

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.34375 ACRES IN THE REVENUE ESTATE OF VILL. UCHANA KALAN, SECTOR-7, TEH. UCHANA & DISTT. JIND(HARYANA) - SMK INFRAPROJECTS LLP

ARE	A CALCULAT	TIONS			
PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)	
TOTAL AREA OF THE SCHEME	5.34375		-	HI.	
AREA UNDER 30M WIDE V-4 ROAD	0.0458	-	-	-	
BALANCE AREA	5.29795	-	20 1	-	
50% BENEFIT OF AREA UNDER 30M WIDE V-4 ROAD	0.0229	-	-	-	
NET PLANNED AREA	5.32085	-	-	-	
AREA UNDER RESIDENTIAL PLOTS	2.7983	52.59%	3.2457	61.00%	
AREA UNDER COMMERCIAL	0.1072	2.01%	0.2128	4.00%	
TOTAL SALEABLE AREA(6+7)	2.9055	54.61%	3.4585	65.00%	
OPEN SPACE/PARKS	0.4104	7.68%	0.4008	7.50%	
COMMUNITY FACILITIES	0.5344	10.00%	0.5344	10.00%	
	PARTICULARS TOTAL AREA OF THE SCHEME AREA UNDER 30M WIDE V-4 ROAD BALANCE AREA 50% BENEFIT OF AREA UNDER 30M WIDE V-4 ROAD NET PLANNED AREA AREA UNDER RESIDENTIAL PLOTS AREA UNDER COMMERCIAL TOTAL SALEABLE AREA(6 + 7) OPEN SPACE/PARKS	PARTICULARS PROPOSAL (ACRE) TOTAL AREA OF THE SCHEME AREA UNDER 30M WIDE V-4 ROAD BALANCE AREA 5.29795 50% BENEFIT OF AREA UNDER 30M WIDE V-4 ROAD NET PLANNED AREA AREA UNDER RESIDENTIAL PLOTS AREA UNDER COMMERCIAL TOTAL SALEABLE AREA(6 + 7) OPEN SPACE/PARKS PROPOSAL (ACRE) 5.34375 0.0458 5.29795 0.0229 0.0229 0.0229 2.7983 0.1072	TOTAL AREA OF THE SCHEME AREA UNDER 30M WIDE V-4 ROAD BALANCE AREA 5.29795 - 50% BENEFIT OF AREA UNDER 30M WIDE V-4 ROAD NET PLANNED AREA AREA UNDER RESIDENTIAL PLOTS AREA UNDER COMMERCIAL TOTAL SALEABLE AREA(6 + 7) OPEN SPACE/PARKS (%) (%) (%) (%) (%) 5.34375 - 0.0458 - 0.0229 - 0.0229 - 2.7983 52.59% 54.61% 0.4104 7.68%	PARTICULARS PROPOSAL (ACRE) PROPOSAL (%) PERMISSIBLE (ACRE) TOTAL AREA OF THE SCHEME 5.34375 - - AREA UNDER 30M WIDE V-4 ROAD 0.0458 - - BALANCE AREA 5.29795 - - 50% BENEFIT OF AREA UNDER 30M WIDE V-4 ROAD 0.0229 - - NET PLANNED AREA 5.32085 - - AREA UNDER RESIDENTIAL PLOTS 2.7983 52.59% 3.2457 AREA UNDER COMMERCIAL 0.1072 2.01% 0.2128 TOTAL SALEABLE AREA(6+7) 2.9055 54.61% 3.4585 OPEN SPACE/PARKS 0.4104 7.68% 0.4008	

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s.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)	×	1 5
1	А	7.62	X	15.00	=	114.30	9	=	1028.70	33	67
2	A1	8.53	X	15.00	=	127.95	1	=	127.95		
3	В	8.08	X	15.00	=	121.20	27	=	3272.40		
4	С	7.62	X	15.00	= ,	114.30	15	=	1714.50		
5	C1	AS PER PLAN			=	108.25	1	=	108.25	el la fac	
6	D	7.27	X	16.37	=	119.01	20	=	2380.20		2 40 900 - 000 20
7	E	8.08	X	15.70	=	126.86	7	=	888.02	Ţ'n.	
8	E1	AS PER PLAN				119.84	1	=	119.84		
9	F	8.08	X	15.00	=	121.20	13	=	1575.60		
10	F1	7.27	X	15.00	=	109.05	1	=	109.05		×
11	TOTAL					OF		11324.51	SQMT	=	
11	TOTAL					95	=	2.7983	ACRES	52.59%	

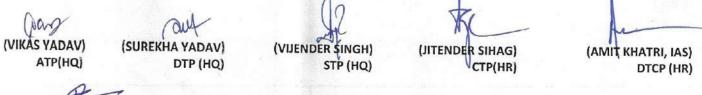
To be read with Licence No. 152 of 2024 Dated 17/11/2024

LC-5350

That this layout plan for an area measuring 5.34375 acres (Drawing no.101502... Dated......................) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by SMK Infraprojects LLP falling in the revenue estate of village Uchana Kalan, Sector-7, Uchana District-Jind 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
- 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
- 8. 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 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 licenced 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. 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 if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section
- 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 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. 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
- 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.



(VARINDER KUMAR)

For SMK INFRAPROJECTS LLP

3(3)(a)(iii) of the Act No.8 of 1975.



SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER