

ROAD PLAN

REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA OVER AN AREA MEASURING 11.79166 ACRES (ADDITIONAL AREA 6.21875 ACRES + 5.57291 ACRES ALREADY LICENSED GRANTED VIDE LICENCE NO.96 OF 2019 DATED 20.08.2019) IN SECTOR- 35, DISTRICT KARNAL (HARYANA), BEING DEVELOPED BY M/S RAJDARBAR BUILDERS PVT. LTD.

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	8.00 X 15.00	120.00	20	2400.00
2	A1	8.00 X 15.00	120.00	21	2520.00
3	A2	7.40 X 15.00	111.00	3	333.00
4	A3	AS PER PLAN	131.38	1	131.38
5	A4	7.40 X 13.85	102.49	3	307.47
6	A5	AS PER PLAN	94.26	1	94.26
7	B	6.00 X 15.00	90.00	24	2160.00
8	B1	AS PER PLAN	116.95	1	116.95
9	C	6.40 X 15.00	96.00	6	576.00
10	D	6.30 X 14.00	88.20	19	1675.80
11	E	7.14 X 14.10	100.67	33	3322.11
12	E1	AS PER PLAN	81.31	1	81.31
13	E2	AS PER PLAN	89.16	1	89.16
14	E3	AS PER PLAN	100.70	1	100.70
15	E4	AS PER PLAN	119.61	1	119.61
16	F	7.85 X 16.00	125.56	8	1004.48
17	F1	7.85 X 14.00	109.90	7	769.30
18	F2	AS PER PLAN	126.77	1	126.77
19	F3	AS PER PLAN	140.98	1	140.98
20	G	7.50 X 15.00	112.50	8	900.00
21	G1	AS PER PLAN	101.76	1	101.76
22	H	8.00 X 14.00	112.00	11	1232.00
23	H1	AS PER PLAN	141.52	1	141.52
24	I	8.00 X 15.00	120.00	9	1089.00
25	I1	AS PER PLAN	144.12	1	144.12
26	J	8.00 X 17.00	136.00	21	2852.00
27	TOTAL			200	5,7020 SQMT OR 0.8111 ACRES

DETAILS OF 50% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE FREED AS PER POLICY (2.81 ACRES)

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A2	7.40 X 15.00	111.00	3	333.00
2	A3	AS PER PLAN	131.38	1	131.38
3	A4	7.40 X 13.85	102.49	3	307.47
4	A5	AS PER PLAN	94.26	1	94.26
5	B	6.00 X 15.00	90.00	19	1710.00
6	C	6.40 X 15.00	96.00	4	384.00
7	D	6.30 X 14.00	88.20	17	1499.40
8	E	7.14 X 14.10	100.67	24	2416.08
9	E1	AS PER PLAN	81.31	1	81.31
10	E2	AS PER PLAN	89.16	1	89.16
11	E3	AS PER PLAN	100.70	1	100.70
12	E4	AS PER PLAN	119.61	1	119.61
13	F2	AS PER PLAN	126.77	1	126.77
14	F3	AS PER PLAN	140.98	1	140.98
15	G1	AS PER PLAN	101.76	1	101.76
16	H	8.00 X 14.00	112.00	6	672.00
17	H1	AS PER PLAN	141.52	1	141.52
18	I1	AS PER PLAN	144.12	1	144.12
19	J	8.00 X 17.00	136.00	21	2852.00
20	TOTAL			108	2,8100 SQMT OR 0.4030 ACRES

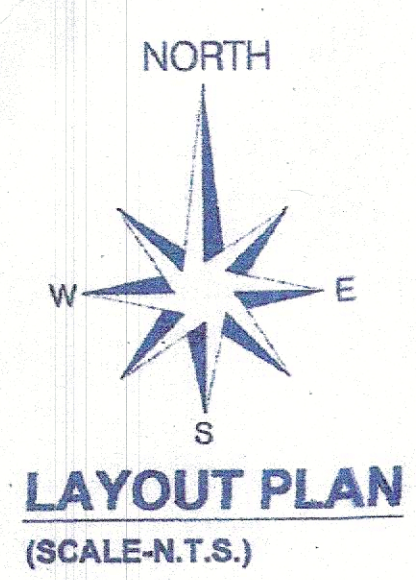
DETAILS OF 15% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE MORTGAGED AS PER POLICY (0.3553 ACRES). THE LICENCEE HAS MORTGAGED 0.3799 ACRE SALEABLE AREA AGAINST IN ALREADY LICENSED GRANTED AREA (LICENCE NO. 96 OF 2019 DATED 20.08.2019). HE WILL SUBMIT BG AGAINST IDW FOR THE ADDITIONAL LICENSED AREA.

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	B	6.00 X 15.00	90.00	4	360.00
2	C	6.40 X 15.00	96.00	4	384.00
3	D	6.30 X 14.00	88.20	9	793.80
4	TOTAL			17	1,537.80 SQMT OR 0.2210 ACRES



S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1.	ALREADY LICENSED GRANTED VIDE LICENCE NO.96 OF 2019 DATED 20.08.2019	5.57291	-	-	-
2.	ADDITIONAL AREA APPLIED FOR LICENCE	6.21875	-	-	-
3.	TOTAL AREA OF THE SCHEME	11.79166	-	-	-
4.	AREA UNDER 45.0M WIDE ROAD	(-)0.1332	-	-	-
5.	BALANCE AREA	11.65846	-	-	-
6.	50% BENEFIT OF AREA UNDER 45.0M WIDE ROAD	(+)0.0666	-	-	-
7.	BALANCE AREA	11.72506	-	-	-
8.	AREA UNDER UD	0.27763	-	-	-
9.	NET PLANNED AREA	11.44743	-	-	-
10.	AREA UNDER RESIDENTIAL PLOTS	5.7020	49.81	6.9829	61.0
11.	AREA UNDER COMMERCIAL	0.4577	4.00	0.4578	4.00
12.	TOTAL SALEABLE AREA (10 + 11)	6.1597	53.81	7.4407	65.0
13.	OPEN SPACE / PARKS	0.8844	7.50	0.8843	7.50
14.	COMMUNITY FACILITIES	1.1793	10.00	1.1791	10.0

- REFERENCES:
- 1 24 M WIDE ROAD SHOWN AS: [Pink Box]
 - 2 90 M WIDE ROADS SHOWN AS: [Green Box]
 - 3 FORMATION LEVELS OF ROADS SHOWN AS: [Blue Box]
 - 4 NSL OF ROADS SHOWN AS: [Blue Box]



FOR RAJDARBAR BUILDERS PVT. LTD.
 AUTHORIZED SIGNATORY
 SIGNATURE OF APPLICANT

SIGNATURE OF ARCHITECT

- LEGEND:
- E.T. = ELECTRIC TRANSFORMER
 - UGT = UNDERGROUND WATER TANK
 - S.T.P. = SEWAGE TREATMENT PLANT
 - PARKS / OPEN SPACES
 - COMMERCIAL AREA
 - COMMUNITY FACILITIES
 - MURBA LINE
 - KILLA LINE
 - SCHEME BOUNDARY
 - U.D.AREA
 - MILK & VEGETABLE BOOTH(5.0M X 5.5M)

Checked subject to Comments in forwarding letter No. [] Dt. [] and notes attached with the estimate.

Additional Chief Engineer (HQ) for Chief Engineer-I, H.S.V.P. Panchkula

UD AREA CALCULATION:-
 = UD1 + UD2 + UD3 + UD4 + UD5
 = (99.56) + (226.20) + (166.69) + (529.39) + (101.71)
 = 1123.55 SQMT OR 0.27763 ACRE

DENSITY CALCULATION (PPA):-
 NUMBER OF PLOTS = 209
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 209 X 4 X 4.5
 = 3762.0 / 11.44743
 = 328.83, SAY 329 PPA

GREEN AREA CALCULATION:-
 = GREEN-I + GREEN-II
 = 1271.32 + 2307.87
 = 3579.19 SQMT OR 0.8844 ACRE (7.50%)

To be read with Licence No. 41 of 2022 Dated 07/04/2022

That this Revised Layout plan for site area measuring 11.79166 acres (Additional area 6.21875+5.57291 acres already licensed granted licence no.96 of 2019 dated 20.08.2019) (Drawing No. DTCP-2022-23, dated 15.08.2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojana-2016, being developed by Sarwanji Constructions Pvt. Ltd. & Raj Darbar Builders Pvt. Ltd. in collaboration with Raj Darbar Builders Pvt. Ltd. falling in Sector-35 & 36, District Karnal, is hereby approved subject to the following conditions:-

1. That this Revised 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 for the modification of layout plans of the colony.
5. That the revenue rests 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 cartage 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 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 licensed 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 shall be approved, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(b)(ii) 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 value demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through g/e and take with this that HUDA 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.12/5/2005-5 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. 15/6/2016-52 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

For Rajdarbar Builders Pvt. Ltd. M.A. Signatory
 H.S.V.P. Division, Karnal
 Executive Engineer
 H.S.V.P. Division, Karnal
 SUPERVISING ENGINEER
 H.S.V.P. DIVISION, KARNAL