



LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA

GREEN AREA DETAIL		
SR. NO.	AREA (SQ.M.)	AREA (IN ACRE)
1	1425.980	0.352
2	152.520	0.038
TOTAL	1578.500	0.390

To be read with Licence No. 05 of 2024 Dated: 10-01-2025.

LC-5351

That this Layout plan for an area measuring 5.11875 acres (Drawing no. 10.763... Dated: 10-01-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by M/s. Arman Residency, falling in the revenue estate of village Kailash, in Sector-27, 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, Haryana 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 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 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.
- 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(Signature) (RAMAN KUMAR) ATP(HQ)
(Signature) (DIVYA DOGRA) DTP (HQ)
(Signature) (HITESH SHARMA) STP (HQ)
(Signature) (JITENDER SIHAG) CTP(HR)
(Signature) (AMIT KHATRI, IAS) DTCP (HR)
(Signature) (SATYA PAL) JD(HQ)

AREA STATEMENT					
SITE AREA	5.11875	ACRES	=	20,714.813	
PERMISSIBLE AREAS (IN ACRES)		PERMISSIBLE AREAS (IN sqm)		PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	0.512	2071.481	10.00	2071.480	0.512
GREEN AREA UNDER PARKS 7.5%	0.384	1553.611	7.50	1578.500	0.390
AREA UNDER COMMERCIAL 4%	0.205	828.593	4.00	653.430	0.161
AREA UNDER PLOTS	3.122	12636.04	61.00	10649.006	2.631
TOTAL SALABLE AREA	3.327	13464.629	65.00	11302.436	2.793

SUMMARY OF PLOTS				
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	7.060	137.670	9	1,239.030
A1	AS PER DETAIL	150.000	1	150.000
B	AS PER DETAIL	111.380	1	111.380
B1	AS PER DETAIL	112.960	1	112.960
B2	AS PER DETAIL	111.390	1	111.390
B3	AS PER DETAIL	109.810	1	109.810
B4	AS PER DETAIL	93.760	1	93.760
B5	AS PER DETAIL	92.880	1	92.880
C	7.346	18.520	7	952.335
C1	7.566	13.756	6	624.467
D	7.923	16.598	5	657.530
D1	AS PER DETAIL	74.140	1	74.140
E	8.100	18.500	5	749.250
E1	AS PER DETAIL	149.080	1	149.080
E2	AS PER DETAIL	149.680	1	149.680
E3	AS PER DETAIL	149.070	1	149.070
F	7.159	16.000	5	572.720
F1	AS PER DETAIL	103.060	1	103.060
F2	AS PER DETAIL	128.500	1	128.500
F3	AS PER DETAIL	98.870	1	98.870
F4	AS PER DETAIL	127.070	1	127.070
F5	AS PER DETAIL	132.180	1	132.180
F6	7.537	16.000	4	482.368
G	AS PER DETAIL	86.460	1	86.460
G1	AS PER DETAIL	90.040	1	90.040
G2	6.321	13.280	1	83.816
G3	AS PER DETAIL	107.610	1	107.610
G4	11.661	6.321	1	73.709
G5	AS PER DETAIL	50.170	1	50.170
H	AS PER DETAIL	74.440	1	74.440
H1	AS PER DETAIL	74.970	1	74.970
H2	AS PER DETAIL	74.760	1	74.760
H3	AS PER DETAIL	74.310	1	74.310
H4	AS PER DETAIL	113.050	1	113.050
H5	AS PER DETAIL	121.700	1	121.700
H6	AS PER DETAIL	127.530	1	127.530
H7	AS PER DETAIL	133.370	1	133.370
H8	AS PER DETAIL	139.210	1	139.210
H9	AS PER DETAIL	150.000	1	150.000
H10	AS PER DETAIL	149.760	1	149.760
J	AS PER DETAIL	148.080	1	148.080
J1	AS PER DETAIL	146.520	1	146.520
J2	AS PER DETAIL	143.390	1	143.390
J3	AS PER DETAIL	141.260	1	141.260
J4	AS PER DETAIL	126.730	1	126.730
J5	AS PER DETAIL	116.830	1	116.830
J6	AS PER DETAIL	111.470	1	111.470
J7	AS PER DETAIL	105.900	1	105.900
J8	AS PER DETAIL	99.820	1	99.820
J9	AS PER DETAIL	93.630	1	93.630
J10	AS PER DETAIL	87.430	1	87.430
J11	AS PER DETAIL	81.240	1	81.240
J12	AS PER DETAIL	68.490	1	68.490
J13	AS PER DETAIL	63.380	1	63.380
J14	AS PER DETAIL	58.270	1	58.270
J15	AS PER DETAIL	53.160	1	53.160
J16	AS PER DETAIL	106.970	1	106.970
TOTAL			91.000	10,649.006
TOTAL				2.6314

DENSITY	91.000	X	18	1638 PERSONS
TOTAL POPULATION		240 TO 400	PPA	
DENSITY PERMISSIBLE		320.00	PPA	
ACHIEVED DENSITY				

LAYOUT PLAN

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 ON THE LAND MEASURING 5.11875 ACRES, AT VILLAGE- KAILASH SECTOR 27 TEHSIL & DISTRICT KARNAL. BEING DEVELOPED BY M/S ARMAN RESIDENCY.

OWNER:-

M/S ARMAN RESIDENCY.

(Signature)
AUTHORIZED SIGNATORY.

ARCHITECT :-

(Signature)
AR. PANKAJ NEGI
CA/2015/68636
MB. NO. - 7015875179

NOTE :-

- LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSVP
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HVPNL/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.

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ARCHITECTS, INTERIORS, CONSTRUCTION

SCO-7,2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL
CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR,PUNJAB

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