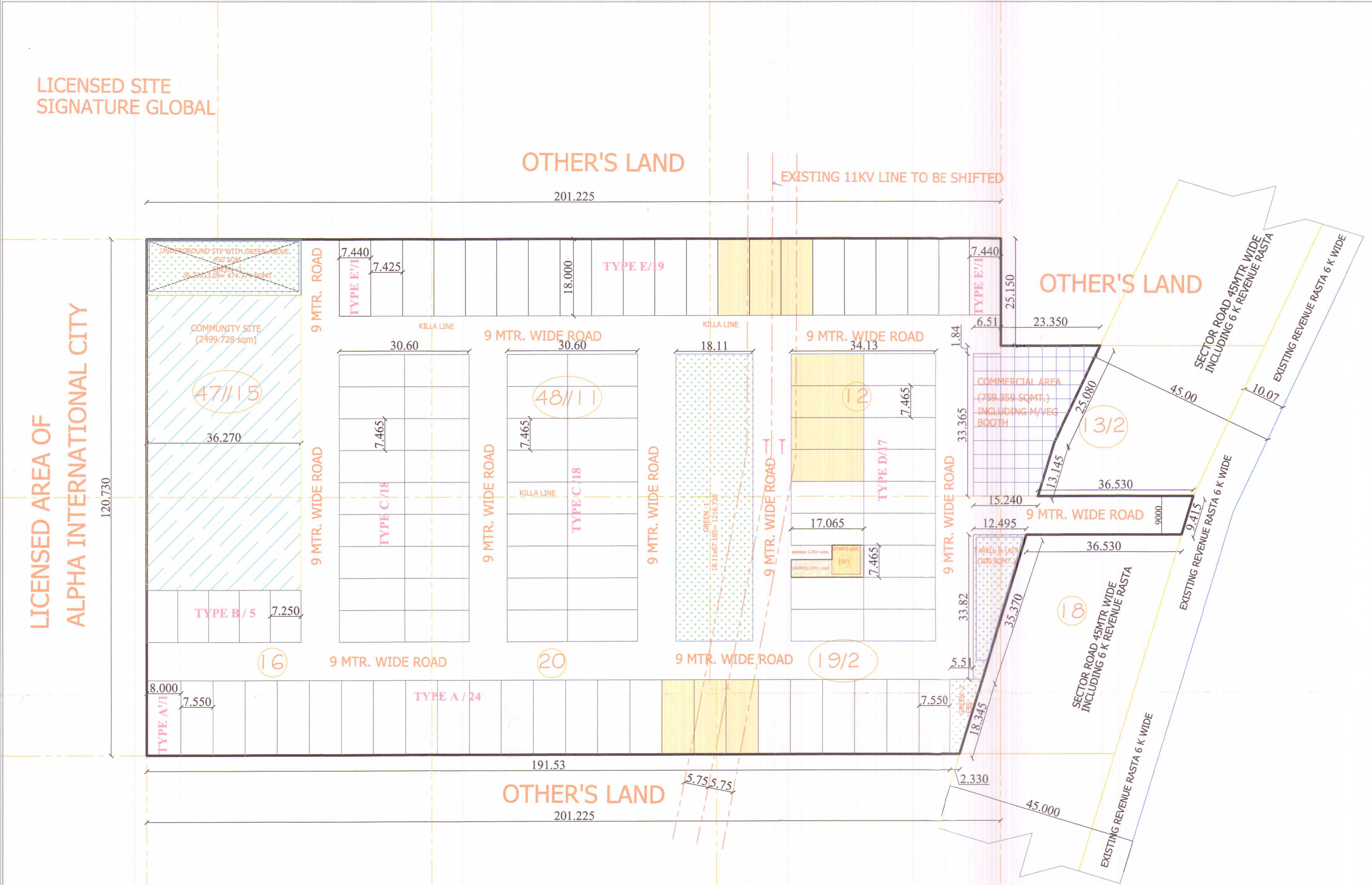




AREA SUMMARY	Area In Acres	Percent
TOTAL AREA OF LAND FOR LICENSE	6.17	-----
AREA FALLING IN SECTOR ROAD AREA	0.081	-----
AREA UD	0.021	-----
BALANCE SITE AREA (A)	6.068	-----
50% AREA FALL UNDER SECTOR ROAD (B)	0.0405	-----
NET PLANNED AREA (A+B)	6.1085	-----
COMMERCIAL PERMISSIBLE @4% OF NPA	0.2443	4.0
COMMERCIAL PROVIDED	0.1876	3.07
MINIMUM GREEN AREA REQUIRED	0.4627	7.50
GREEN AREA PROVIDED	0.5009	8.12
FOR COMMUNITY FACILITIES PERMISSIBLE	0.617	10.0
FOR COMMUNITY FACILITIES PROVIDED	0.6177	10.02
PERM. AREA FOR RESIDENTIAL PLOTS	3.7262	61.00
TOTAL AREA UNDER RESIDENTIAL PLOTS	3.174	51.96
TOTAL PERM. SALEABLE AREA	3.9705	65.00
TOTAL PROPOSED SALEABLE AREA	3.3616	55.03

LEGEND:-	
	LAND BOUNDARY
	PROPOSED AREA FOR LICENSE
	COMMERCIAL AREA
	COMMUNITY AREA
	GREEN AREA
	OTHER'S LAND
	UNDEVELOPED AREA
	FREEZED PLOTS

GREEN AREA	
TYPE	AREA (in Sq.M.)
GREEN 1	1216.720
GREEN 2	335.797
GREEN 3	474.774
TOTAL	2027.291

PLOT SUMMARY					
TYPE OF PLOTS	DIMENSION OF PLOTS (In M.)		AREA OF PLOTS (In Sq.M.)	NO. OF PLOTS	AREA UNDER PLOTS (In Sq.M.)
	W	L			
Type A	7.550	17.545	132.465	24	3179.160
Type A'	8.000	17.545	140.360	1	140.360
Type B	7.250	12.175	88.269	5	441.345
Type C	7.465	15.300	114.214	36	4111.70
Type D	7.465	17.065	127.390	17	2165.63
Type E	7.425	18.000	133.650	19	2539.350
Type E'	7.440	18.000	133.920	2	267.840
TOTAL				104	12845.385
				(3.174)	ACRES
POPULATION/ DENSITY CALCULATION					
TOTAL PLOTS	PERSONS PER PLOT		TOTAL POPULATION	DENSITY	
104	18		1872 Persons	306.46	
PERMISSIBLE DENSITY:- 240 TO 400 PPA					

To be read with License No. 195 of 2025 Dated 15-10-2025. LC-5588

That this layout plan for an area measuring 6.170 acres (Drawing no. 11535 Dated 15-10-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Poswal Land and Structure Innovations Pvt. Ltd. in the revenue estate of village-Kailash, Sector-28A, 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 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.

(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)

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA ON AN AREA MEASURING 6.17 ACRES COMPRISED IN THE REVENUE ESTATE OF VILLAGE KAILASH, SECTOR 28-A, KARNAL, HARYANA.

DEVELOPERS:- POSWAL LAND & STRUCTURE INNOVATIONS Pvt. Ltd

OWNER SIGN:-

Poswal Land & Structure
Innovations Private Limited
Director

ARCHITECT SIGN:-

SANJAY GUPTA ARCHITECT
Regd. No. CA/89/12110
SCO No. 26/14, Market (1st Floor)
Urban Estate, KARNAL (Haryana)

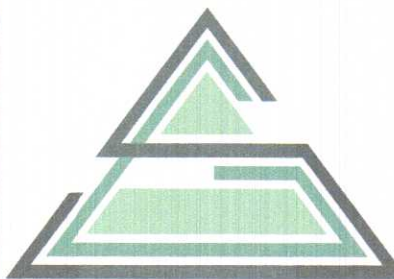
DEALT BY:- SANJAY

CHECKED BY:- AR. SANJAY GUPTA

JOB NO.:- 106/10/2024



SCALE:- 1:500



SANJAY GUPTA & ASSOCIATES
ARCHITECTS ENGINEERS & INT. DESIGNERS
SHOP NO. 26, SEC-14, MARKET, FIRST FLOOR
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