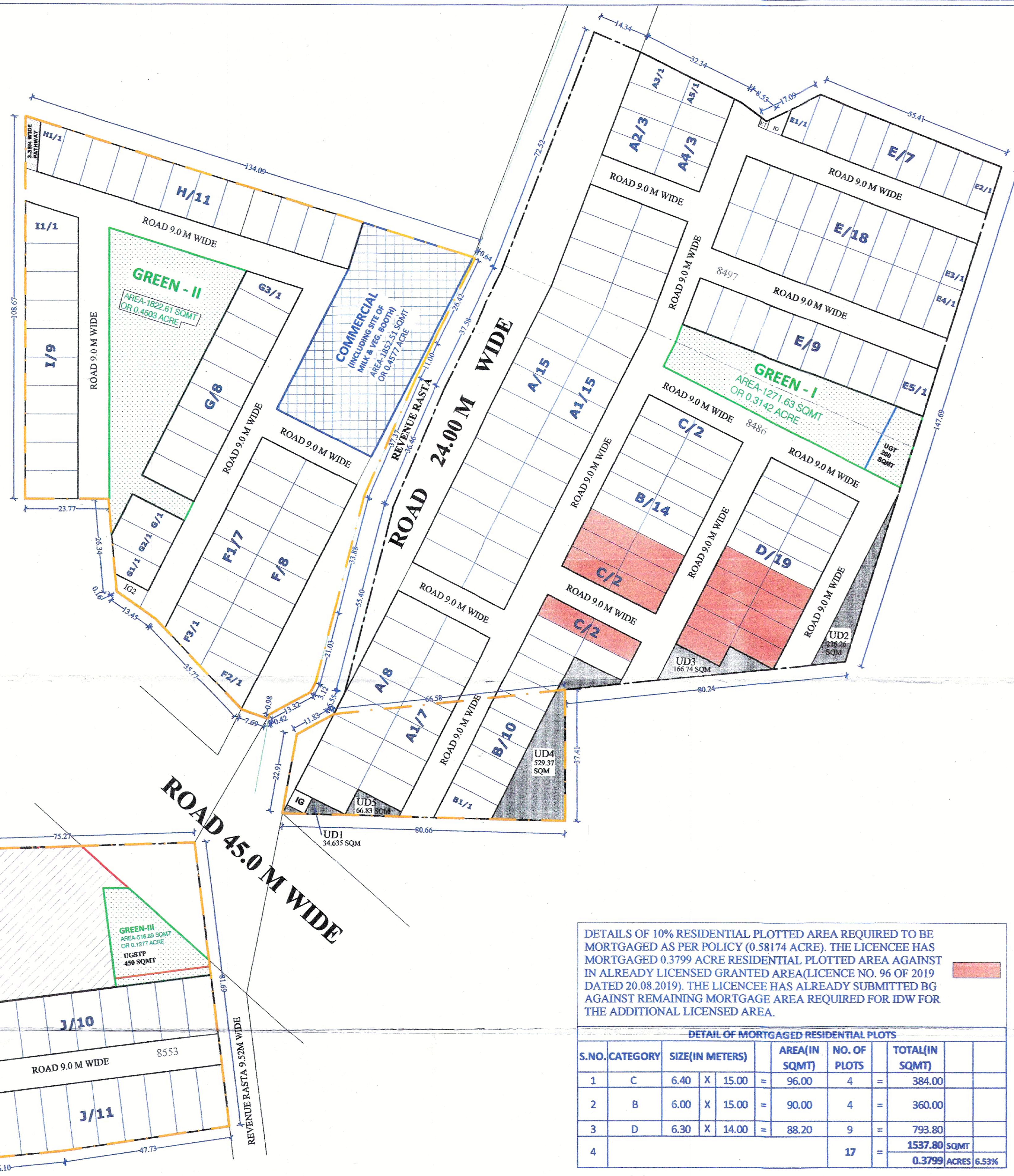


DETAIL OF RESIDENTIAL PLOTS					
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	8.00 X 15.90	127.20	23	2925.60
2	A1	8.00 X 13.85	110.80	22	2437.60
3	A2	7.40 X 15.90	117.66	3	352.98
4	A3	AS PER PLAN	129.83	1	129.83
5	A4	7.40 X 13.85	102.49	3	307.47
6	A5	AS PER PLAN	94.11	1	94.11
7	B	6.00 X 15.00	90.00	24	2160.00
8	B1	AS PER PLAN	116.92	1	116.92
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	34	3422.78
12	E1	AS PER PLAN	71.62	1	71.62
13	E2	AS PER PLAN	81.41	1	81.41
14	E3	AS PER PLAN	89.11	1	89.11
15	E4	AS PER PLAN	100.67	1	100.67
16	E5	AS PER PLAN	119.57	1	119.57
17	F	7.66 X 16.00	122.56	8	980.48
18	F1	7.66 X 14.00	107.24	7	750.68
19	F2	AS PER PLAN	126.80	1	126.80
20	F3	AS PER PLAN	140.98	1	140.98
21	G	7.50 X 16.50	123.75	9	1113.75
22	G1	AS PER PLAN	96.84	1	96.84
23	G2	AS PER PLAN	122.53	1	122.53
24	G3	AS PER PLAN	109.89	1	109.89
25	H	8.03 X 14.00	112.42	11	1236.62
26	H1	AS PER PLAN	94.50	1	94.50
27	I	8.07 X 15.00	121.05	9	1089.45
28	I1	AS PER PLAN	144.075	1	144.075
29	J	8.00 X 17.11	136.88	21	2874.48
30				214	23542.55 SQMT
					5.8174 ACRES @ 50.71%



**REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA OVER AN ADDITIONAL AREA MEASURING 6.21875 ACRES (LICENCE NO.41 OF 2022 DATED 07.04.2022 BELONGS TO SARVSANJHI CONSTRUCTION PVT. LTD. AND RAJ DARBAR BUILDERS PVT. LTD.) AND EXISTING LICENCE NO.96 OF 2019 DATED 20.08.2019 AREA MEASURING 5.57291 ACRES BELONGS TO RAJDARBAR BUILDERS PVT. LTD.(FORMERLY KNOWN AS BLUE BELL INFRASTRUCTURE PVT. LTD.) TOTALLING 11.79166 ACRES IN THE REVENUE ESTATE OF VILL. KARNAL, SECTOR- 35 & 36, DISTRICT KARNAL (HARYANA)**

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	ALREADY LICENSED GRANTED VIDE LICENCE NO.96 OF 2019 DATED 20.08.2019	5.57291	-	-	-
2	ADDITIONAL AREA FOR WHICH LICENCE NO. 41 OF 2022 DATED 07.04.2022	6.21875	-	-	-
3	TOTAL AREA OF THE SCHEME	11.79166	-	-	-
4	AREA UNDER 45 M WIDE ROAD	0.1332	-	-	-
5	BALANCE AREA	11.65846	-	-	-
6	50% BENEFIT OF AREA UNDER 45 M WIDE ROAD	0.0666	-	-	-
7	BALANCE AREA	11.72506	-	-	-
8	AREA UNDER UD	0.2530	-	-	-
9	NET PLANNED AREA	11.47206	-	-	-
10	AREA UNDER RESIDENTIAL PLOTS	5.8174	50.71%	6.9979	61.00%
11	AREA UNDER COMMERCIAL	0.4577	3.99%	0.4588	4.00%
12	TOTAL SALEABLE AREA( 10 + 11 )	6.2751	54.70%	7.4567	65.00%
13	OPEN SPACE/PARKS	0.8923	7.57%	0.8843	7.50%
14	COMMUNITY FACILITIES	1.1791	10.00%	1.1791	10.00%

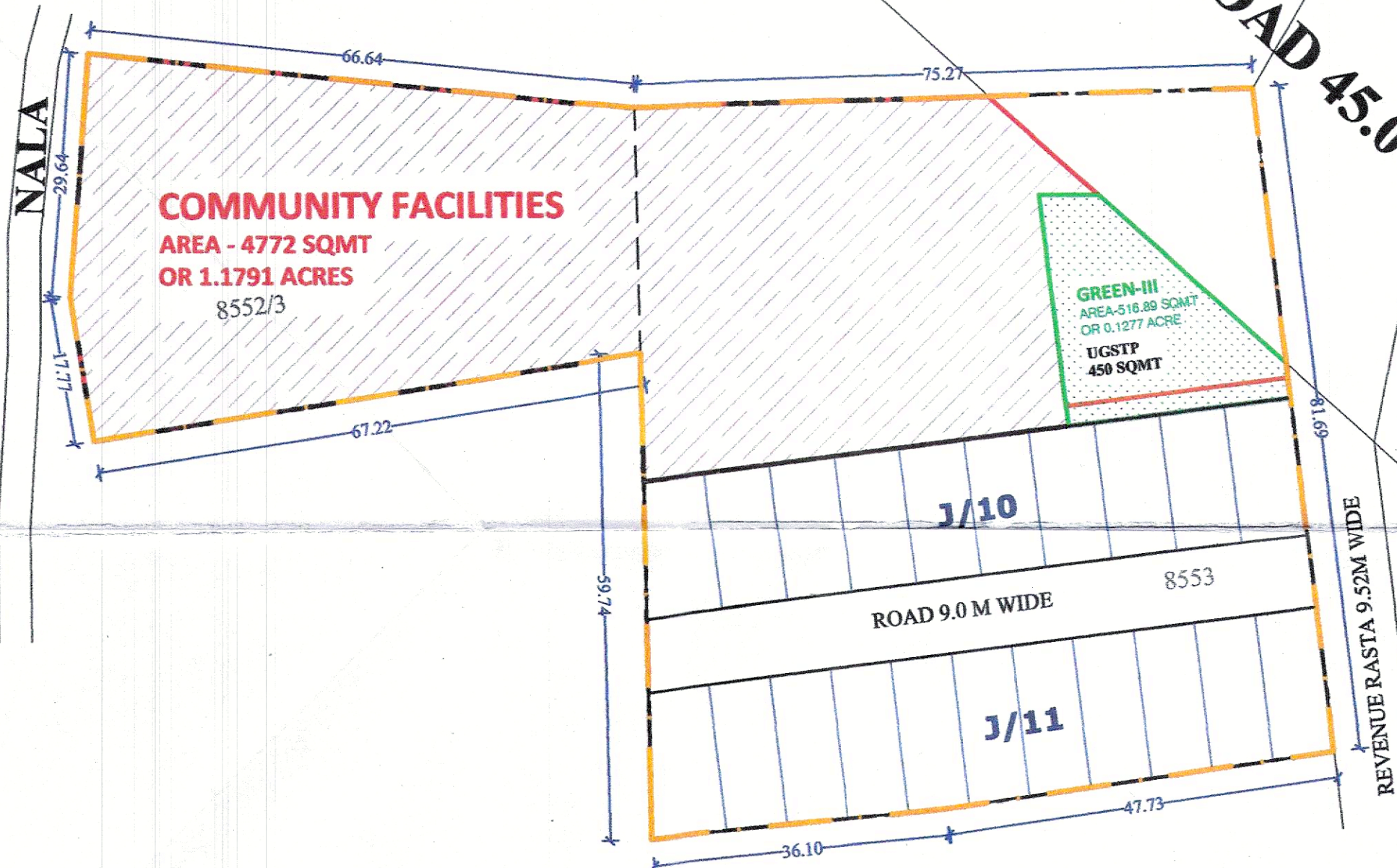
To be read with L.No. 96 of 2019 dt.20.08.2019 & L. No. 41 of 2022 dt. 07.04.2022 LC-3389-B

That this Revised Layout plan for an area measuring 11.79166 acres (Drawing No. DGTCP/8667... dated 10-10-2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sarvsanjhi Construction Pvt. Ltd. and Rajdarbar Builders Pvt. Ltd. in Sector-35 & 36, Karnal is hereby approved subject to the following conditions:

- 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.
- 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 General, 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 DGTCP 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 DGTCP, 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- 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(B)(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 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.
- 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SARVSANJHI) ATP (HQ) (RAJDARBAR) DTP (HQ) (SUNITA SETHI) STP (HQ) (LTP) (HR) (T.L. SATYAPRAKASH, IAS) DGCP (HR)

This is a 'PROVISIONAL APPROVED LAYOUT PLAN' Only for Purpose of Inviting Objection from the general public



DETAILS OF 10% RESIDENTIAL PLOTTED AREA REQUIRED TO BE MORTGAGED AS PER POLICY (0.58174 ACRE). THE LICENCEE HAS MORTGAGED 0.3799 ACRE RESIDENTIAL PLOTTED AREA AGAINST IN ALREADY LICENSED GRANTED AREA (LICENCE NO. 96 OF 2019 DATED 20.08.2019). THE LICENCEE HAS ALREADY SUBMITTED BG AGAINST REMAINING MORTGAGE AREA REQUIRED FOR IDW FOR THE ADDITIONAL LICENSED AREA.

DETAIL OF MORTGAGED RESIDENTIAL PLOTS				
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	TOTAL(IN SQMT)
1	C	6.40 X 15.00	96.00	384.00
2	B	6.00 X 15.00	90.00	360.00
3	D	6.30 X 14.00	88.20	793.80
4				1537.80 SQMT
				0.3799 ACRES @ 5.53%



ADDRESS : SCO 76-77, 1st FLOOR, SECTOR-36, MADHYA BHARU, CHANDIGARH-160008  
CONTACT : +91-98139-00375, +91-172-4785920  
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**LEGEND:**  
ET (BMX3M)  
UGT  
UGSTP  
PARKS / OPEN SPACES  
COMMERCIAL AREA  
COMMUNITY FACILITIES  
KILLA LINE  
SCHEME BOUNDARY  
UD AREA  
ADDITIONAL AREA

**ABBREVIATIONS-**  
ET = ELECTRIC TRANSFORMER  
UGT = UNDERGROUND WATER TANK  
UGSTP = UNDERGROUND SEWAGE TREATMENT PLANT  
UD = UNDETERMINED AREA

(SCALE-N.T.S.)

**DENSITY CALCULATION(PPA)-**  
NUMBER OF PLOTS = 214  
UNITS ALLOWED = 4  
POPULATION ALLOWED PER UNIT = 4.5  
DENSITY CALCULATION = 214 X 4 X 4.5 = 3852.0 / 11.47206 = 335.77, SAY 336 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

**GREEN AREA CALCULATION:-**  
=GREEN-I + GREEN -II + GREEN -III  
= 1271.63 + 1822.61 + 516.89 = 3611.13 SQMT OR 0.8923 ACRE(7.57%)

**UD AREA CALCULATION:-**  
= UD1 + UD2 + UD3 + UD4 + UD5  
= 34.635+ 226.26 + 166.74 + 529.37 + 66.83 = 1023.835 SQMT OR 0.2530



FOR RAJDARBAR BUILDERS PVT. LTD.  
AUTHORISED SIGNATORY  
SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER