

# LAYOUT PLAN

LEGEND:-	
	SITE BOUNDARY FOR DDJAY COLONY
	COMMUNITY SITE
	COMMERCIAL PLOT
	GREEN/PARK AREA
	FROZEN PLOTS DUE TO HT/LT LINES

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	1256.624	0.311
Green-2	209.401	0.052
Green-3	329.615	0.081
Green-4	200.213	0.049
TOTAL	1995.85	0.493

LC-5382  
To be read with Licence No. 15/ of 2024 Dated: 15/11/2024

That this Layout plan for an area measuring 6.4875 acres (Drawing no. 15/11/2024, Dated: 15/11/2024) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by RCNP Builders and Developers Pvt. Ltd. falling in the revenue estate of village Baldi, Sector-29, 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 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 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, Hr 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 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 meters 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 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.
- 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. 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.

(RAMANI KAUR)  
ATP(HQ)

(DIVYA DOGRA)  
DTP (HQ)

(HITESH SHARMA)  
STP (HQ)

(JITENDER SIHAG)  
CTP(HR)

DTCP (HR)

(SATYA PAL)  
JD(HQ)

AREA STATEMENT						
TOTAL SITE AREA	6.48750	ACRES	=	26253.939		
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	0.649	2625.394	10.00	2625.394	0.649	10.000%
GREEN AREA UNDER PARKS 7.5%	0.487	1969.045	7.50	1995.850	0.493	7.602%
AREA UNDER COMMERCIAL 4%	0.260	1050.158	4.00	738.149	0.182	2.812%
AREA UNDER PLOTS	3.957	16014.90	61.00	13923.643	3.441	53.034%
TOTAL SALABLE AREA	4.217	17065.061	65.00	14661.792	3.623	55.846%

SUMMARY OF PLOTS				
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	AREA (SQ. YDS.)	NO OF PLOTS
A	7.023	18.419	154.711	3
A1	AS/DETAIL	79.105	94.610	1
A2	AS/DETAIL	123.021	147.133	1
A3	6.705	15.067	101.024	2
B	6.179	16.793	103.764	6
B1	AS/DETAIL	98.535	117.848	1
B2	6.728	11.529	77.567	3
B3	6.750	10.000	67.500	1
C	6.200	14.000	86.800	10
C1	AS/DETAIL	90.840	108.645	1
C2	AS/DETAIL	75.000	89.700	1
D1	AS/DETAIL	128.511	153.699	1
D2	AS/DETAIL	126.922	151.799	1
D3	AS/DETAIL	125.332	149.897	1
D4	AS/DETAIL	123.743	147.997	1
D5	AS/DETAIL	122.153	146.095	1
D6	AS/DETAIL	120.564	144.194	1
D7	AS/DETAIL	118.974	142.293	1
E	6.712	17.084	134.668	7
E1	7.134	15.408	109.921	2
F	6.897	18.500	127.595	18
F1	6.147	13.078	80.390	12
H	6.045	18.000	108.810	5
H1	6.067	10.589	64.243	8
H2	AS/DETAIL	64.365	76.980	1
H3	7.031	10.589	74.451	1
I	AS/DETAIL	112.543	134.602	1
I1	AS/DETAIL	81.460	97.427	1
J	AS/DETAIL	110.118	131.701	1
J1	AS/DETAIL	114.745	137.235	1
J2	AS/DETAIL	132.314	158.247	1
K	7.390	15.000	110.850	8
L	7.390	19.123	141.319	4
L1	AS/DETAIL	147.519	176.433	1
L2	AS/DETAIL	114.102	136.466	1
M	6.984	21.477	149.995	3
M1	6.984	20.487	143.081	3
N	7.079	19.123	135.372	5
O	6.656	19.496	129.765	7
DENSITY				128
TOTAL POPULATION	128.000	X	18	2304
DENSITY PERMISSIBLE		240 TO 400	PPA	
ACHIEVED DENSITY		355.14	PPA	

NOTE :-  
\* LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSPV  
\* LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HSPV/DHVPNL  
\* PRIMA-FACIE NO PLOT IS EFFECTED BY HT LINES. HOWEVER, AT THE TIME OF DEMARCATION PLAN IF ANY PLOT EFFECTED BY ANY HT LINE THEN THE SAME SHALL BE FREEZE ACCORDINGLY.

PROJECT :-  
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016 OVER AN AREA MEASURING 6.4875 ACRES OF VILLAGE BALDI, SECTOR-29, TEHSIL & DISTRICT-KARNAL, BEING DEVELOPED BY RCNP BUILDERS & DEVELOPERS PRIVATE LIMITED

OWNER :-  
  
RCNP BUILDERS & DEVELOPERS PVT. LTD.  
AUTHORISED SIGNATORY

ARCHITECT :-  
  
AR. PANJAJ NEGI  
CA/2015/68636  
MOB:7015875179

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SCO-72nd FLOOR PRIME SQUARE, OPPO-COSMO MALL  
CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR,PUNJAB  
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