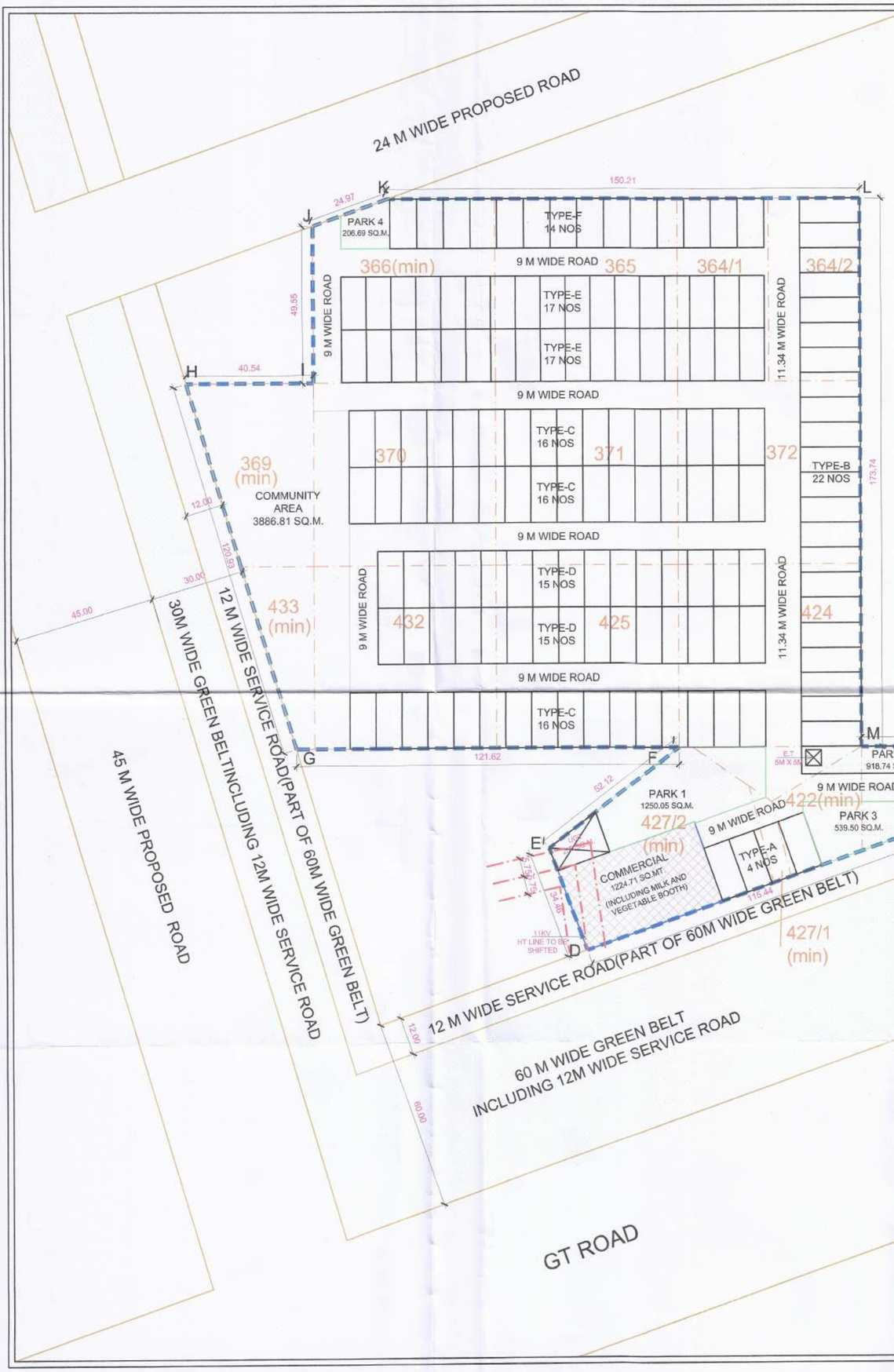

LC-5486

To be read with License No. 55 of 2025 Dated 17-04-2025

That this layout plan for an area measuring 9.604 acres (Drawing no. 11022 Dated 17.04.25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Divine Vision Infraspace Pvt. Ltd. falling in the revenue estate of Village Butana, in Sector-14, Nilokheri Taraori, District Karnal 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 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. 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 applicable.
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 3(3)(a)(iii) of the Act No.8 of 1975.
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 Campus lighting.
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.

(RAMAN KUMAR) ATP(HQ) | (DIVYA DOGRA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

(SATYA PAL) JD(HQ)

AREA STATEMENT

1. TOTAL SITE AREA	=	9.604	ACRES	=	38865.947	sq.m.
2. DEDUCTION OF AREA UNDER 60 M WIDE GREEN BELT	=	0.174	ACRES	=	702.727	sq.m.
3. BENEFIT OF 50% OF AREA FALLING UNDER 60 M WIDE GREEN BELT	=	0.087	ACRES	=	351.364	sq.m.
5. NET PLANNED AREA	=	9.52	ACRES	=	38514.583	sq.m.

		PERMISSIBLE AREAS(IN ACRES)	%	PROPOSED AREA(IN SQ.M.)	PROPOSED AREA(IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	=	0.9604	10.00	3886.815	0.9605	10.00
GREEN AREA UNDER PARKS	=	0.7203	7.50	2915.00	0.7203	7.50
AREA UNDER COMMERCIAL 4%	=	0.3807	4.00	1224.71	0.3026	3.18
AREA UNDER PLOTS	=	5.8055	61.0000	21722.56	5.3678	56.401
TOTAL SALABLE AREA	=	6.1862	65.00	22947.27	5.6704	59.581
DENSITY						
TOTAL POPULATION		152	X	18.0	2736.00	PERSONS
DENSITY PERMISSIBLE					240 TO 400	PPA
ACHIEVED DENSITY					287.48	PPA

SUMMARY OF PLOTS

	PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	8.376 X 17.700	148.255	4	593.021 SQ.M.
B	7.895 X 19.000	150.005	22	3300.110 SQ.M.
C	8.258 X 17.885	147.694	48	7089.328 SQ.M.
D	8.208 X 17.880	146.759	30	4402.771 SQ.M.
E	7.905 X 16.680	131.855	34	4483.084 SQ.M.
F	8.482 X 15.615	132.446	14	1854.250 SQ.M.
	TOTAL		152	21722.563 SQ.M.
				5.3678 ACRES

PROPOSED GREEN AREA

S.NO.	NAME	AREA
1.	PARK - 1	1250.058 SQ.M.
2.	PARK - 2	918.745 SQ.M.
3.	PARK - 3	539.501 SQ.M.
4.	PARK - 4	206.695 SQ.M.
	TOTAL	2915.00 SQ.M.

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

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME ON A TOTAL LAND AREA MEASURING 9.604 ACRES AT SECTOR-14, NILOKHERI, KARNAL, HARYANA FOR M/S DIVINE VISION INFRASPACE PVT. LTD.

ARCHITECT'S SIGN

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OWNER'S SIGN

M/S DIVINE VISION INFRASPACE PVT. LTD.

(Authorized Signatory)