

AREA STATEMENT						
TOTAL SITE AREA	12.08125	ACRES	=	48,891.01	SQ.MTS.A
AREA UNDER 45 M SECTOR ROAD	0.6056	ACRES	=	2,450.700	SQ.MTS.B
50% OF AREA UNDER 45 M SECTOR ROAD	0.3028	ACRES	=	1,225.350	SQ.MTS.C
BALANCE SITE AREA (A-B)	11.4757	ACRES	=	46,440.307	SQ.MTS.D
NET PLANNED AREA (C+D)	11.7785	ACRES	=	47,665.657	SQ.MTS.	

AREA CALCULATION	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%	1.2081	4889.101	10.00	4889.101	1.2081	10.00%
GREEN AREA UNDER PARKS 7.5%	0.9061	3666.825	7.50	3722.805	0.9199	7.61%
AREA UNDER COMMERCIAL 4%	0.4711	1906.626	4.00	1145.801	0.2831	2.40%
AREA UNDER PLOTS	7.1849	29076.051	61.00	25239.550	6.2368	52.95%
TOTAL SALABLE AREA				26385.351	6.5200	55.35%

PERMISSIBLE DENSITY REQUIRED					
		=	240-400		PPA
PROPOSED DENSITY	195	X	18.0	÷	11.7785
CALCULATION	298.00				PPA

COMMERCIAL CALCULATION		
S.NO	COMMERCIAL AREA NO.	AREA IN SQMTS.
1	COMMERCIAL-1	317.21
3	COMMERCIAL-2	828.59
TOTAL		1145.80

GREEN AREA CALCULATION		
S.NO	GREEN AREA NO.	AREA IN SQMTS.
1	GREEN-1	1075.14
3	GREEN-2	2647.66
TOTAL		3722.81

LEGENDS	
	SITE BOUNDARY LINE
	PLOT LINE
	RESIDENTIAL PLOTS
	COMMERCIAL AREA
	COMMUNITY
	GREEN SPACE
	UGSTP
	UGT
	MORTGAGED PLOTS

MORTGAGE AREA 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.	TYPE	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)	
1	8	8.46 X 17.64	= 149.23	9	= 1343.07	
2	10	8.10 X 17.64	= 142.88	10	= 1428.80	
3	TOTAL			19	= 2771.87 SQMT	
						0.6849 ACRES

DETAIL OF RESIDENTIAL PLOTS									
S.NO.	TYPE	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)	
1	1	7.160	X	18.000	=	128.88	16	=	2062.08
2	2	7.680	X	16.050	=	123.26	7	=	862.82
3	3	7.680	X	16.000	=	122.88	16	=	1966.08
4	4	7.680	X	16.880	=	129.64	8	=	1037.12
5	5	7.680	X	17.000	=	130.56	16	=	2088.96
6	6	7.610	X	18.880	=	143.68	16	=	2298.88
7	7	8.500	X	17.640	=	149.94	12	=	1799.28
8	8	8.460	X	17.640	=	149.23	22	=	3283.06
9	9	8.410	X	17.640	=	148.35	1	=	148.35
10	10	8.100	X	17.640	=	142.88	11	=	1571.68
11	11	7.670	X	17.510	=	134.30	11	=	1477.30
12	12	7.640	X	13.250	=	101.23	22	=	2227.06
13	13	7.610	X	19.280	=	146.72	8	=	1173.76
14	14	7.640	X	13.050	=	99.70	22	=	2193.40
15	15	7.770	X	19.300	=	149.96	7	=	1049.72
TOTAL							195	=	25239.55 SQMT
								=	6.2368 ACRES

NOTE - PLOTS FALLING UNDER R.O.W. OF 11KV HT LINE SHALL BE FREEZED TILL THE 11KV HT LINE SHIFTED AT SITE SHOWN THUS

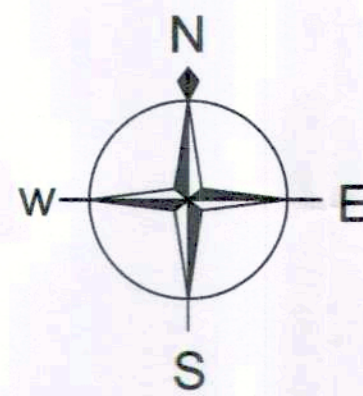
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 ON THE LAND MEASURING 12.08125 ACRES IN THE REVENUE VILLAGE OF CHATTARGARH, SECTOR- 24 & 25, TEHSIL AND DISTRICT SIRSA, HARYANA BEING DEVELOPED BY M/S KUBER HOMES.

CLIENT:-

M/s KUBER HOMES
Authorised Signatory

ARCHITECT:-

ASHISH KUMAR
Architect



To be read with Licence No. 202 of 2025 Dated 16-10-2025.

That this layout plan for an area measuring 12.08125 acres (Drawing no. 11578 Dated 16-10-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Kuber Homes falling in the revenue estate of Chattargarh, in sector-24 & 25, Tehsil and District Sirsa 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 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensed area.
- 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.
- 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 HSPV 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 ord.r 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.

(PRIYASORI)
CTP(HQ)

(SUREKHA YADAV)
DTP(HQ)

(VIJENDER SINGH)
STP(HQ)

(BHUVNESH KUMAR)
CTP(HQ)

(AMIT KHATRI, IAS)
DTPC(HQ)

(PARVEEN KUMAR)
SD(HQ)