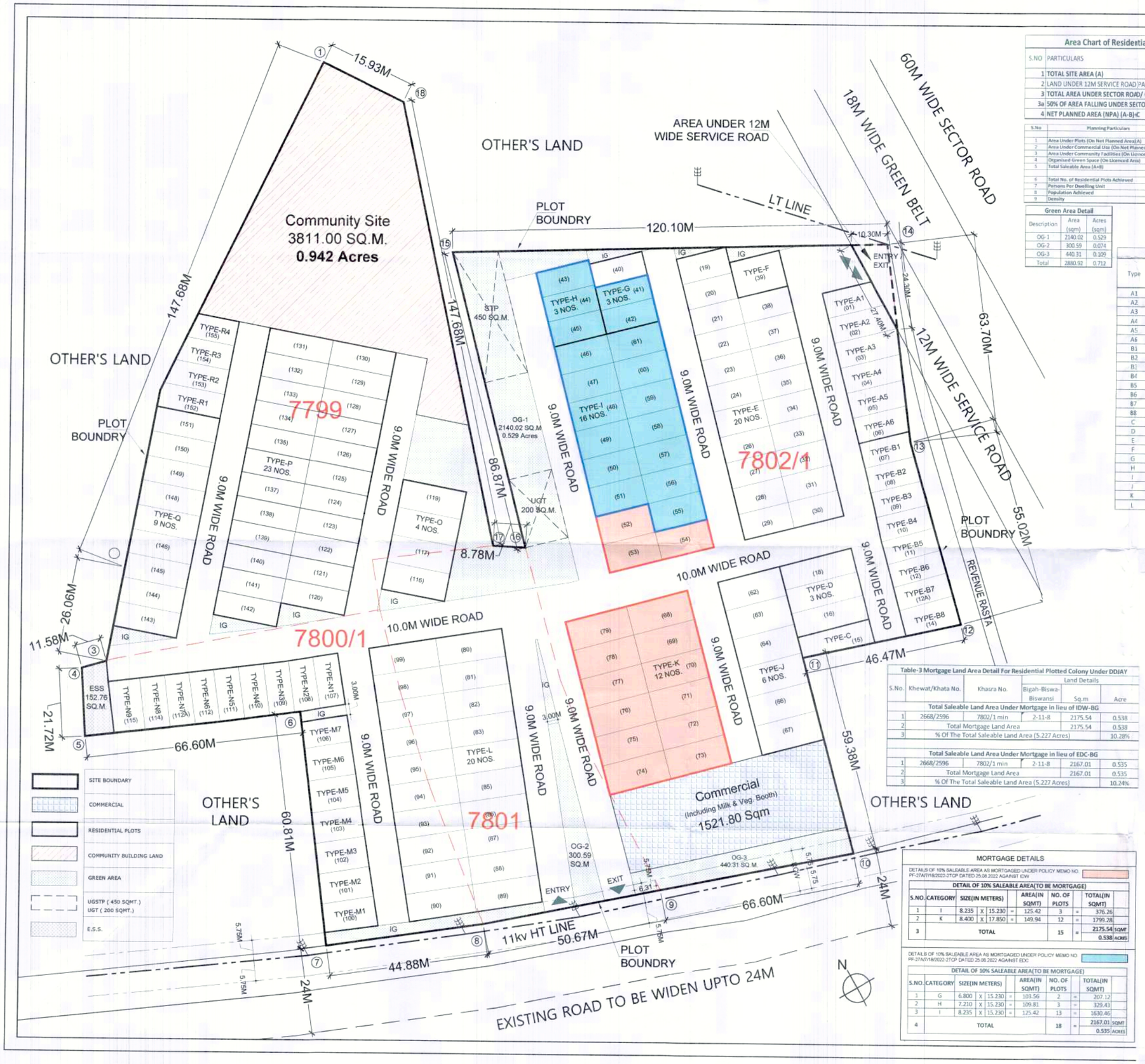

Area Chart of Residential Plotted Colony under DDJAY Scheme

S.NO	PARTICULARS	AREA IN SQ.M	AREA IN ACRES
1	TOTAL SITE AREA (A)	38107.568	9.4166
2	LAND UNDER 12M SERVICE ROAD(PART OF 30M GREEN BELT)	125.150	0.0309
3	TOTAL AREA UNDER SECTOR ROAD/ GREEN BELT (B)	125.150	0.0309
3a	50% OF AREA FALLING UNDER SECTOR ROAD/GREEN BELT ©	62.575	0.0155
4	NET PLANNED AREA (NPA) (A-B)-C	38044.993	9.401

S.No	Planning Particulars	Permissible %	Permissible Area (sqm)	Permissible Acres	Proposed %	Proposed Area (sqm)	Proposed Acres
1	Area Under Plots (On Net Planned Area)(A)	61.00%	23207.45	5.733	51.40%	19630.43	4.851
2	Area Under Commercial Use (On Net Planned Area)(B)	4.00%	1521.80	0.376	4.00%	1521.80	0.376
3	Area Under Community Facilities (On Licenced Area)	10.00%	3810.76	0.942	10.00%	3811.00	0.942
4	Organised Green Space (On Licenced Area)	7.50%	2858.07	0.706	7.56%	2880.90	0.712
5	Total Saleable Area (A+B)	65.00%	24729.25	6.111	55.40%	21152.23	5.227
6	Total No. of Residential Plots Achieved				155		
7	Persons Per Dwelling Unit				18	Persons	
8	Population Achieved				2790	Persons	
9	Density	240-400		PPA	297	PPA	

Green Area Detail

Description	Area (sqm)	Acres (sqm)
OG-1	2140.02	0.529
OG-2	300.59	0.074
OG-3	440.31	0.109
Total	2880.92	0.712

Plot Area Detail

Type	Width (in Meters)		Length (in Meters)	Area Per Plot (sqm)	No. of Plots	Total Area (sqm)
A1	as per plan			111.61	1	111.61
A2	as per plan			125.79	1	125.79
A3	as per plan			130.45	1	130.45
A4	as per plan			123.86	1	123.86
A5	as per plan			117.24	1	117.24
A6	as per plan			110.62	1	110.62
B1	as per plan			104.61	1	104.61
B2	as per plan			104.78	1	104.78
B3	as per plan			104.38	1	104.38
B4	as per plan			104.30	1	104.30
B5	as per plan			104.62	1	104.62
B6	as per plan			104.25	1	104.25
B7	as per plan			104.64	1	104.64
B8	as per plan			125.18	1	125.18
C	as per plan			134.19	1	134.19
D	6.900	x	20.930	144.42	3	433.26
E	7.435	x	14.435	107.32	20	2146.40
F	10.370	x	14.435	149.69	1	149.69
G	6.800	x	15.230	103.56	3	310.68
H	7.210	x	15.230	109.81	3	329.43
I	8.235	x	15.230	125.42	16	2006.72
J	8.400	x	17.850	149.94	6	899.64
K	8.400	x	17.850	149.94	12	1799.28
L	7.830	x	18.995	148.73	20	2974.60

Plot Area Detail

Type	Width (in Meters)		Length (in Meters)	Area Per Plot (sqm)	No. of Plots	Total Area (sqm)
M1	as per plan			125.48	1	125.48
M2	as per plan			125.48	1	125.48
M3	as per plan			125.48	1	125.48
M4	as per plan			125.49	1	125.49
M5	as per plan			125.42	1	125.42
M6	as per plan			125.44	1	125.44
M7	as per plan			99.36	1	99.36
N1	as per plan			104.73	1	104.73
N2	as per plan			104.35	1	104.35
N3	as per plan			104.57	1	104.57
N4	as per plan			104.41	1	104.41
N5	as per plan			104.70	1	104.70
N6	as per plan			104.41	1	104.41
N7	as per plan			104.21	1	104.21
N8	as per plan			104.67	1	104.67
N9	as per plan			140.00	1	140.00
O	7.915	x	18.185	143.93	4	575.72
P	6.890	x	18.180	125.26	23	2880.98
Q	7.040	x	18.180	127.99	9	1151.91
R1	as per plan			126.09	1	126.09
R2	as per plan			115.71	1	115.71
R3	as per plan			102.44	1	102.44
R4	as per plan			89.16	1	89.16
Total					155	19630.43

PROJECT TITLE:-

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 9.4166 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE KARNAL, SECTOR - 34, KARNAL BEING DEVELOPED BY AARIZE TOWNSHIP LLP.

SHEET TITLE:-

SITE LAYOUT PLAN

ARCHITECT SIGN:- AR. ASHISH RANA CA/2014/64801

OWNER'S/AUTH SIGN:-

LC-5352

To be read with Licence No. 206 of 2025 Dated 15-10-2025.

That this layout plan for an area measuring 9.4166 acres (Drawing no. 11554 Dated 16-10-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy 2016) being developed by Aarize Township LLP. falling in the revenue estate of Karnal, Sector-34, 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.

Table-3 Mortgage Land Area Detail For Residential Plotted Colony Under DDJAY

S.No.	Khewat/Khata No.	Khasra No.	Bigah-Biswa-Biswansi	Land Details Sq.m	Acre
	Total Saleable Land Area Under Mortgage in lieu of IDW-BG				
1	2668/2596	7802/1 min	2-11-8	2175.54	0.538
2	Total Mortgage Land Area			2175.54	0.538
3	% Of The Total Saleable Land Area (5.227 Acres)				10.28%
	Total Saleable Land Area Under Mortgage in lieu of EDC-BG				
1	2668/2596	7802/1 min	2-11-8	2167.01	0.535
2	Total Mortgage Land Area			2167.01	0.535
3	% Of The Total Saleable Land Area (5.227 Acres)				10.24%

MORTGAGE DETAILS

DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST IDW

DETAIL OF 10% SALEABLE AREA(TO BE MORTGAGE)

S.NO.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)	
1	I	8.235	X	15.230	= 125.42	3	=	376.26	
2	K	8.400	X	17.850	= 149.94	12	=	1799.28	
3	TOTAL					15	=	2175.54	SQMT
								0.538	ACRES

DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST EDC

DETAIL OF 10% SALEABLE AREA(TO BE MORTGAGE)

S.NO.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)	
1	G	6.800	X	15.230	= 103.56	2	=	207.12	
2	H	7.210	X	15.230	= 109.81	3	=	329.43	
3	I	8.235	X	15.230	= 125.42	13	=	1630.46	
4	TOTAL					18	=	2167.01	SQMT
								0.535	ACRES

(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)