



(REGD. NO. HR/KKR/2014/00227)

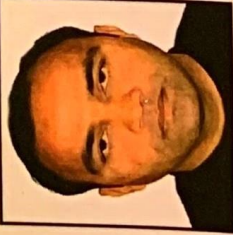
URBAN ESTATE PROPERTY DEALERS ASSOCIATION KURUKSHETRA

॥ वसुधैव कुटुम्बकम् ॥



अन्तराष्ट्रीय गीता जयन्ती महोत्सव

अन्तराष्ट्रीय



Suraj Keshwar

94160-35570

99960-00570

BHARAT PROPERTIES

Lic. No. : 59

Office :

Booth No. 166/3, U.E. Kurukshetra

Email :

bharatproperties570@gmail.com

KURUKSHETRA

DRAFT DEVELOPMENT PLAN-2031 AD FOR CONTROLLED AREAS A, B, C, D, E, F AND ADDITIONAL CONTROLLED AREA (U/S-5(4) OF ACT NO. 41 OF 1963)

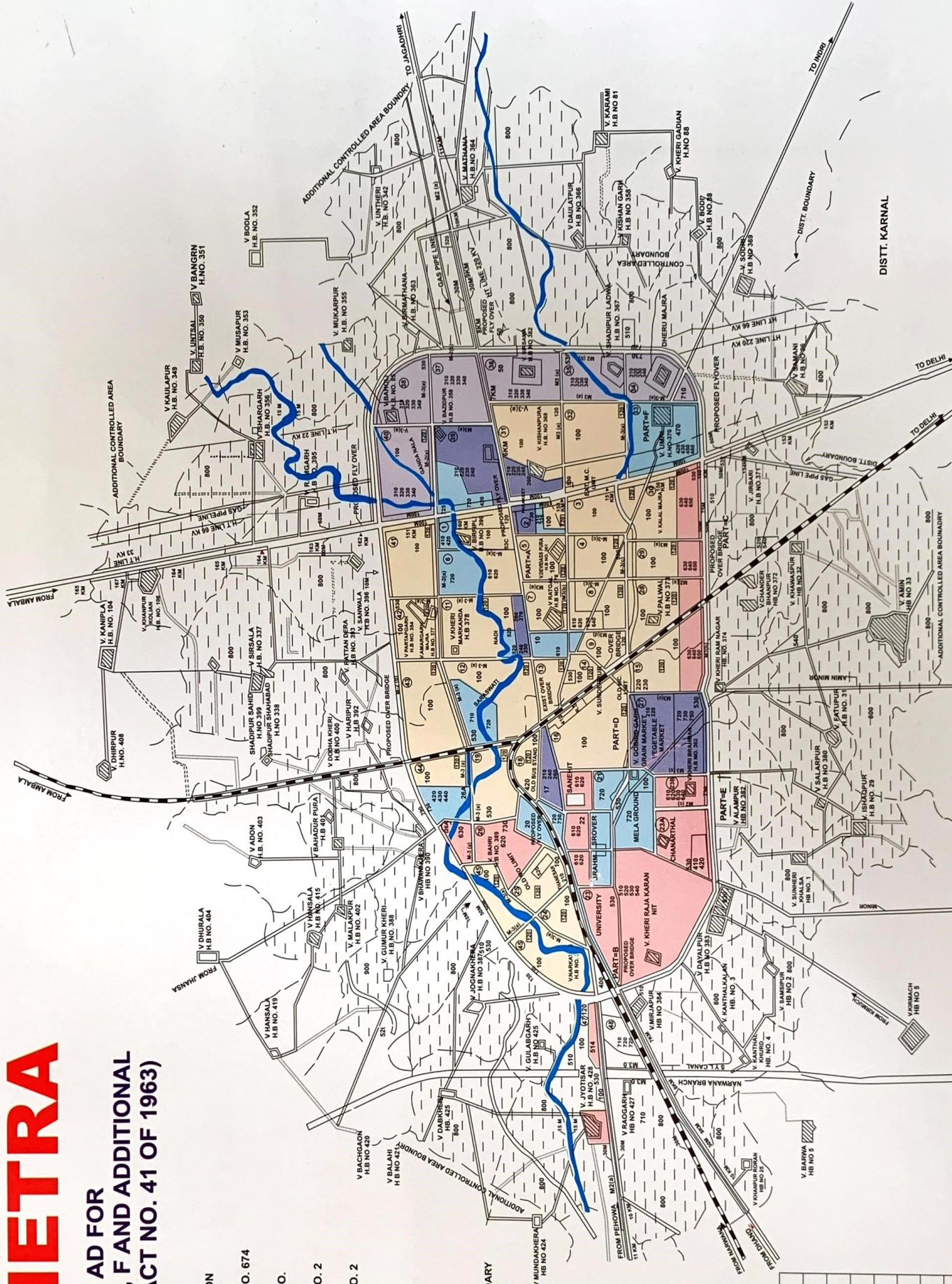
CONTROLLED AREAS ALREADY NOTIFIED

1. (A & B) CONTROLLED AREA 'A' & 'B' DECLARED VIDE NOTIFICATION NO. 530-VDP-89/483 DT. 22.1.1969
2. (C) CONTROLLED AREA 'C' DECLARED VIDE NOTIFICATION NO. 674 2CP-73/5793 DT. 5-3-1973
3. (D) CONTROLLED AREA 'D' DECLARED VIDE NOTIFICATION NO. 5419-2 TCP DT. 26-6-1980
4. (E) CONTROLLED AREA 'E' DECLARED VIDE NOTIFICATION NO. 2 TCP-91/5765 DT. 10.4.1981
5. (F) CONTROLLED AREA 'F' DECLARED VIDE NOTIFICATION NO. 2 TCP-81/5765 DT. 10.4.1981
6. ADDITIONAL CONTROLLED AREA DECLARED VIDE NOTIFICATION NO. CCP (NCR) 2004/2593 DATED 7-10-2004 PUBLISHED ON 19.10.2004

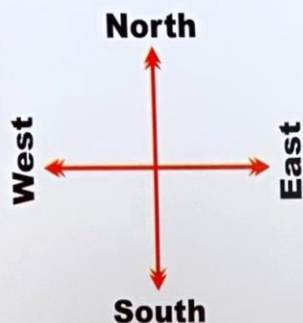
LEGEND :

- CONTROLLED AREA BOUNDARY / ADDITIONAL CONTROLLED AREA BOUNDARY
- OLD M.C. LIMIT / EXTENDED M.C. LIMIT
- MILAGE BOUNDARY
- ROADS
- KATCHA / REVENUE RASTA
- NADI / MINOR / DRAIN
- EXISTING TOWN / VILLAGE ABADI/
- ELECTRIC HIGH TENSION LINE
- SECTOR NUMBERS
- SECTOR DENSITY (PENSIONS PER ACRES)

SERIAL NUMBER	NOMEN-CLATURE	DESCRIPTION	ROAD RESERVATION
I)	M-1	National Highway No.-1	Existing width with 100/150 meters green belt on both sides as shown on the driving
II)	M-2 (a)	Schedule road	Existing width within Municipal limits. 45 meters width with 30 meters wide green belt on both sides in the controlled area
III)	M-2 (b)	Bye-Pass	75 meters wide with 150 meters wide green dot on both sides
IV)	M-2 (c)	Proposed Sector Road	75 meters wide
V)	M-3 (a)	Proposed Sector Road	45 meters wide
VI)	M-3 (b)	Existing Sector Roads	Existing 60 meters wide sector road as per Final DEVELOPMENT PLAN 2020 AD
VII)	M-3 (c)	Existing Sector Roads	Existing 30 meters wide sector road as per Final DEVELOPMENT PLAN 2020 AD



Not to Scale (केवल मार्गदर्शन के लिए)



2 KANAL	13
1 KANAL	71
14 MARLA	62
10 MARLA	176
8 MARLA	80
6 MARLA	84

Total = 473

URBAN ESTATE
PROPERTY DEALERS
ASSOCIATION (REGD.)
REGD. NO.HR/KKR/2014/00227
KURUKSHETRA

SECTOR - 5

SECTOR ROAD 30 M WIDE



Jindal Chowk

ROAD 30 M WIDE

SECTOR-3

SECTOR ROAD 30 M WIDE

Not to Scale (केवल मार्गदर्शन के लिए)

Sector 4 Residential

Sector 4 Residential

SECTOR 3

SECTOR 2 RESIDENTIAL

- 1 KANAL
- 14 Marla
- 10 Marla
- 8 Marla
- 6 Marla
- 4 Marla
- 3 Marla
- 2 Marla

URBAN ESTATE PROPERTY DEALERS
ASSOCIATION (REGD.)
REGD. NO.HR/KKR/2014/00227
KURUKSHETRA

AMBALA

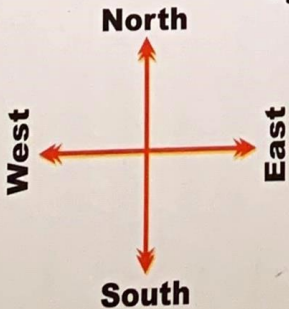
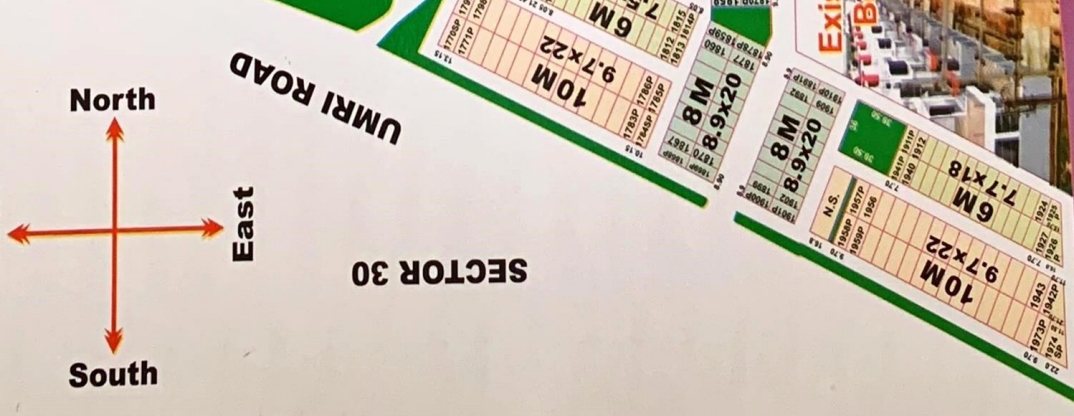
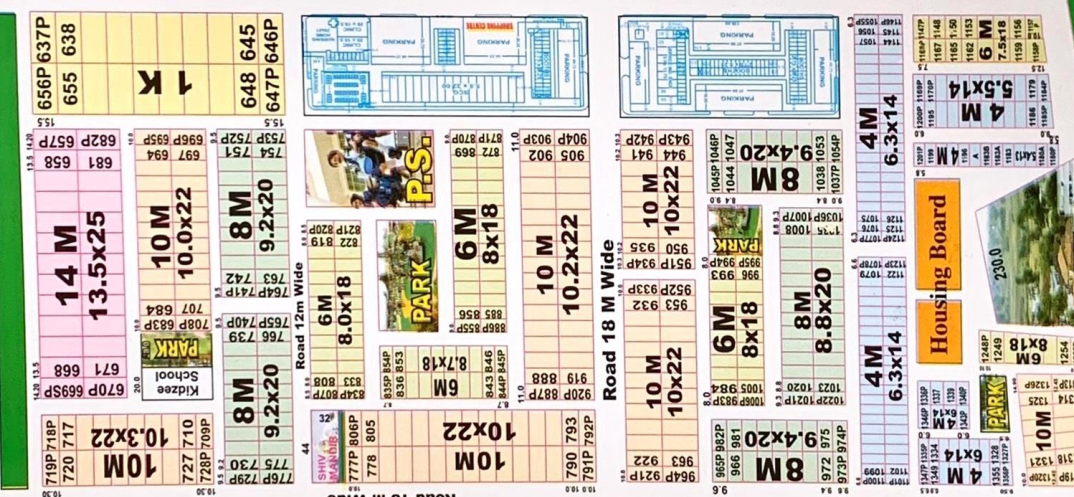
G.T. ROAD

KARNAL

Green Belt 100 Mtr. Wide

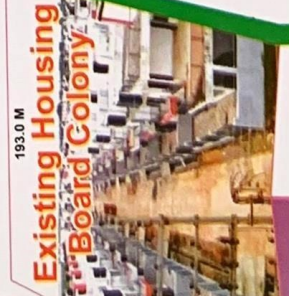
HSDC UMRI

SECTOR ROAD 30M WIDE



UMRI ROAD

SECTOR 30



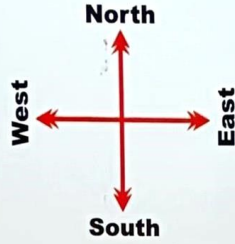
Existing Housing Board Colony



EXISTING WATER WORKS

Not to Scale (केवल मार्गदर्शन के लिए)

SECTOR 4



URBAN ESTATE
PROPERTY
DEALERS
ASSOCIATION
(REGD.)
REGD. NO.
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KURUKSHETRA

- 15x30 1 KANAL 88
- 13x25 14 Marla 167
- 10x22 10 Marla 336
- 9x20 8 Marla 460
- 9x18 6 Marla 234
- 6x16 4 Marla 196
- 5x15 3 Marla 216
- 5x10 2 Marla 130

TOTAL = 1877

Sec.7

Sector 5 Residential

SECTOR - ROAD 60 M. WIDE

Sector 5 Residential

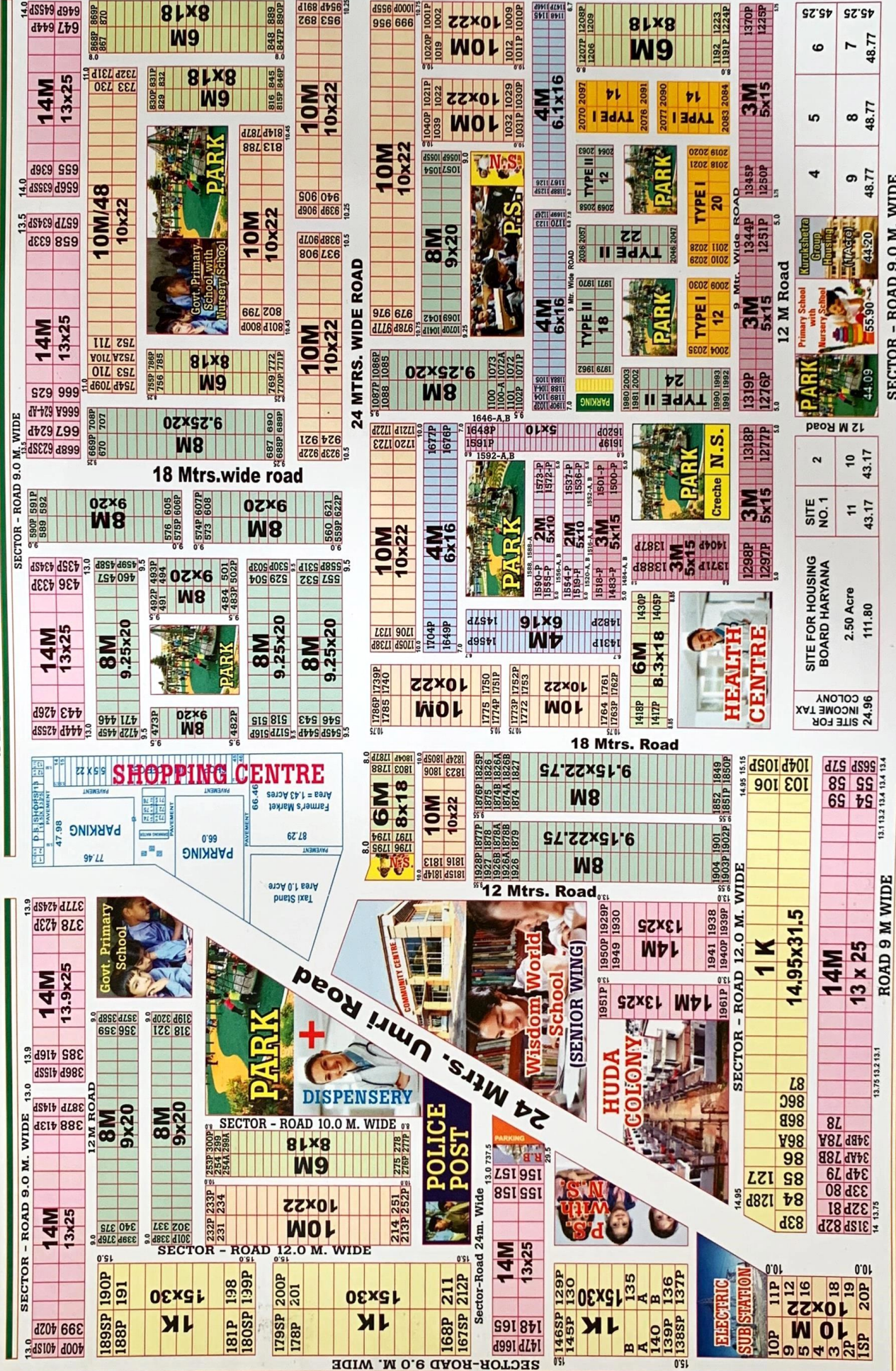
PUBLIC & SEMI PUBLIC BUILDINGS

Petrol Pump

PUBLIC & SEMI PUBLIC BUILDINGS

HUDA OFFICE

SECTOR - ROAD 12 M. WIDE



SECTOR 8 - RESIDENTIAL

SECTOR - ROAD 30 M. WIDE

SECTOR 8 - RESIDENTIAL

SECTOR - ROAD 9.0 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 10.0 M. WIDE

SECTOR - ROAD 24 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 9.0 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 10.0 M. WIDE

SECTOR - ROAD 24 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 9.0 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 10.0 M. WIDE

SECTOR - ROAD 24 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 9.0 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 10.0 M. WIDE

SECTOR - ROAD 24 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 9.0 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 10.0 M. WIDE

SECTOR - ROAD 24 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 9.0 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 10.0 M. WIDE

SECTOR - ROAD 24 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 9.0 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 10.0 M. WIDE

SECTOR - ROAD 24 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 9.0 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 10.0 M. WIDE

SECTOR - ROAD 24 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 9.0 M. WIDE

SECTOR - ROAD 12.0 M. WIDE

SECTOR - ROAD 10.0 M. WIDE

SECTOR - ROAD 24 M. WIDE

SECTOR - ROAD 30 M. WIDE

SECTOR-3 RESIDENTIAL

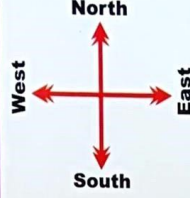
SECTOR-3 RESIDENTIAL

SECTOR 29 RESIDENTIAL

SECTOR 29 RESIDENTIAL

Kurukshetra (Jindal) Global City

SECTOR 5



URBAN ESTATE
PROPERTY DEALERS
ASSOCIATION (REGD.)
REGD. NO.
HR/KKR/2014/00227
KURUKSHETRA

- 1 Kanal
- 14 Marla
- 10 Marla
- 8 Marla
- 6 Marla
- 4 Marla
- 50 Sq. Yds.
- 75 Sq. Yds.
- 100 Sq. Yds.



30 M DIVIDING ROAD

**BHAGWAN
PARSHU RAM
COLLEGE**

12 M WIDE ROAD

18 M WIDE ROAD

18 M WIDE ROAD

6Mx8x18

**Village
Devi Dass Pura**

CLINIC
SUB-STATION
POLICE POST
PUB. SEMI
PUB. USES
CEMETERY
GHAT
WATER
WORKS

18 M WIDE ROAD

SECTOR DIVIDING 30 M WIDE ROAD

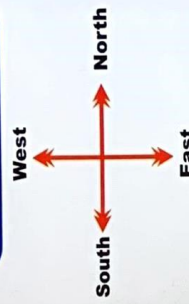
PIPLI ROAD

PIPLI ROAD

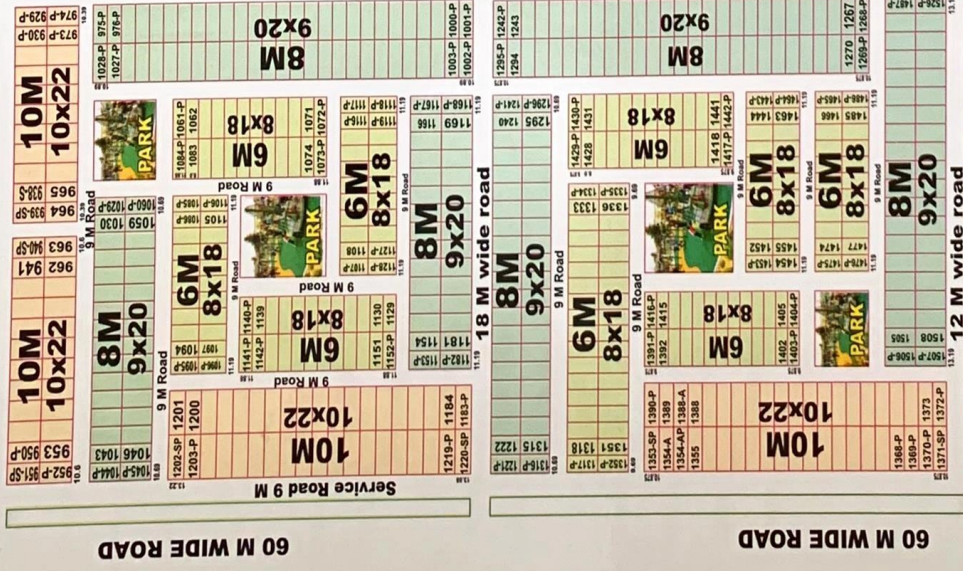
SECTOR 10

Not to Scale (केवल मार्गदर्शन के लिए)

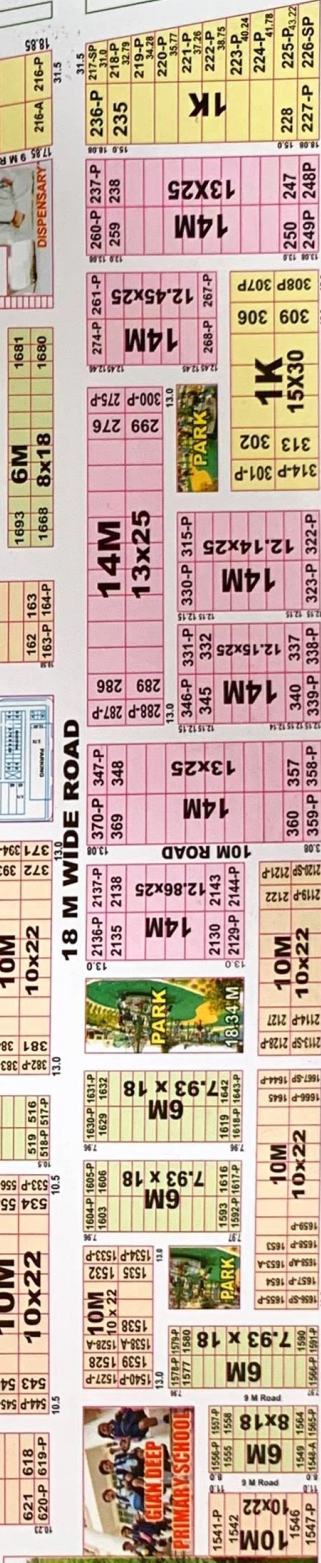
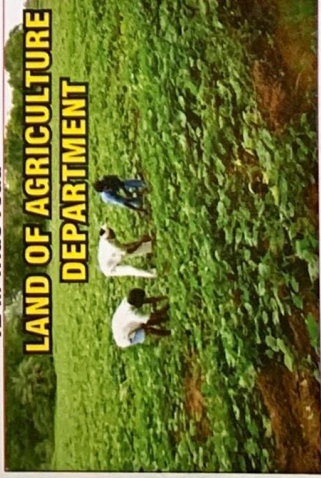
SECTOR 7



**URBAN ESTATE
PROPERTY DEALERS
ASSOCIATION (REGD.)**
REGD. NO.
HR/KKR/2014/00227
KURUKSHETRA



SECTOR 8



Dividing Road 30 M

SECTOR 5

- 1 KANAL
- 14 Marla
- 10 Marla
- 8 Marla
- 6 Marla
- 4 Marla
- 3 Marla
- 2 Marla

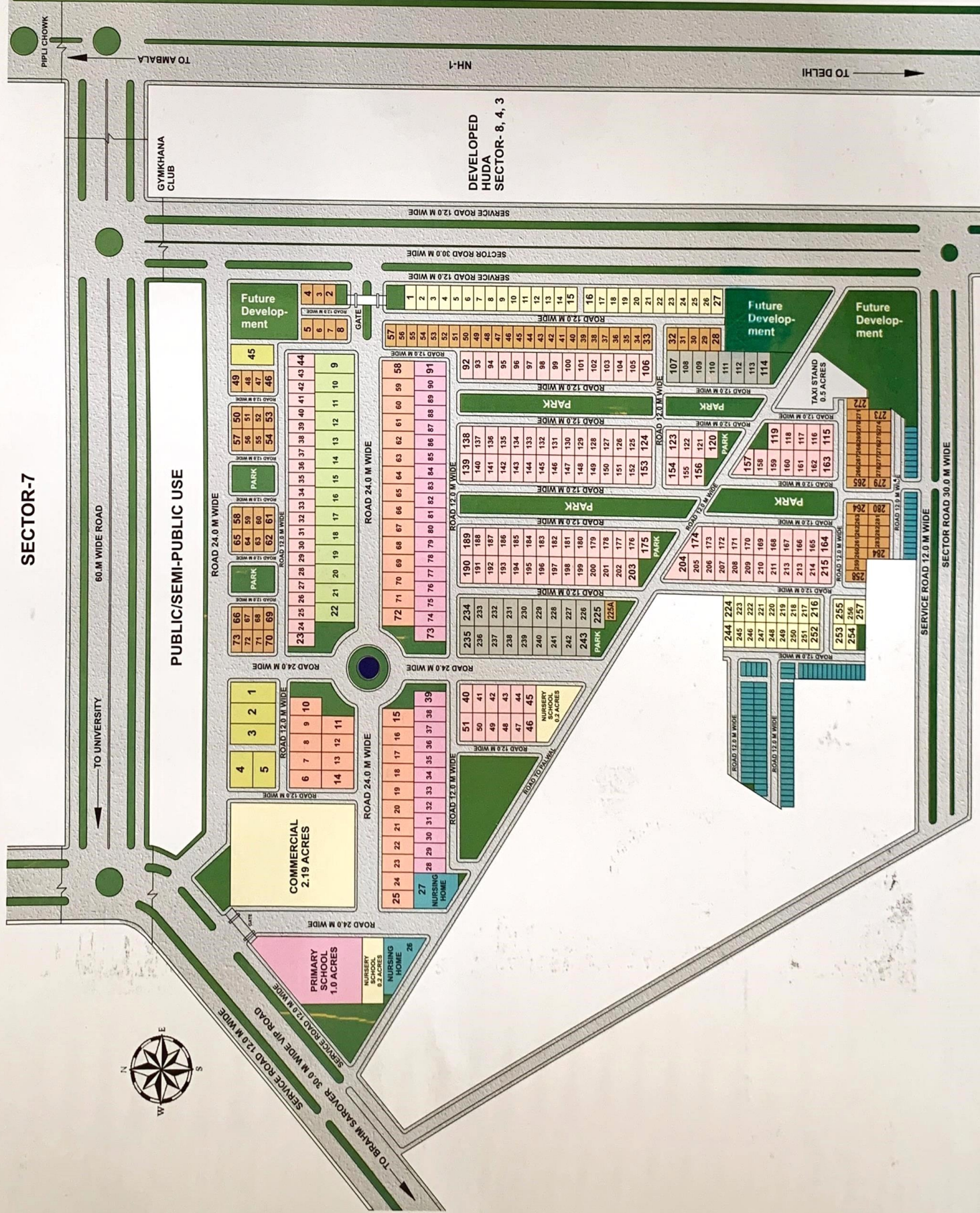
TO KURUKSHETRA PIPLI ROAD



Sector-9, Kurukshetra

REGD. NO.HR/KKR/2014/00227

S.NO.		NUMBER OF PLOT	DIMENSION (METERS)	AREA OF PLOTS	
				SQ.M.	SQ.YD
(i)		6	16.76 x 38.86	651.48	780
(ii)		14	15.85 x 34.29	543.48	650
(iii)		35	14.63 x 27.43	401.34	480
(iv)		31	12.19 x 27.43	334.45	400
(v)		27	12.49 x 22.86	285.67	340
(vi)		150	10.97 x 22.86	250.83	300
(vii)		50	9.83 x 19.96	196.24	235
(viii)		93	9.83 x 18.28	168.25	200
(ix)		103	10.97 x 4.57	50.16	60



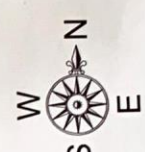
KURUKSHETRA GLOBAL CITY

Sector-29, Kurukshetra

- Available for Sale
- ☐ 500 sq. yards
 - ☐ 360 sq. yards
 - ☐ 275 sq. yards
 - ☐ 162 sq. yards
 - ☐ EWS

SECTOR-30





DISCLAIMER:
THIS SALE PLAN IS TENTATIVE. THE UNIT/LOT/COMMON AREAS MAY VARY
AND WILL BE SUBJECT TO REGULATORY FRAMEWORK IN FORCE.
NOTE: SITE PLAN IS NOT TO SCALE.

ANSALS HERMAN CITY

HUDA, Sector-31, Kurukshetra



LEGENDS

	153 to 225 Sq. yds
	225 to 250 Sq. yds
	251 to 300 Sq. yds
	301 to 350 Sq. yds
	351 to 400 Sq. yds
	401 to 450 Sq. yds
	451 to 500 Sq. yds
	500 & above Sq. yds

- 1 Entrance with Security
- 2 Commercial
- 3 Primary School
- 4 Nursery School
- 5 Nursing Home
- 6 Taxi Stand
- 7 Community Centre
- 8 Religious Building

**URBAN ESTATE PROPERTY DEALERS
ASSOCIATION (REGD.)**
REGD. NO. HR/KKR/2014/00227
KURUKSHETRA

Taxi Stand
Area
= 608.00 SOM

SUSHANT CITY

ENSEL API
Building lifestyles since 1967

SECTOR-32
KURUKSHETRA



ANSAI PROPERTIES & INFRASTRUCTURE LTD.

Gate No. 2, Galaxy Court, Sector-19, Near Sector-13, 17, PANIPAT-132 103
115, Ansal Bhawan, 16-K.G.Marg, NEW DELHI-110001

DETAILS OF PLOTS:

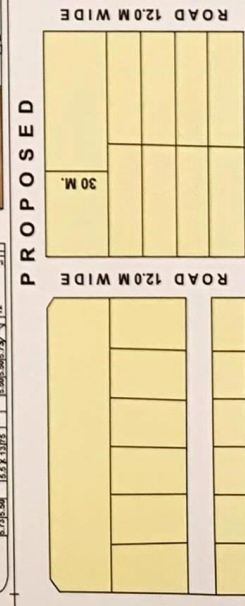
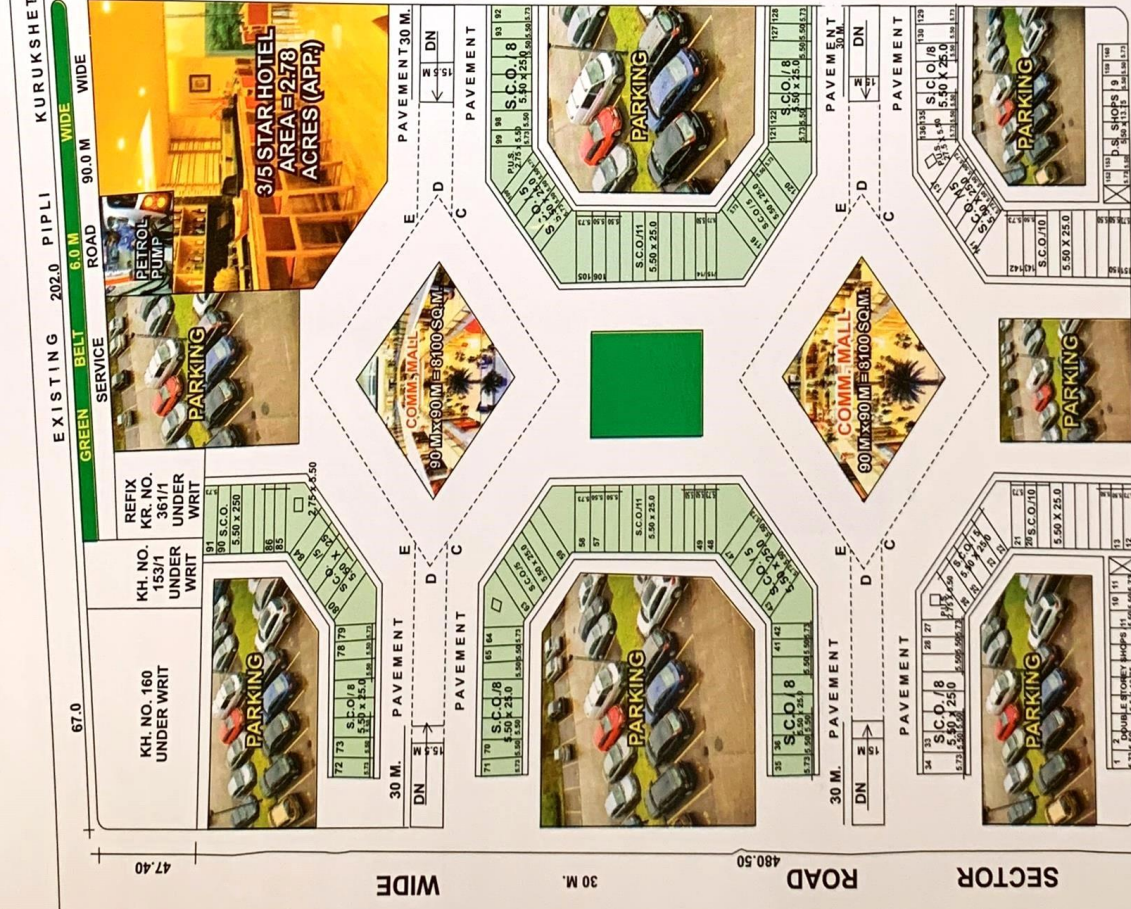
S.NO. (Sq.mtr.)	TYPE	SIZE (Sq.mtr.)	AREA	NO	TOTAL AREA
1	I	5x11	55	205	11275
2	II	10x15	150	54	8100
3	II(c)	11x20	220	200	44000
4	III	10x25	250	198	49500
5	IV	13x28	364	227	82628
6	V	14x30	420	73	30660
				TOTAL	957
					226163.00

FACILITIES PROVIDED:

TYPE OF FACILITY	REQUIRED	PLANNED
CRECHE	1	1
NURSERY SCHOOL	3	3
PRIMARY SCHOOL	1	1
HIGH SCHOOL	1	1
NURSING HOME	2	2
DISPENSARY	1	1
CLUB/COMMUNITY BUILDING	1	1
SUB POST OFFICE (IN COMMERCIAL)	1	1

FACILITIES PROVIDED:

TYPE OF FACILITY	REQUIRED	PLANNED
RELIGIOUS BUILDING	1	1
TAXI STAND	1	1
ATMS (IN COMMERCIAL)	1	1
MULTI PURPOSE BOOTHS (IN COMMERCIAL)	2	2
CLINICS (IN COMMERCIAL)	2	2
BEAUTY PARLOURS (IN COMMERCIAL)	2	2
ELECTRIC SUB STATION	1	1





LAYOUT PLAN OF SHOPPING CENTRE SECTOR 2 KURUKSHETRA

Sr. No.	Category	No.	Size	Area
1.	DS Basement	08	5.5x13.75	605.00 Sq.
2.	Booths (III St. Basement)	88	2.75x8.25	11951.125
3.	Kiosks S.S. without Basement	28	2.75x5.50	423.50
4.	Post Office Single Storey	01	5.50x8.25	45.375
5.	P.U.S.	02	2.75x8.25	45.375

TOTAL AREA OF THE SITE = 17578.35 SQ. M.

Notes:
 *All Dimension are in Meters.
 *This Drg. has been prepared on the basis of dimensions supplied by S.E. HUDA Divn. No. 1 KKR. Vide No. Dt. 10-09-1994
 Received from C.T.P. HUDA (P) Vide his Memo No. 3024 Dt. 25-06-1995

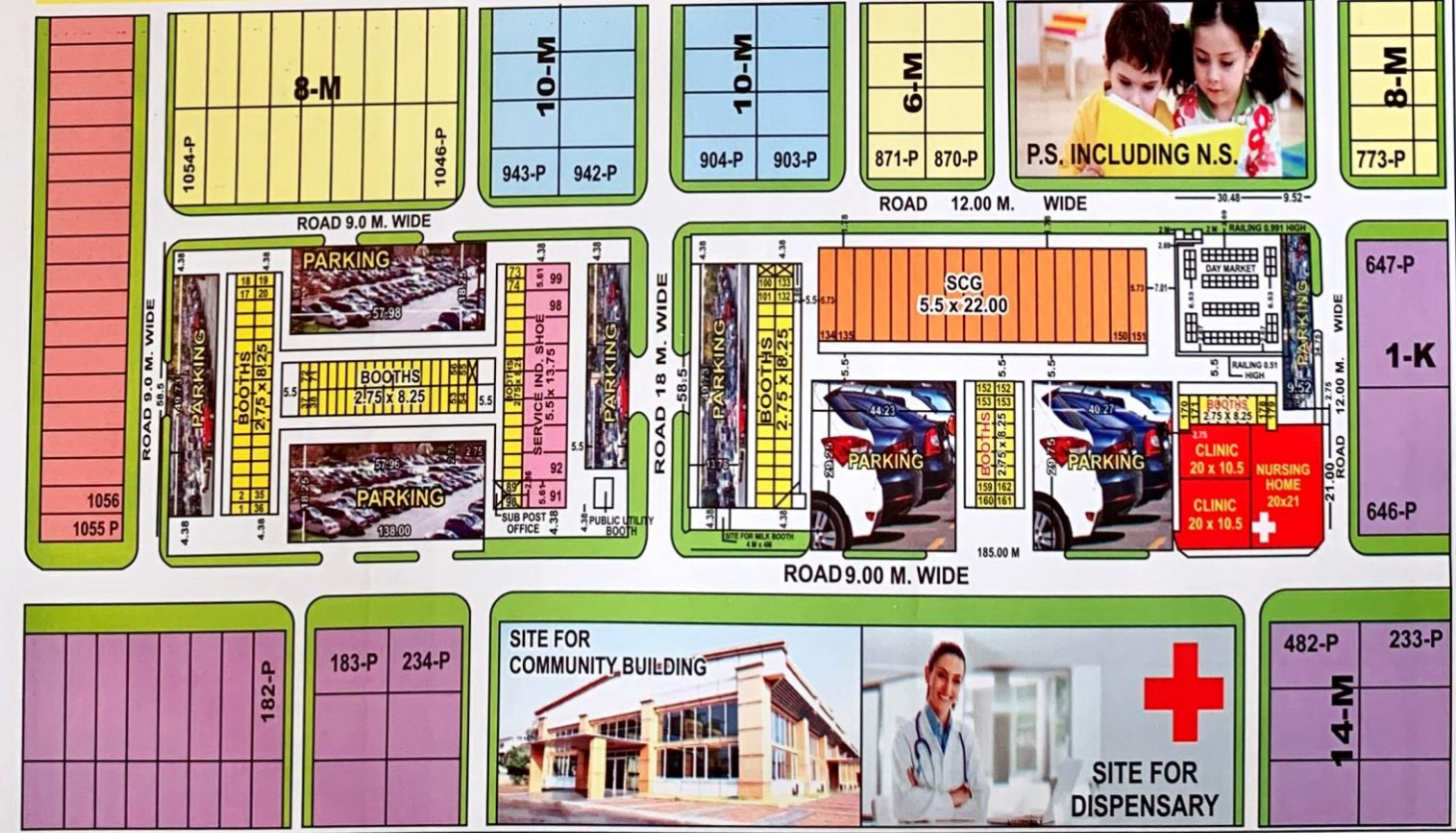
NORTH
 NOT VALID FOR OFFICIAL/LEGAL PURPOSE
 JOB NO. 2012, DRG. NO. 1 DATED - MAY, 1999

DETAIL OF AREA

1. S.C.F. (Triple storeved with Basement)	18	5.5 x 22.00	2178.00
2. Service Ind shops (single storeved without basement)	09	5.5 x 13.75	680.625
3. Booths (Single storeved without basement)	148	2.75 x 8.25	3357.75
4. Police Post (Single storeved without basement)	01	5.5 x 8.25	45.375
5. Sub Post Office	01	5.5 x 8.25	45.375
6. Public Unit Booth	01	5.5 x 5.5	30.25
7. Nursing Home	01	20 x 21	420.00
8. Clinic	02	20 x 10.5	420.00
9. Day market (Bay sites)	88	1.98 x 1.30	226.512
10. P.U.S.I.	07	2.75 x 8.25	90.75

North
 NOT TO SCALE
 Total Area of the Site = 8073 x 108225 = 188955 SQMT
 Saleable Area = 2178 + 680 + 625 + 3357.75 + 45.375 + 45.375 + 420 - 420 + 226.512 = 7373.637 SQMT (39%)
 F.A.R. = 62%

LAYOUT PLAN OF SHOPPING CENTRE SECTOR 3 KURUKSHETRA



North
 NOT TO SCALE
 Total Area of the Site = 8073 x 108225 = 188955 SQMT
 Saleable Area = 2178 + 680 + 625 + 3357.75 + 45.375 + 45.375 + 420 - 420 + 226.512 = 7373.637 SQMT (39%)
 F.A.R. = 62%

North
 NOT TO SCALE
 Total Area of the Site = 8073 x 108225 = 188955 SQMT
 Saleable Area = 2178 + 680 + 625 + 3357.75 + 45.375 + 45.375 + 420 - 420 + 226.512 = 7373.637 SQMT (39%)
 F.A.R. = 62%





NOTE:-

- THIS DRAWING HAS BEEN APPROVED BY C.A. HUDA AS CONVEYED BY CTR, HUDA PANCHKULA VIDE NO. CTR, ENDST, NO. CTR, HUDA.
- DTP, (BP) 5555 DATED 04-10-02
- SITE FOR MILK BOOTH HAS BEEN APPROVED BY C.A. HUDA CUM DTP HARYANA AS CONVEYED BY C.T.P. HUDA PANCHKULA VIDE
- ENDST. NO. CTR, HUDA-DTP (M)/4545 DT. 23-06-2006.

S.NO.	CATEGORY	SIZE	NOS.
1.	SHOP CUM FLATS	5.5 X 25.0	32
2.	DOUBLE STORY SHOPS	5.5 X 13.75	36
3.	BOOTH	2.75 X 8.25	122
TOTAL		190	

TOTAL AREA	25900.00 Sqmt.
AREA UNDER SHOP CUM FLATS	4400.00 Sqmt.
AREA UNDER DOUBLE STOREY SHOPS	2722.50 Sqmt.
AREA UNDER BOOTHS	2767.875 Sqmt.
TOTAL AREA	9890.375 Sqmt.
SALEABLE AREA	38%
AREA P.U.S.	90.75 Sqmt.
AREA UNDER ROADS, PARKING	15918.875 Sqmt.
PAVEMENT AND OPEN SPACES ETC.	

DRG. NO. D.T.P. (KKR) 800/2000	DATED 17-06-2002
NORTH	NOT TO SCALE

DETAIL OF PLOTS

S.NO.	CATEGORY	SIZE	NOS.
1.	SHOP CUM FLATS	5.5 X 25.0	32
2.	DOUBLE STORY SHOPS	5.5 X 13.75	36
3.	BOOTH	2.75 X 8.25	122
TOTAL		190	

HUDA DIVISION, AMBALA



S.NO.	CATEGORY	NO.	SIZE	AREA
01	S.C.O. P (TRIPLE STOREY)	11	55 X 22.0	1694.05 Sqmt.
02	DOUBLE STORY SHOPS	07	5.5 X 13.75	529.375 Sqmt.
03	BOOTH (SINGLE STOREY)	76	2.75 X 8.25	1724.25 Sqmt.
04	BOOTH (SINGLE STOREY)	32	2.75 X 2.75	242.00 Sqmt.
05	NURSING HOME	01	21 X 20	420.00 Sqmt.
06	PUBLIC UTILITY	01	21 X 10	210.00 Sqmt.
07	BOOTH	01	5.5 X 5.5	30.25 Sqmt.
08	DAY MARKET	01	33.23 X 29.00	973.84 Sqmt.
09	P.U.S.	02	2.75 X 8.25	45.375 Sqmt.

DRG. NO. 1 JOB NO. 2201	DATED: JUNE
NORTH	NOT TO SCALE

DETAIL OF AREA

S.NO.	CATEGORY	NO.	SIZE	AREA
01	S.C.O. P (TRIPLE STOREY)	11	55 X 22.0	1694.05 Sqmt.
02	DOUBLE STORY SHOPS	07	5.5 X 13.75	529.375 Sqmt.
03	BOOTH (SINGLE STOREY)	76	2.75 X 8.25	1724.25 Sqmt.
04	BOOTH (SINGLE STOREY)	32	2.75 X 2.75	242.00 Sqmt.
05	NURSING HOME	01	21 X 20	420.00 Sqmt.
06	PUBLIC UTILITY	01	21 X 10	210.00 Sqmt.
07	BOOTH	01	5.5 X 5.5	30.25 Sqmt.
08	DAY MARKET	01	33.23 X 29.00	973.84 Sqmt.
09	P.U.S.	02	2.75 X 8.25	45.375 Sqmt.

3 ROAD KDB ROAD

URBAN ESTATE PROPERTY DEALERS ASSOCIATION (REGD.)
REGD. NO.HR/KKR/2014/00227
KURUKSHETRA

PEHOWA

DEVELOPMENT OF MANDI-TOWN MASTER LAY-OUT PLAN FOR PEHOWA



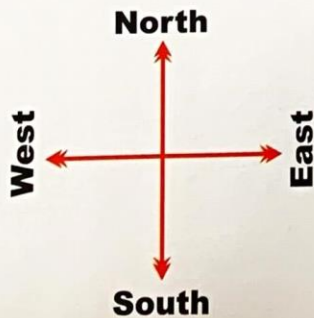
**Note : This Drawing is the amendment of the
Original Drawing No. 21/73**

**OFFICE OF THE DISTRICT TOWN
PLANNER KURUKSHETRA**

DRAWING NO. D.T.P. (KK) 743/2000 DT. 26.6.2000

PEHOWA

REVISED LAYOUT PLAN CUM DEMARCATION PLAN OF URBAN ESTATE SECTOR-1 (PART)



1 KANAL	14 Marla
10 Marla	8 Marla
6 Marla	4 Marla

DETAIL OF PLOTS

CATEGORY	SIZE	NO'S
1 KANAL	15.00 M X 30.00 M	28
14 MARLA	13.50 M X 24.00 M	38
10 MARLA	10.50 M X 21.00 M	56
8 MARLA	9.00 M X 18.00 M	90
6 MARLA	7.50 M X 18.00 M	141
4 MARLA	6.00 M X 15.00 M	50
TOTAL		403

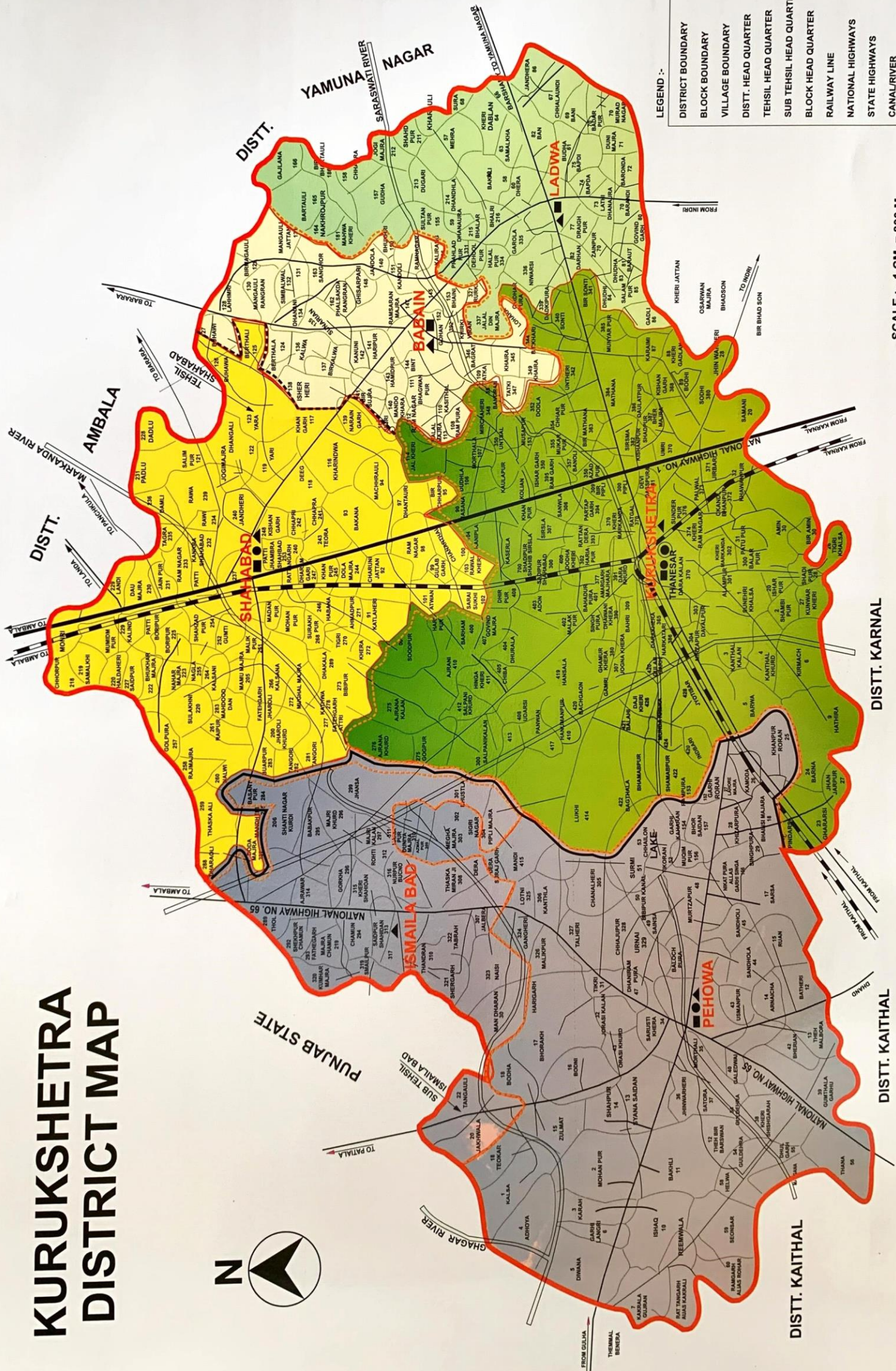
DETAILS OF AREAS

TOTAL AREA OF SCHEME	45.17
AREA UNDER HUDALAND	0.17
NET PLANNED AREA	45.00
AREA UNDER PLOTS	18.64
AREA UNDER COMMERCIAL	1.86
AREA UNDER COMMUNITY CENTRE	1.64
AREA UNDER NURSERY & PLA-WAY SCHOOL	0.76
AREA UNDER RELIGIOUS BUILDING	0.26
AREA UNDER NURSING HOME & CLINICS	0.21
AREA UNDER INDOOR SUB STATION	0.37
AREA UNDER EWS GROUP HOUSING	2.17
AREA UNDER TUBE WELL	0.27
AREA UNDER S.T.R.	0.50
AREA UNDER POLICE POST	0.34
AREA UNDER ROADS & OPEN SPACES	17.98

SALEABLE AREA

(46%)

KURUKSHETRA DISTRICT MAP



- LEGEND :-**
- DISTRICT BOUNDARY
 - BLOCK BOUNDARY
 - VILLAGE BOUNDARY
 - DIST. HEAD QUARTER
 - TEHSIL HEAD QUARTER
 - SUB TEHSIL HEAD QUARTER
 - BLOCK HEAD QUARTER
 - RAILWAY LINE
 - NATIONAL HIGHWAYS
 - STATE HIGHWAYS
 - CANAL/RIVER

SCALE : - 1 CM. = 800 M.

