

AREA STATEMENT	AREA IN SQM	AREA IN ACRES
TOTAL SITE AREA UNDER NILP SCHEME(A)	20487.178	5.062
AREA FALLING UNDER 45M WIDE ROAD (B)	6093.090	1.506
BALANCE AREA (A-B=C)	14394.088	3.557
50% OF AREA FALLING UNDER 45M WIDE ROAD (D)	3046.545	0.753
NET PLANNED AREA ON WHICH FAR WILL BE LOADED (C+D)=E	17440.633	4.310
PERMISSIBLE FAR (@1.25% OF SITE AREA (E x 1.25)	21800.791	5.387
PERMISSIBLE COMMERCIAL @4% OF NET PLANNED AREA	697.625	0.172
PERMISSIBLE FAR FOR COMMERCIAL @1.75% OF SITE AREA (G)	1220.844	0.302
PERMISSIBLE FAR FOR RESIDENTIAL (F-G)=H	20579.946	5.085

AREA STATEMENT					
NET PLANNED AREA	4.310	ACRES	=	17.440.633	
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN SQ.M)	PROPOSED AREA (IN SQ.M)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	0.5062	2048.717	2050.71	0.5067	10.010%
GREEN AREA UNDER PARKS 2.5 SQ.MT PER PERSON (2.5X355)=1587.5	0.3920	1586.25	1592.55	0.3935	9.131%
AREA UNDER PLOTS	2.8288	10638.79	8963.11	2.2148	51.392%
AREA UNDER COMMERCIAL (4%)	0.1724	697.63	697.02	0.1722	3.907%
TOTAL SALABLE AREA	2.8012	11336.42	9660.13	2.3870	55.389%

LEGEND:-	
	SITE BOUNDARY
	COMMUNITY SITE
	COMMERCIAL PLOT
	GREEN / PARK AREA

GREEN AREA DETAIL		
TYPE	AREA (SQ.M)	AREA (IN ACRE)
Green-1	1050.42	0.260
Green-2	380.77	0.094
Green-3	162.36	0.040
TOTAL	1593.55	0.394

AREA CALCULATION			
	Area (in sq.mt.)	Area (in acres)	
TOTAL NET PLANNED AREA	17440.633	4.3097	
MAXIMUM PERMISSIBLE FAR @1.25	21800.791	5.387	
FAR AREA PROPOSED UNDER COMMERCIAL @1.75 FAR	1219.785	0.301	
FAR AREA PROPOSED UNDER RESIDENTIAL PLOTS	12799.718	3.163	
TOTAL FAR PROPOSED RESIDENTIAL + COMMERCIAL	14019.503	3.464	
FAR UTILISATION			
Permissible FAR For Site	Permissible FAR (sq.mt)	(in Proposed Area for Utilisation	Proposed FAR
1.250	21800.79	14019.50	0.803 (0.8034%)

SUMMARY OF PLOTS					
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M)	NO. OF PLOTS	TOTAL AREA	PROPOSED FAR IN SQM
A	8.505	24.000	204.120	408.24	1.45
B	8.505	19.300	184.147	184.15	1.45
C	7.408	21.105	156.346	156.35	1.45
D	7.408	22.500	166.680	166.68	1.45
E	9.883	28.550	282.394	5	1311.97
F	9.883	22.355	220.934	7	1546.54
G	9.092	22.601	205.488	5	1027.44
H	8.534	22.091	188.525	2	377.05
I	9.601	18.500	177.619	16	2841.90
J	8.452	18.500	156.382	2	312.72
IP1	AS PER DETAIL	117.293	1	117.29	1.45
IP2	AS PER DETAIL	95.810	1	95.81	1.45
IP3	AS PER DETAIL	161.060	1	161.06	1.45
IP4	AS PER DETAIL	170.910	1	170.91	1.45
IP5	AS PER DETAIL	105.007	1	105.01	1.45
TOTAL		47.000	8963.11	2.215	12799.718

DENSITY	47.000	X	13.5	635 PERSONS
TOTAL DENSITY	100 TO 400	PPA		
ACHIEVED	147.33	PPA		

INCIDENTAL GREEN AREA DETAIL	
TYPE	AREA (SQ.M)
IG 1	39.155
IG 2	14.64
IG 3	22.47
TOTAL	76.265

AREA UNDER MORTGAGE FOR EDC (10% OF TOTAL SALABLE)				
TYPE	PLOT DIMENSION (METERS)	AREA (SQ.M)	NO. OF PLOTS	TOTAL AREA
I	9.601	18.5	177.618	6
				1065.708 SQ.M.
TOTAL			6.000	1065.708 SQ.M.
				0.2833 ACRES

AREA UNDER MORTGAGE FOR IDW (10% OF TOTAL SALABLE)				
TYPE	PLOT DIMENSION (METERS)	AREA (SQ.M)	NO. OF PLOTS	TOTAL AREA
I	9.601	18.5	177.618	6
				1065.708 SQ.M.
TOTAL			6.000	1065.708 SQ.M.
				0.2833 ACRES

(RESIDENTIAL COLONY DEVELOPED BY SONI REALTORS LC-2436

ROAD 24M WIDE

ROAD 12M WIDE

(RESIDENTIAL COLONY DEVELOPED BY SONI REALTORS LC-2436

ROAD 45M WIDE LC-2436

ROAD 45M WIDE

ROAD 45M WIDE LC-2436

ROAD 24M WIDE

(RESIDENTIAL COLONY DEVELOPED BY SONI REALTORS LC-2436

- NOTE:-
- MORTGAGED SALEABLE AREA MARKED AS BEING FROZEN WITH THE RESTRICTION ON ANY FURTHER SALE/ALLOTMENT TO ANY THIRD PARTY WITHOUT THE APPROVAL OF DIRECTOR. HOWEVER, DEVELOPMENT/CONSTRUCTION ACTIVITIES CAN BE CARRIED OUT BY THE COLONIZER ON SUCH FROZEN AREA.
  - THE DEVELOPMENT OF SUCH FROZEN PLOTS(UNDER MORTGAGE) SHALL BE TAKEN UP ALONG WITH THE REMAINING COLONY IN THE FIRST PHASE.
  - A PROPER NOTICE BOARD MENTIONING DETAILS OF THE MORTGAGED LAND/PLATS/SHOPS/PLOTS SHOULD BE DISPLAYED PROMINENTLY ON THE MORTGAGED SITE.
  - SUCH DISCLOSURE SHALL ALSO BE MADE IN THE DOCUMENTS FILED WITH HRERA FOR OBTAINING REGISTRATION AND REGULAR UPDATION PURPOSE.

LOTS FALLING UNDER ROW OF 11KV HT/LT LINE HAVE BEEN KEPT FROZEN TILL THE SHIFTING OF SAID ELECTRIC LINES

DWG. NO:- DTP 10866 DATE:- 05-02-2025



OWNER/ CLIENT:-

Vikram Jit

ARCHITECT:-

Ar. ARUN DUTT  
CA/2011/53051  
1583-CP, Sector-32, KARNAL

LAYOUT PLAN OF RESIDENTIAL AND COMMERCIAL USES UNDER NEW INTEGRATED POLICY-2022 ON THE LAND MEASURING 5.0625 ACRES, IN THE REVENUE ESTATE OF VILLAGE BUDHA KHERA SECTOR-32 & 32A TEHSIL & DISTRICT KARNAL BEING DEVELOPED BY SH. APRAMJIT VIRK S/O SH. MAHENDER PAL SINGH & SH. VIKRAMJEET S/O SH. MOHINDER PAL

To be read with Licence No. 19 of 2025 Dated 04-02-2025.

LC-5291

This Layout plan for area measuring 5.0625 acres (Drg. No. DTP- Dated ) comprised of licence which was issued in respect of Integrated Residential Colony under New Integrated licencing Policy dated 11.05.2022 being developed by Sh. Vikramjeet S/o Sh. Mohinder Paland Others falling in the revenue estate of village Budhakhera, Sector-32 & 32A, Karnal is hereby approved subject to the following conditions:-

- That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plans as per site of all the residential, commercial and institutional sites 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 the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC 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 DTPC, 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 of the sectors as shown on the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 45 meters or more wide sector road.
- 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed 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 and area of no plot shall exceed 2 kanals.
- That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site, if applicable.
- 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 strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- 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 provisions of NILP policy-2016 and amendment dated 11.05.2022.

Divya  
(DIVYA DOGRA)  
DTP (HQ)

H  
(HITESH SHARMA)  
STP (HQ)

X  
(JITENDER SHAG)  
CTP(HR)

L  
(AMIT KHATRI, IAS)  
DTP (HR)

Ranjan  
(RANJAN KUMAR)  
ATP(HQ)

Satya  
(SATYA PAL)  
JD(HQ)