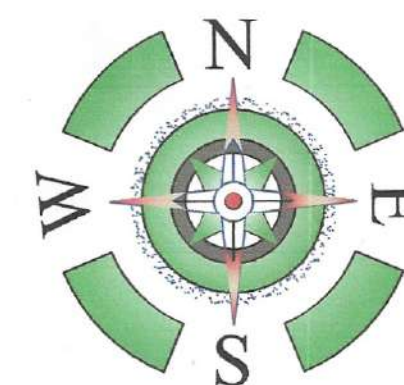


To be read with Licence No. 42 of 2025 Dated 22-03-2025
Rev. Layout cum D. Plan
That this layout plan for an area measuring 6.63125 acres (Drawing No. 11469 Dated 26-09-2025) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Landadil Pvt. Ltd. falling in the revenue estate of Village Kailash, Sector-28 & 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, 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 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 HSNP 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

LEGEND:-	
	SITE BOUNDARY FOR DDJAY COLONY
	COMMUNITY SITE
	COMMERCIAL PLOT
	GREEN/PARK AREA
	CHANGES/ REVISING LAYOUT IN (2.3634 ACRES)
	PLOTS FALLING UNDER ROW OF HT LINE SHALL BE KEPT FREEZED AND SHALL NOT BE SOLD TILL SHIFTING OF THE HT LINE



GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	1444.540	0.357
Green-2	599.580	0.148
TOTAL	2044.120	0.505

AREA STATEMENT					
TOTAL SITE AREA	6.63125	ACRES	=	26835.674	
AREA FALLING UNDER 45 M WIDE SERVICE ROAD	0.550	ACRES	=	2224.780	
BALANCE AREA	6.081	ACRES	=	24610.894	
50% OF THE AREA UNDER 45M SERVICE ROAD	0.27488	ACRES	=	1112.390	
NET PLANNED AREA	6.356	ACRES	=	25723.284	
	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%	0.663	2683.567	10.00	2683.700	0.663
GREEN AREA UNDER PARKS 7.5%	0.497	2012.676	7.50	2044.120	0.505
AREA UNDER COMMERCIAL 4%	0.254	1028.931	4.00	892.636	0.221
AREA UNDER PLOTS	3.877	15691.20	61.00	12852.229	3.1759
TOTAL SALABLE AREA	4.132	16720.135	65.00	13744.865	3.396

SUMMARY OF PLOTS						
TYPE	PLOT NO.	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	4 TO 11	7.123	18.424	131.234	8	1049.873
A1	2 & 3	7.894	17.600	138.934	2	277.869
A2	1	AS/DETAIL		136.822	1	136.822
A3	15	AS/DETAIL		148.394	1	148.394
A4	14	AS/DETAIL		134.644	1	134.644
A5	12-A	AS/DETAIL		130.933	1	130.933
A6	12	AS/DETAIL		107.880	1	107.880
B	17 TO 28	7.565	16.897	127.826	12	1533.910
B1	16	AS/DETAIL		123.722	1	123.722
B2	29	AS/DETAIL		105.660	1	105.660
B3	30	AS/DETAIL		58.290	1	58.290
C	59 & 60	6.250	24.000	150.000	2	300.000
C1	61	AS/DETAIL		149.469	1	149.469
C2	62	AS/DETAIL		125.850	1	125.850
C3	63	AS/DETAIL		99.712	1	99.712
C4	65	AS/DETAIL		65.310	1	65.310
C5	65	AS/DETAIL		51.207	1	51.207
D	31 TO 42	7.234	20.700	149.744	12	1796.926
E	66 TO 72	6.834	21.500	146.931	7	1028.517
F	73 TO 80	8.226	17.179	141.314	8	1130.516
G	82 TO 90	7.253	20.100	145.785	9	1312.068
G1	81	6.300	20.100	126.630	1	126.630
G2	92	8.851	16.940	149.936	1	149.936
G3	91	7.500	10.000	75.000	1	75.000
H1	96	AS/DETAIL		131.235	1	131.235
H	93 TO 95	8.505	16.147	137.330	3	411.991
I	44 TO 58	8.126	15.968	129.756	15	1946.340
I1	43	AS/DETAIL		143.528	1	143.528
TOTAL					96	12852.229
						3.1759
						ACRES
DENSITY						
TOTAL POPULATION	96.000	X			18	1728
DENSITY PERMISSIBLE		240 TO 400		PPA		
ACHIEVED DENSITY		271.85		PPA		

PROJECT:-
DEMARCATION CUM LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016 OVER AN AREA MEASURING 6.63125 ACRES AT VILLAGE KAILASH, SECTOR-28 & 28A, TEHSIL & DISTRICT -KARNAL. BEING DEVELOPED BY LANDADIL PRIVATE LIMITED.

CLIENT:-
LANDADIL PRIVATE LIMITED
(Authorized Signatory)

ARCHITECT :-
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CA/2015/72167
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M. Arch, B. Arch
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