

REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY, LIC. NO 67 OF 2024 DATED 18.06.2024 HAVING AREA MEASURING 6.66875 ACRES IN THE REVENUE ESTATE OF VILLAGE NARWANA,SECTOR-1 NARWANA, DISTRICT JIND,HARYANA BEING DEVELOPED BY SRI KRISHNA HOME DEVELOPERS LLP

AREA STATEMENT FOR DEEN DYAL JAN AWAS YOJNA				
	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED %AGE
TOTAL LICENCED AREA	6.66875			
OPEN/GREEN SPACE/ PARK	0.5002	7.5	0.6025	9.03
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	0.6669	10	0.6669	10.00
COMMERCIAL AREA	0.2668	4	0.2665	3.99
AREA UNDER PLOTS	4.0679	61	3.3307	49.94
TOTAL PERMISSIBLE SALEABLE AREA	4.3347	65	3.5972	53.93
MIN. - MAX. PERMISSIBLE DENSITY	240 - 400 PPA		278.01	

DETAIL OF RESIDENTIAL PLOTS (IN SQM)						
CATEGORY-A						
S.N	SIZE			AREA	NO. OF PLOT	TOTAL AREA
1	7.39	X	20.29	149.9431	4	599.7724
CATEGORY-B						
1	15.72	X	8	125.76	12	1509.12
CATEGORY-B1						
1	15.72	X	7.6	119.472	29	3464.688
CATEGORY-B2						
2	15.72	X	7.764	122.050	17	2074.851
CATEGORY-C						
1	21.40	X	7	149.8	6	898.8
CATEGORY-D						
1	7.05	X	19.45	137.1225	10	1371.225
CATEGORY-E						
1	7.45	X	19.45	144.9025	9	1304.1225
CATEGORY-F						
1	7.25	X	19.45	141.0125	16	2256.2
TOTAL					103	13478.779
						3.3307 ACRES

DENSITY CALCULATION			
NO OF PLOTS	103	NOS.	
DENSITY PER PLOT	18	PERSON /PLOT	
TOTAL ACHIEVED DENSITY	1854	NOS.	
PROPOSED DENSITY / ACRES	278.01	PPA	
GREEN AREA CALCULATION(IN SQM)			
PARK-1	1917.972		
PARK-2	119.472		
PARK-3	304.69		
PARK-4	96.0687		
	2438.2027		
	0.6025	ACRES	

DETAIL OF PLOTS TO BE MORTGAGED AGAINST IDW BG					
CATEGORY	SIZE	PLOT AREA	NO. OF PLOTS	AREA	
D	7.05 X 19.45	137.12	2	274.25	
E	7.45 X 19.45	144.90	9	1304.12	
		TOTAL	11	1578.368	
			10.84	0.390	Acres
					%

SHIV KUMAR
CA/2016/75356

ARCHITECT

For Sri Krishna Home Developers Ltd P
Authorised Signatory

OWNER

AREA OF REVISION SHOWN THUS

Area of residential and green to be revised =8213.78 sqm
Area of commercial to be revised =41.97 sqm

TO BE READ WITH LICENCE NO. 67 OF 2024 DATED 18.06.2024.

That this Revised Layout plan for an area measuring 6.66875 acres (Drawing No. DTCP-10460 dated 04-09-24) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sri Krishna Home Developers LLP, in the revenue estate of Village Narwana, Sector-1, Narwana, District Jind 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 except 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, 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 DTCP, Haryana and accordingly shall make necessary changes in the layout plan.
- 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 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.
- 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- 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.
- 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(3)(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 HSPV 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. notifications 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.22/52/2005-5Power 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAMNEEK) ATP(HQ) (SUREKHA YADAV) DTP (HQ) (VIJENDER SINGH) STP (E&V) (JITNEDEH SIHAG) CTP(HR) (AMIT KHAIRI, IAS) DTCP (HR) (PARVEEN KUMAR) JD(HQ)