REVISED LAYOUT PLAN OF **AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016** , BEARING LICENSE NO. 188 OF 2025 , MEASURING 40K-5M OR 5.03125 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE PHUSGARH SECTOR 33, KARNAL.

Being Developed By:
M/s Esmax Infra Developers Pvt. Ltd.

DETAIL OF PLOTS					
TYPE	WIDTH	LENGTH	AREA(SQM)	NO	TOTAL AREA
A	6.8000	22.0000	149.6000	24	3590.4000
B	5.5828	10.5000	58.6194	1	58.6194
C	5.5828	13.0000	72.5764	1	72.5764
D	5.5828	16.0000	89.3248	1	89.3248
E	7.0000	19.0000	133.0000	3	399.0000
F	7.8500	19.0000	149.1500	1	149.1500
G	8.7510	14.5000	126.8895	1	126.8895
H	6.7499	14.5000	97.8736	15	1468.1033
I	7.2020	14.5000	104.4290	1	104.4290
J	7.7861	19.2500	149.8824	18	2697.8837
K	7.7014	15.2032	117.0859	8	936.6874
L	5.7048	11.8504	67.6042	3	202.8125
M	5.8270	12.8504	74.8793	6	449.2757
N	6.8846	16.0000	110.1536	2	220.3072
O	6.5000	17.8438	115.9847	5	579.9235
P	6.0000	14.9842	89.9052	1	89.9052
Q	8.1198	17.0000	138.0366	2	276.0732
R	6.0000	12.0000	72.0000	1	72.0000
	TOTAL AREA IN SQM			94	11583.3607
	TOTAL AREA IN ACRES				2.8623



NOTE:

- TDR GRANTED FOR LAND UNDER 24M WIDE SECTORAL ROAD VIDE CERTIFICATE NO. 43 OF 2026 DATED 0-06-2026. UNDER TDR POLICY 16-11-2021 IN FAVOUR OF ESMAX INFRA DEVELOPERS PVT. LTD.
- 24M WIDE ROAD
- LICENSED LAND BOUNDARY
- KILLA LINE

To be read with Licence No. Dated
That this **Revised Layout Plan of Affordable Residential Plotted Colony (DDJAY) over a an 5.03125 acres** (Drawing No. 12293 dated 16-06-26) License no. **188 of 2025 dated 03.10.2025 in the revenue estate** of village-Phoosgarh, in Sector-33, Karnal **being developed by Esmax Infradevelopers Pvt. Ltd.** is hereby approved subject to the following conditions:-

1. That this **Revised 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 for the modification of layout plans of the colony.
5. That the revenue rasta & 24.0 mtr. wide internal circulation road falling in the colony shall be kept free for circulation/movement as shown in the Revised 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 metres 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 licenced 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.

(BABITA GUPTA) DTP (HQ) — (HITESH SHARMA) STP (HQ) — (BHUVNESH KUMAR) CTP (HR) — (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET) JD (HQ) — (RAMAN KUMAR) ATP (HQ)

TITLE
LAYOUT PLAN
Sheet No

For Esmax Infradevelopers Pvt. Ltd.
Auth. Sign.

DETAILS OF AREA IN ACRE :

	Area in Acres	Percentage	Proposed Area	Percentage
TOTAL AREA OF LAND	5.03125			
Required open Green Space Area	0.3773	7.5%	0.4756	9.452%
10% area to be transfered free of cost to Govt.	0.50312	10%	0.5050	10.03%
PERMISSIBLE COMMERCIAL AREA	0.20125	04%	0.1890	3.756%
AREA UNDER PLOTS	3.0690	61%	2.8623	56.890%
TOTAL PERMISSIBLE SALEBLE AREA	3.2702	65%	3.0513	60.646%
MINIMUM PERMISSIBLE DENSITY	240.0000		(94X18)/5.03125 =1692/5.03125	
MAXIMUM PERMISSIBLE	400.0000		=336.29PPA SAY 336.00 (PROPOSED)	

COMMERCIAL AREA = 320.18+ 448.1426=768.32SQM OR 0.189ACRE

GREEN AREA
G1= 1470.00SQM
G2=203.63 SQM
G3=251.35SQM

TOTAL=1924.98SQM OR 0.4756ACRE

OWNER SIGN.

Ar. Randeep Kumar
B.Arch
Regd. No. : CA/2016/76961

ARCHITECT SIGN.