

DETAILS OF AREA IN ACRE

Area in Acres	Percentage	Proposed Area	Percentage
5.97500			
0.4481	7.5%	0.4487	7.509%
0.5975	10%	0.5975	10.00%
0.2390	04%	0.1330	2.560%
3.6447	61%	3.0095	50.3682%
3.8840	65%	3.1625	52.928%
240.0000		366PPA(PROPOSED)	
400.0000			
1.50475			
1.5120			

AREAS FOR COMMUNITY CENTER = 2417.99671 SQM (0.5975 ACRE)  
 PLOTS TO BE MORTGAGED = 1845.878 SQM (4.561 ACRE)  
 PLOTS TO BE FREEZED = 6118.864 Sqm (1.5120ACRE)  
 Required open Green Space Area (7.5%)  
 10% area to be transferred free of cost to the Government  
 Permissible Commercial Area  
 Area under Plots  
 Total Permissible Salable Area  
 Minimum Permissible Density  
 Maximum Permissible Density  
 50% Area to be freezed by Department

DETAILS OF PLOTS TO BE FREEZED

Type	No. of under Plots	Area IN SQM	Length	Width	Total Area
A	80	73.6274	12.192	76.224	5890.192
E	3	76.224	12.622	76.224	228.672
Total Area Under Freezed Plots in Acres					1.5120

DETAILS OF PLOTS TO BE MORTGAGED

Type	No. of under Plots	Area IN SQM	Length	Width	Total Area
A	23	73.6274	12.192	76.224	1693.430
E	2	76.224	12.622	76.224	152.448
Total Area Under MORTGAGED Plots in Acres					.4561 ACRE

DETAILS OF SALEABLE PLOTS

Type	No. of under Plots	Area	Length	Width	Total Area
A	24	73.6274	12.192	76.224	1767.0576
B	42	74.9837	12.100	89.1165	3149.3154
C	01	89.1165	12.100	89.1165	89.1165
D	04	111.289	15.088	111.289	445.156
E	8	76.224	12.622	76.224	609.792
Total Area Under Plots in Acres					1.4975

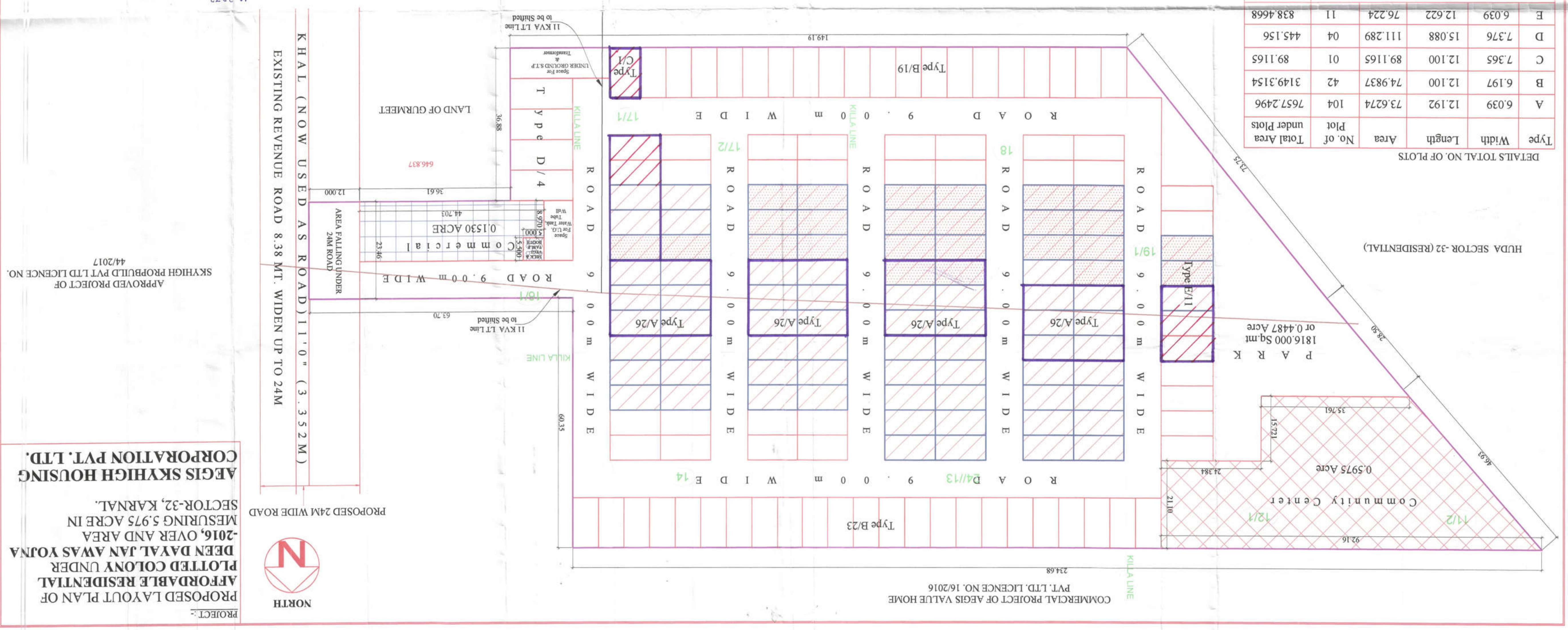
DETAILS TOTAL NO. OF PLOTS

Type	No. of under Plots	Area	Length	Width	Total Area
A	104	73.6274	12.192	76.224	7657.2496
B	42	74.9837	12.100	89.1165	3149.3154
C	01	89.1165	12.100	89.1165	89.1165
D	04	111.289	15.088	111.289	445.156
E	11	76.224	12.622	76.224	838.4668
Total Area Under Plots in Acres					3.0095ACRE

That this Layout plan for an area measuring 5.975 acres (Drawing No. DTCF-6705 dated 05.12.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Aegis Sky High Housing Corporation Pvt. Ltd. in revenue estate of Village Budha Khara in Sector-32, Dist-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 55% 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 DTC for the modification of layout plans of the colony.
5. That the revenue rates levied 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 DTC, 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 investigation of the planning proposals of the adjoining areas.
7. No property/piece shall derive access directly from the carriage way of 30 metres or wider sector road if applicable. All other 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 and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
8. 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 licensed area.
9. 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.
10. Any access area over and above the permissible 45% under commercial use shall be deemed to be open space.
11. The area reserved for open space shall be transferred free of cost to the government on the lines of section 3(3)(a) of the Act, 1975.
12. That the old size plots are being approved subject to the conditions that these plots should not have a footage of less than 75% of the standard footage when demarcated.
13. You will have no objection to the regularization of the boundaries of the licence through bye and take with the land that HUDA 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power dated 21.03.2015 issued by Haryana Government Renewable Energy Department.
16. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power dated 21.03.2015 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued wide notification No. 19/6/2015-S dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Signature of Owner  
 Signature of Architect  
 Ar. Randeep Kumar  
 Regn. No. CA/2019/76981



PROJECT: AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA  
 2016, OVER AND AREA MESURING 5.975 ACRE IN SECTOR-32, KARNAL.  
 AEGIS SKYHIGH HOUSING CORPORATION PVT. LTD.

APPROVED PROJECT OF SKYHIGH PROBUILD PVT LTD LICENCE NO. 44/2017



PROPOSED 24M WIDE ROAD

KHALA (NOW USED AS ROAD) 11'0" (3.352 M)  
 EXISTING REVENUE ROAD 8.38 MT. WIDEN UP TO 24M

Space For U.G. Water Treatment	Area
Commercial	23.346
0.1530 ACRE	44.703
646.837	36.61
12.000	36.61

APPROVED PROJECT OF SKYHIGH PROBUILD PVT LTD LICENCE NO. 44/2017