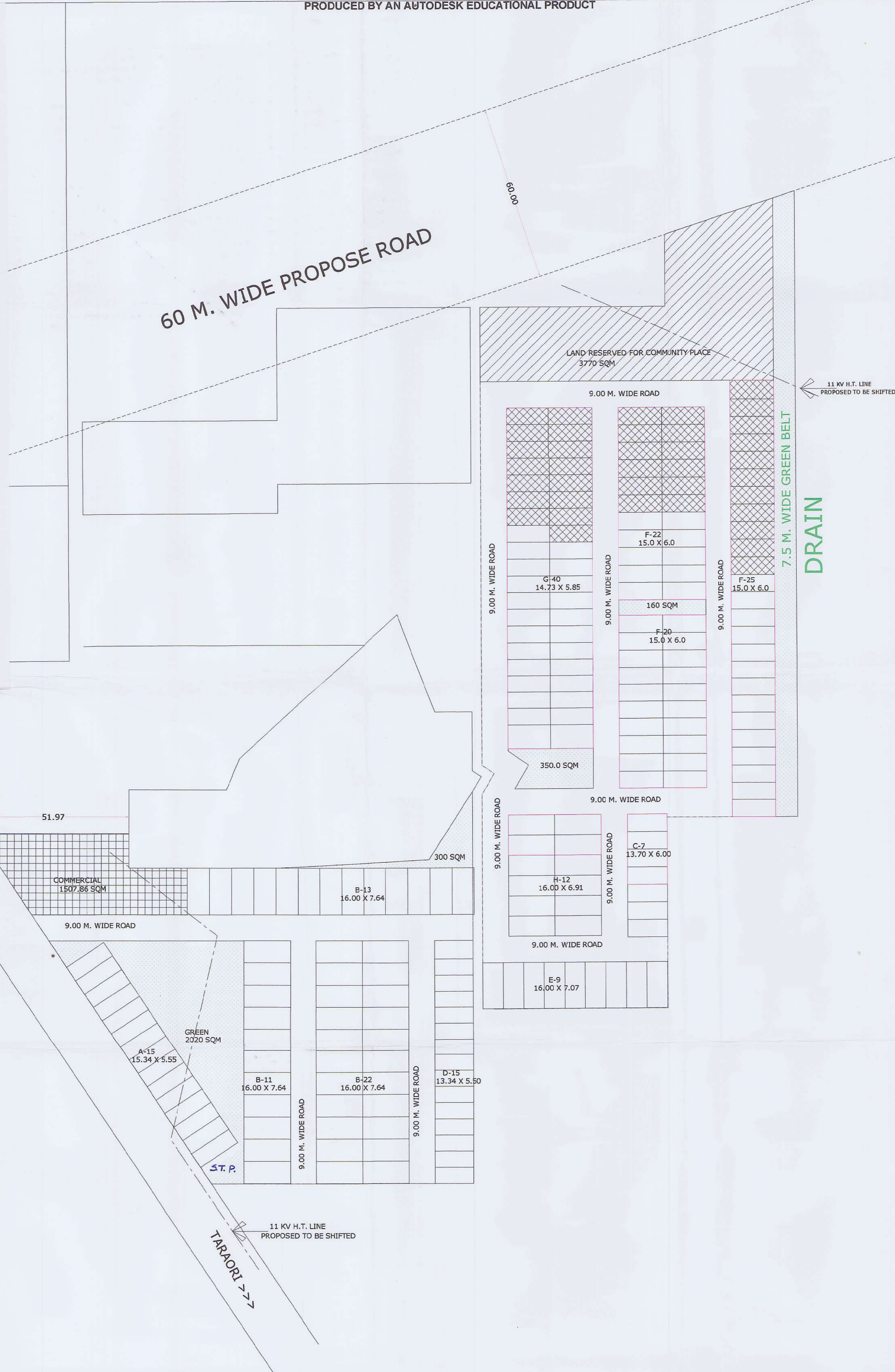


To be read with Licence No. 14 of 2017 Dated 02/05/2017

- That this layout plan for an area of 9.315 acres (Drawing No. DTCP-5819 dated 17.04.2017) compri of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 20) being developed by Sh. Jai Narain & Suresh Kumar in Sector-4, Taraori, Distt. Karnal is hereby approved subject to the fwing conditions:-
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement euted 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. Thntire 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 approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2012nd 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 colour shall abide by the directions of the DTCP 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 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 rd 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 sac road if applicable.
 8. All green belts provided in the layout plan within the licenced areas of the colony shall be dsvalved by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana ban Development Authority/colonizer on the directions of the Director General, Town and Country planning, Harya 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 sne will be provided by the colonizer in the licenced 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 desired to be cen space.
 12. The maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Buling Code, 2016. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the canizer with the plot buyers.
 13. The portion of the sector/development plan roads /green belts as provided in the Development Plaiff applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of action 3(3)(a)(iii) of the Act No 8 of 1975.
 14. That the odd size plots are being approved subject to the conditions that these plots should not hie a frontage of less than 75% of the standard frontage when demarcated.
 15. That you will have no objection to the regularization of the boundaries of the licence through give art take with the land that HUDA is finally able to acquire in the interest of planned development and integration of serves. The decision of the competent authority shall be binding in this regard.
 16. That the rain water harvesting system shall be provided as per Central Ground Water Authority nrms/Haryana Govt. notification as applicable.
 17. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 18. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. B/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 19. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 20. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5P dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(Signatures)
 (BALWANT SINGH) SD(HQ)
 (VIJAY KUMAR) DTP (HQ)
 (JITENDER SINGH) SPP(E&V)
 (KAMAL KUMAR) CTP (HR)
 (T.L. Satyaprakash, IAS) DTCP (HR)

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJAN BEING DEVELOPED BY SH. JAI NARAIN & SURESH BANSAL, MEASURING 9.315 ACRES IN SECTOR -4, TARAORI, DISTT. KARNAL



AREA STATEMENT			
NET PLANNED AREA	37696.408	9.315	
TOTAL PERMISSIBLE SALE ABLE AREA	24502.665	6.055	65.000
PERMISSIBLE SALE ABLE AREA OF COMM.	1507.856	0.373	4.000
AREA RESERVED FOR COMMUNITY SITE	3769.641	0.932	10.000
PROPOSED AREA UNDER RESIDENTIAL USE	20397.665	5.040	54.110
PROPOSED AREA UNDER COMMERCIAL USE	1507.856	0.373	4.000
TOTAL SALE ABLE AREA	21905.521	5.413	58.110
PERMISSIBLE GREEN AREA	2827.231	0.699	7.500
PROPOSED GREEN AREA	2830.000	0.699	7.507

DETAIL OF PLOTS						
CATEGORY	SIZE	SIZE	PLOT AREA	NO. OF PLOTS	AREA	
A	15.340	X	5.550	85.137	15	1277.055
B	16.000	X	7.640	122.240	46	5623.040
C	13.700	X	6.000	82.200	7	575.400
D	13.340	X	5.500	73.370	15	1100.550
E	16.000	X	7.070	113.120	9	1018.080
F	15.000	X	6.000	90.000	67	6030.000
G	14.730	X	5.850	86.171	40	3446.820
H	16.000	X	6.910	110.560	12	1326.720
				TOTAL	211	20397.665
						5.040 ACRES
						1352.759 %

PERMISSIBLE GREEN AREA	113.089	SQM	0.028	ACRES	0.075
PROPOSED GREEN AREA	2830.000	SQM	0.699	ACRES	0.075
DENSITY CALCULATION					
NO. OF PLOT	211.000	X	13.500	2848.500	PERSONS
				7644.928	PER/ACRE

DETAIL OF 50% AREA SHOWN AS						
CATEGORY	SIZE	SIZE	PLOT AREA	NO. OF PLOTS	AREA	
C	13.700	X	6.000	82.200	4	328.800
F	15.000	X	6.000	90.000	67	6030.000
G	14.730	X	5.850	86.171	40	3446.820
H	16.000	X	6.910	110.560	4	442.240
					115	10247.860
						ACRES 2.532
						50.240 %

DETAIL OF 15% MORTGAGED AREA SHOWN AS						
CATEGORY	SIZE	SIZE	PLOT AREA	NO. OF PLOTS	AREA	
F	15.000	X	6.000	90.000	23	2070.000
G	14.730	X	5.850	86.171	15	1292.558
					38	3362.558
						16.485 %

(Signature)
 ARCHITECT
 SHIV KUMAR
 REC-358

Jai Narain