the revenue estate of Village Butana, in Sector-14, Nilokheri-Taraori, District-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 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 license.
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 licensed 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. All access roads and paths shown in the layout plan 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 license through give and take with the land that HSP 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.

 RAMESH KUMAR ATP(HQ)	 DIVYA DOGRA DTP (HQ)	 SURITA SETHI STP (HQ)	 S. SINGH CTP(HR)	 AMIT KHATRI, IAS DTCP (HR)
 SATYA PAL JD(HQ)				