LEGEND:-

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

N

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	200.947	0.050
Green-2	427.067	0.106
Green-3	204.420	0.051
Green-4	1215.011	0.300
Green-5	210.462	0.052
Green-6	684.438	0.169
Green-7	759.305	0.188
TOTAL	**3701.650**	**0.915**



LAYOUT PLAN

AREA STATEMENT					
TOTAL SITE AREA (A)	11.99375	ACRES	=	48,536.907	SQM.
AREA FALLING UNDER 60M WIDE GREEN BELT (B)	0.00336	ACRES	=	13.578	SQM.
BALANCE AREA (A-B)=C	11.99039	ACRES	=	48,523.329	SQM.
50% OF AREA FALLING UNDER 60M WIDE GREEN BELT (D)	0.00168	ACRES	=	6.789	SQM.
NET PLANNED AREA (C+D)	11.99207	ACRES	=	48,530.118	SQM.

	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%	1.20	4853.691	4854.916	1.20	10.003%
GREEN AREA UNDER PARKS 7.5%	0.90	3640.268	3701.650	0.91	7.626%
AREA UNDER COMMERCIAL 4%	0.48	1941.205	1644.493	0.41	3.389%
AREA UNDER PLOTS 61%	7.315	29603.37	26780.676	6.618	55.184%
TOTAL SALEABLE AREA 65%	7.795	31544.577	28425.169	7.024	58.572%

SUMMARY OF PLOTS

TYPE	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	9.278	16.166	149.988	7	1049.917 SQ.M.
A1	9.220	16.166	149.051	8	1192.404 SQ.M.
B	8.198	17.865	146.457	9	1318.115 SQ.M.
B1	AS / DETAIL		122.853	1	122.853 SQ.M.
C	8.605	17.241	148.359	5	741.794 SQ.M.
D	8.134	18.440	149.991	42	6299.620 SQ.M.
D1	7.728	18.440	142.504	2	285.009 SQ.M.
E	7.424	18.440	136.899	28	3833.160 SQ.M.
F1	AS / DETAIL		143.704	1	143.704 SQ.M.
F2	AS / DETAIL		144.271	1	144.271 SQ.M.
F3	AS / DETAIL		148.823	1	148.823 SQ.M.
F4	AS / DETAIL		147.880	1	147.880 SQ.M.
F5	AS / DETAIL		148.088	1	148.088 SQ.M.
F6	AS / DETAIL		147.809	1	147.809 SQ.M.
F7	AS / DETAIL		145.312	1	145.312 SQ.M.
F8	AS / DETAIL		148.437	1	148.437 SQ.M.
G	7.443	20.000	148.860	12	1786.320 SQ.M.
H	7.000	20.000	140.000	5	700.000 SQ.M.
I	7.458	17.926	133.692	18	2406.458 SQ.M.
J	7.458	15.300	114.107	18	2053.933 SQ.M.
K	7.037	14.000	98.518	6	591.108 SQ.M.
L	7.273	15.829	115.124	26	2993.232 SQ.M.
M1	AS / DETAIL		106.378	1	106.378 SQ.M.
M2	AS / DETAIL		126.050	1	126.050 SQ.M.
				197	26780.676 SQ.M.
	TOTAL				6.6177 ACRES
DENSITY					
TOTAL POPULATION	197	X		18	3546 PERSONS
DENSITY PERMISSIBLE			240 TO 400	PPA	
ACHIEVED DENSITY			295.70	PPA	

To be read with License No. 135 of 2026 Dated 08/07/2026.

That this layout plan for an area measuring 11.99375 acres (Drawing no.12358 Dated 08-07-26) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Kaithal Infra Developers LLP. in revenue estate of village Narwana, Sector-15, Narwana, District Jind 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.

(PRIYA SONI) ATP(HQ) | (DIVYA DOGRA) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

(PARVEEN KUMAR) SD(HQ)

PROJECT:-

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 11.99375 ACRE , AT - NARWANA, SECTOR - 15, DIST.- JIND. BEING DEVELOPED BY KAITHAL INFRA DEVELOPERS LLP.

CLIENT:-

KAITHAL INFRA DEVELOPERS LLP.
Chinay Verma
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