

PROPOSED AREA DETAIL OF DDAJY LICENCE LAND OF 55.72396 ACRES

55.72396

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT	PERCENTAGE %	AREA ACRES	AREA SQMT	PERCENTAGE %
TOTAL LICENCED AREA	55.72396	225506.842				
AREA UNDER U/D	0.00000	0.000				
BALANCE AREA	55.72396	225506.842				
NET BALANCE AREA (A)	55.72396	225506.842				
ORGANISED OPEN SPACE (ON APPLIED AREA)	4.179	16912.988	7.500	4.211	17039.387	100.000
COMMUNITY FACILITIES (ON APPLIED AREA)	5.572	22550.684	10.000	5.573	22551.445	10.000
COMMERCIAL AREA (ON NET PLANNED AREA)	2.225	9020.260	4.000	1.115	4511.354	2.001
AREA UNDER PLOTS (ON NET PLANNED AREA)	33.992	137558.970	61.000	33.820	136057.118	60.334
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	36.221	146879.230	65.000	34.735	140568.472	62.335
PERMISSIBLE DENSITY	240-400 PPA			MINIMUM REQUIRED PLOTS	743	
ACHIEVED DENSITY	303.64 PPA			ACHIEVED PLOTS	940	
Total Population	940 @ 18 person per plot			16920 Persons		

To be read with Licence No. 85 of 2023 Dated 18-04-2023

This Layout Plan for an area measuring 55.72396 acres (after part migration from Licence No. 6 of 2010 granted for setting up of RPL colony for 314.808 acres Drawing No. 9170 Dated 08-04-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Uttirna Infra Projects Pvt. Ltd., Sector-37, Panipat 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 plots 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 DGCP 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 DGCP, 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 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 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(1)(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 7% of the standard coverage 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 order 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.

Day No: DGCP 9170 dated 15/4/2023
 10% saleable area required in lieu of BG of IDW & 10% in lieu of BG of EDC = 28113.6944 sqm (20%)
 Provided saleable area in lieu of BG of IDW & EDC = 28197.523 sqm (20.06%)

DETAIL OF PLOTS IN LIEU OF BG OF IDW & EDC

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	Type-A	8.333	18.000	149.994	130	19499.220
	Type-C	8.330	14.111	117.545	74	8608.303
TOTAL						28197.523
						Percent

10% of plots in lieu of bank guarantee required for IDW & 10% of plots in lieu of bank guarantee required for EDC

PROJECT NAME AND ADDRESS

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 OVER AN AREA MEASURING 55.72396 ACRES (AFTER MIGRATION FROM LICENCE NO. 6 OF 2010 DATED 14.01.2010) IN THE REVENUE ESTATE OF VILLAGE KAERI & TARAF INSAAR IN SECTOR-37, PANIPAT (HR.) BEING DEVELOPED BY UTTIRNA INFRAPROJECTS PRIVATE LIMITED

DRAWING TITLE
SEWERAGE SCHEME LAYOUT PLAN

ARCHITECT SIGNATURE

Ar. Praveen Kr. Verma
 CA/2014/185167

AUTHORIZED SIGNATORY

Authorized Signatory
 M/s Uttirna Infra Projects Pvt. Ltd.

DATE:

SHEET-01 / S-1

SCALE: 1:800@A0

NORTH



LEGEND

- SEWER LINE
- SEWER BY PASS LINE
- SEWER MANHOLE
- FRL FINISH ROAD LEVEL
- CL CONNECTION LEVEL
- IL INVERT LEVEL
- DIL DROP INVERT LEVEL

ORGANISED OPEN SPACE CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (ACRES)
OOS 1	989.251	0.244
OOS 2	4080.178	1.008
OOS 3	2623.621	0.648
OOS 4	240.924	0.060
OOS 5	150.038	0.037
OOS 6	134.049	0.033
OOS 7	43.293	0.011
OOS 8	516.429	0.128
OOS 9	549.256	0.136
OOS 10	1784.695	0.441
OOS 11	1135.513	0.281
OOS 12	324.000	0.080
OOS 13	622.003	0.154
OOS 14	3757.298	0.928
OOS 15	88.839	0.022
TOTAL	17039.387	4.211

DETAIL OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	Type-A	8.333	18.000	149.994	674	101095.666
2	Type-A	7.032	18.000	126.576	24	3037.824
3	Type-B	8.430	17.660	148.874	111	16524.962
4	Type-C	8.330	14.111	117.545	131	15398.347
TOTAL						136057.118

