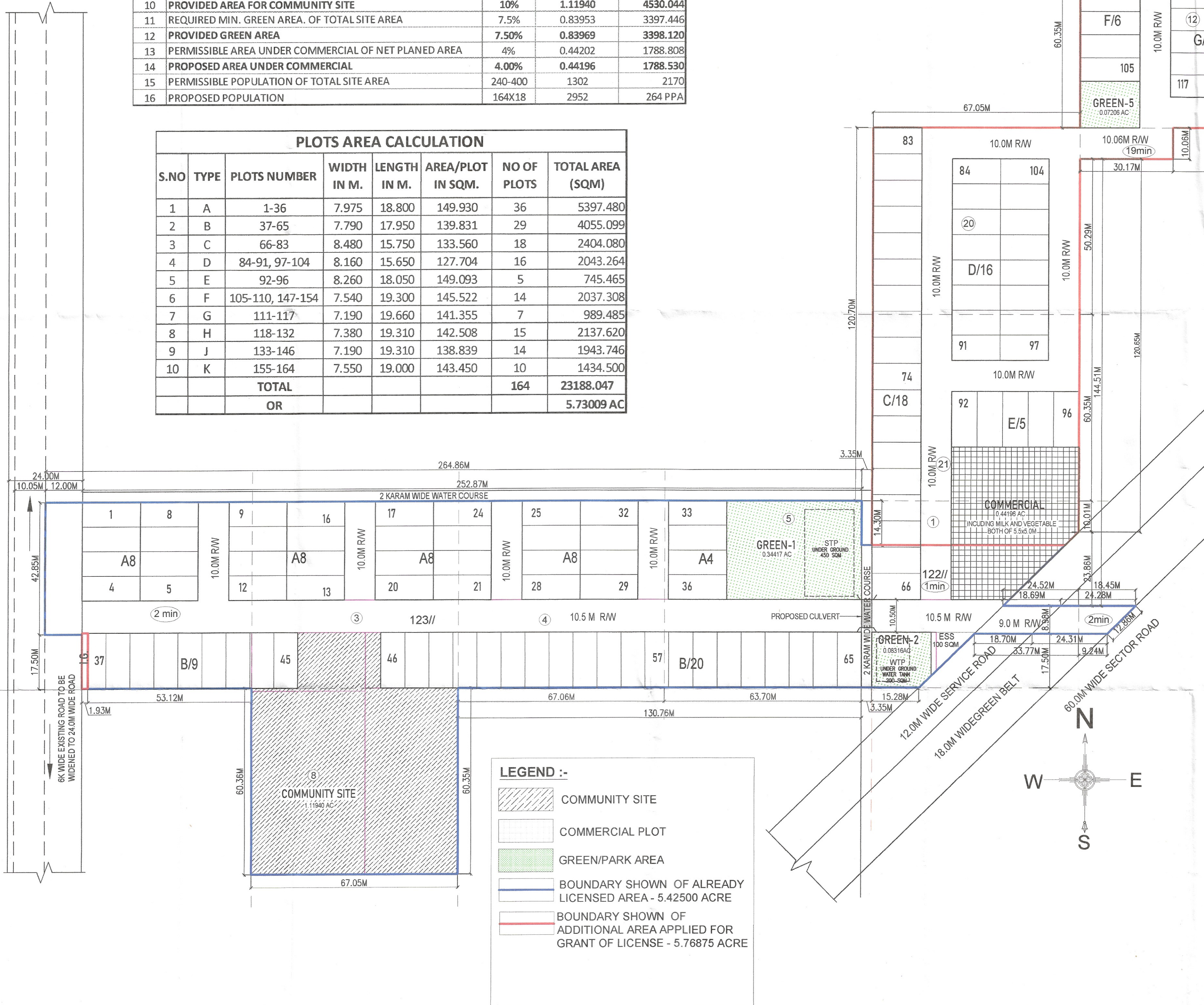


AREA CALCULATION				
S.NO	DISCRPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		5.42500	21954.178
1A	ADDITIONAL SITE AREA		5.76875	23345.108
BB	TOTAL SITE AREA		11.19375	45299.286
2	AREA FALLING UNDER 12.0 M WIDE SERVICE ROAD		0.04148	167.880
3	AREA FALLING UNDER 18.0 M WIDE GREEN BELT		0.05391	218.170
4	BALANCE AREA EXCLUDING AREA OF 12.0M WIDE SERVICE ROAD AREA+18M WIDE GREEN BELT AREA		11.09831	44913.236
5	50% OF AREA FALLING UNDER 12.0M WIDE SERVICE ROAD AREA+18M WIDE GREEN BELT AREA		0.04770	193.025
6	NET AREA FOR PLANNING(4+5)		11.05061	44720.211
7	MAX. PERMISSIBLE AREA UNDER PLOTTING OF NET PLANNED AREA	61%	6.74087	27279.329
8	PROPOSED AREA UNDER PLOTTING	51.85%	5.72990	23188.047
9	REQUIRED AREA FOR COMMUNITY SITE OF TOTAL SITE AREA	10%	1.11938	4529.929
10	PROVIDED AREA FOR COMMUNITY SITE	10%	1.11940	4530.044
11	REQUIRED MIN. GREEN AREA. OF TOTAL SITE AREA	7.5%	0.83953	3397.446
12	PROVIDED GREEN AREA	7.50%	0.83969	3398.120
13	PERMISSIBLE AREA UNDER COMMERCIAL OF NET PLANNED AREA	4%	0.44202	1788.808
14	PROPOSED AREA UNDER COMMERCIAL	4.00%	0.44196	1788.530
15	PERMISSIBLE POPULATION OF TOTAL SITE AREA	240-400	1302	2170
16	PROPOSED POPULATION	164X18	2952	264 PPA

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	1392.820	0.34417
2	GREEN 2	336.533	0.08316
3	GREEN 3	910.831	0.22507
4	GREEN 4	466.313	0.11523
5	GREEN 5	291.623	0.07206
TOTAL		3398.120	0.83969

PLOTS AREA CALCULATION							
S.NO	TYPE	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA/PLOT IN SQM.	NO OF PLOTS	TOTAL AREA (SQM)
1	A	1-36	7.975	18.800	149.930	36	5397.480
2	B	37-65	7.790	17.950	139.831	29	4055.099
3	C	66-83	8.480	15.750	133.560	18	2404.080
4	D	84-91, 97-104	8.160	15.650	127.704	16	2043.264
5	E	92-96	8.260	18.050	149.093	5	745.465
6	F	105-110, 147-154	7.540	19.300	145.522	14	2037.308
7	G	111-117	7.190	19.660	141.355	7	989.485
8	H	118-132	7.380	19.310	142.508	15	2137.620
9	J	133-146	7.190	19.310	138.839	14	1943.746
10	K	155-164	7.550	19.000	143.450	10	1434.500
TOTAL						164	23188.047
OR							5.73009 AC



To be read with Licence no. 02 of 2026 dated 6/1/2026

This layout plan for an additional area measuring 5.76875 acres in the already licence granted area measuring 5.425 acres (Licence No. 107 of 2025 dated 27.06.2025), thereby making total site area 11.19375 acres (Drawing No. DTCP-11775 Dated: 06-01-26) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed KK Dhanuka Estate Pvt. Ltd. in Sector-7, Kharkhoda 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 9.0 metres wide road would mean a minimum clear width of 9metres 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5P dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5P 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM AVTAR BASSI) ID (HQ) (RAMNEEK) ATP (HQ) (SANJAY SAINI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

COMBINED REVISED LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 5.76875 ACRE IN ADDITION TO ALREADY LICENSE NO-107 OF 2025 FOR AN AREA MEASURING 5.42500 ACRE, TOTALING OF THE AREA 11.19375 ACRE AT VILLAGE : THANA KALAN, SECTOR - 07, TEHSIL - KHARKHODA, DISTRICT-SONIPAT (HR), BEING DEVELOPED BY M/S KK DHANUKA ESTATES PVT. LTD.

ARCHITECTS: DAULAT & PUNEET ARCHITECTS LLP. 408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurugram - 122016, Haryana. E-MAIL: info@daulatarchitects.com Phone: 91-124-4396444

DRAWN BY :- KRRISH GOHWAL

SCALE:- 1:750 DATE:- 13.08.2025

OWNER/AUTH. SIGNATURE: Ar. Soham Sankar B.Arch. Regn. No. with Council of Architecture CA/2025/163224

ARCHITECT'S SIGNATURE: Ar. Soham Sankar B.Arch. Regn. No. with Council of Architecture CA/2025/163224