

AREA STATEMENT :-

TOTAL AREA OF SCHEME	=162.48 ACRES
NET PLANNED AREA	=162.48 ACRES
AREA UNDER PLOTS	=82.965 ACRES
AREA UNDER NURSING HOME	=0.54 ACRES
TOTAL RESIDENTIAL AREA	=83.505 ACRES
AREA UNDER COMMERCIAL	=5.75 ACRES (3.538%)
TOTAL SALEABLE AREA	=89.255 ACRES (54.932%)

DETAIL OF PLOTS IN THE LAYOUT PLAN :-

CATEGORY	SIZE OF PLOT IN METERS	AREA OF PLOT SQ M	NO. OF PLOTS	TOTAL PLOTTED AREA
TYPE-A	19.00 x 44.00	836.00	58	48488
TYPE-B	16.00x36.50	584.00	132	77088
TYPE-C	15.00x28.00	420.00	189	79380
TYPE-D(EWS)	5.00x10.00	50.00	217	10850
TYPE-E	10.00x25.00	250.00	131	32750
TYPE-F	10.00x20.00	200.00	265	53000
TYPE-G	12.77x32.23	411.58	46	18932.68
TYPE-H	10.00x20.22	202.20	14	2830.80
TYPE-K	29.56x13.14	388.40	32	12428.80
			1084	335748.28

AREA UNDER PLOTS	82.965 ACRES
AREA UNDER N. HOME	1011.71x1173.59 2 0.54 ACRES
TOTAL RESIDENTIAL AREA	83.505 ACRES
AREA UNDER COMMERCIAL	5.75 ACRES
TOTAL SALEABLE AREA	89.255 ACRES (54.932%)

Required	Provided
EWS @ 20%	216.8
NPLM PLOT @ 25%	271
DENSITY CALCULATION	
Permissible Density- 300 PPH	
Plot @ 13.5 per plot (1084x217x13.5)	11704.5
EWS Plot @ 8 per plot (171x46)	1603
Total Permissible	13307.5
Density Achieved	13657.5/162.48 = 84.08 PPH
X	84.08/300 = 28.03 PPH

DETAIL OF COMMUNITY SITES

COMMUNITY SITES	REQUIRED NOS	PROVIDED NOS
1. Nursery School	2	2
2. P & Nursery School	2	2
3. High School SPN B	1	1
4. DISPENSARY	1	1
5. COMMUNITY CENTRE	1	1
6. RELIGIOUS	1	1
7. TOWN SHIP	1	1
8. CRECH	1	1
9. SUB POST OFFICE	1	1
10. NURSING HOME	2	2
11. CLINIC	2	2
12. BEAUTY PARLOUR	2	2
13. ATEL	2	2
14. MULTIPURPOSE BOOTH	2	2
15. MEK & VEG BOOTH	2	2

Plots FREEZED

NPNL PLOTS (271 no's)

This site revised layout plan for an area of 162.48 acres (Licence no. 163 to 171 of 2007 dated 31.03.2007) drawing no. G.D.T.P.-01/2007, dated 29.09.2005, comprised of Clauses which were issued in respect of Residential Plotted Colony, being developed by Parsvnath Developers Ltd in Section 38 & 39, Panipat is hereby approved subject to the following conditions:-

1. That the layout plan shall be in accordance with the clauses appearing on the agreement executed under Rule 11 and the statutory provisions.
2. That the entire area of the colony shall not exceed 33% of the net planned area of the colony. The entire area reserved for commercial purposes shall be used as a reserve for extension of the area under plan.
3. That the commercial plots as per size of all the Residential and Commercial and Community sites shall be got approved from the Department and authorities on these sites shall be governed by the zoning schedule under Rules and General Area Provision of Unregulated Development Rules, 1984 and the zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. That the high tension line passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per the norms.
5. That the provision of drainage and disposal of sewage in the area adjacent to the colony, the contractor shall abide by the directions of the G.D.T.P. for the modification of layout plan of the colony.
6. That the drainage shall be kept in the colony shall be kept for the future development as shown in the layout plan. That the water supply shall be kept in the colony shall be kept for the future development as shown in the layout plan. That the water supply shall be kept in the colony shall be kept for the future development as shown in the layout plan.
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8. All green belts provided in the layout plan within the reserved areas of the colony shall be developed by the developer. All other green belts within the reserved area shall be developed by the Municipal Corporation, Panipat or its authorities with the approval of the Director General, Town and Country Planning, Haryana or its authorities with the approval of the Director General, Town and Country Planning, Haryana.
9. At the time of demarcation plan, if required percentage of NPPLM plots and the area under infrastructure are retained, the same will be provided in the reserved area.
10. The plot area shall be at least 12 meters wide and shall not be less than 12 meters wide.
11. The area reserved for the use of the colony shall be used for the purpose of the colony.
12. The maximum number of building plots in a plot shall be as per the provision of Rule 43 of the Act, 1959. The condition shall also be incorporated in the zoning schedule and the zoning plan shall be executed by the developer with the approval of the Director General, Town and Country Planning, Haryana.
13. The area of the reserved area shall be reserved for the use of the colony.
14. The area reserved for the use of the colony shall be used for the purpose of the colony.
15. That the water supply shall be kept in the colony shall be kept for the future development as shown in the layout plan. That the water supply shall be kept in the colony shall be kept for the future development as shown in the layout plan.
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SUBMISSION PLAN

PROJECT :-
TOWNSHIP FOR PARSVNATH DEVELOPERS LTD. IN SECTOR 38 & 39 PANIPAT

OWNER SIGN: *[Signature]*
ARCHITECT SIGN: *[Signature]*

DRAWING TITLE :-
REVISED LAYOUT PLAN OF 162.48 ACS SECTOR - 38 & 39, PANIPAT, BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD. (LICENCE NO. 163 TO 171 OF 2007, DT. 31-3-2007)

DRG. NO. >
DATE >
SCALE >

