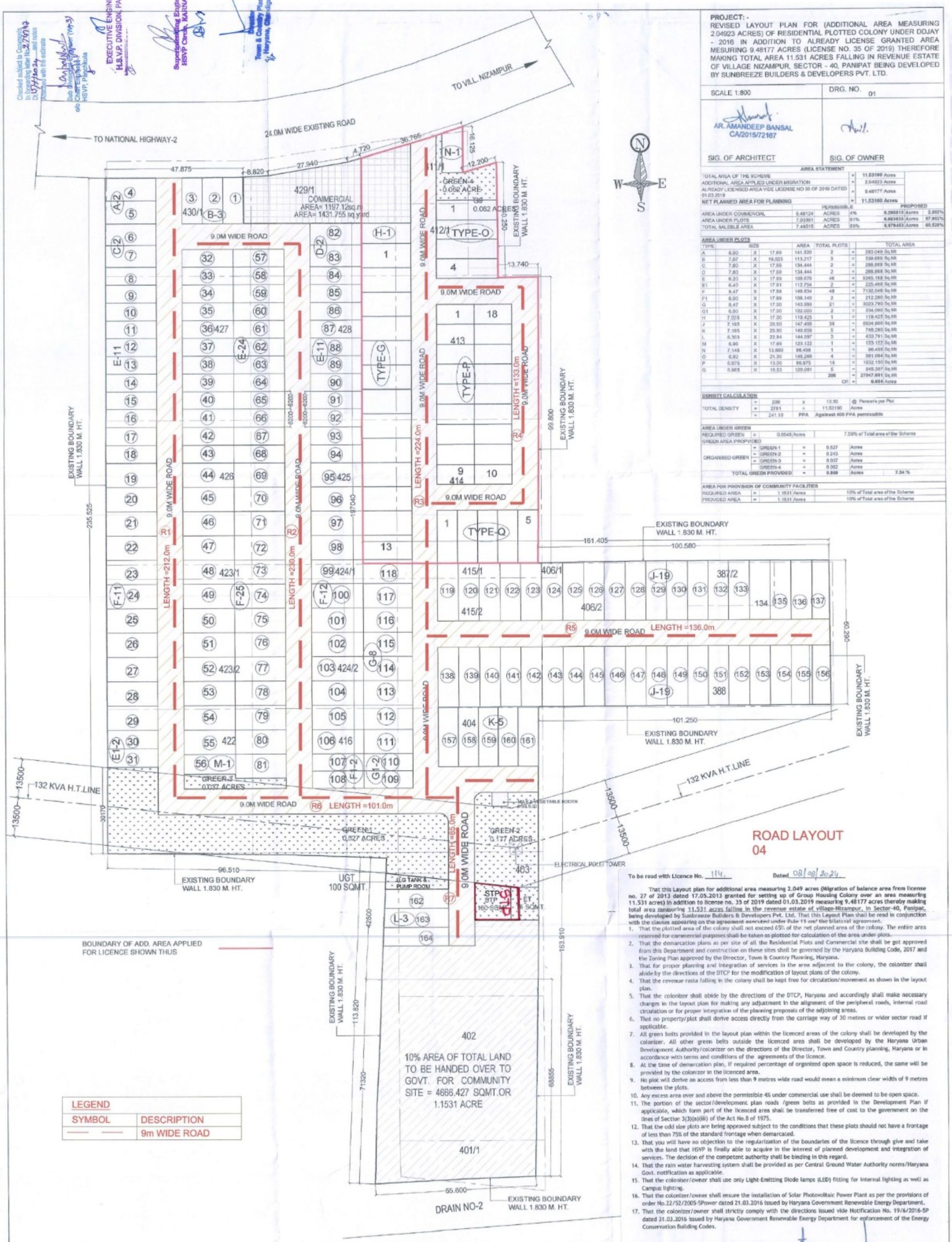
Checked subject to Copyright
In forwarding letter No. 27/2/24
Dt. 07/02/24 ...and notes
Attached with B/S estimate

Sub Divisional Officer (Civil)
o/o Chief Engineer
HSVP, Panchkula

EXECUTIVE ENGINEER
H.S.V.P. DIVISION, PANIPAT

Superintending Engineer
HSVP Circle, KARNAL

Director
Town & Country Planning
Haryana, Chandigarh



PROJECT: -
REVISED LAYOUT PLAN FOR (ADDITIONAL AREA MEASURING 2.04923 ACRES) OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 IN ADDITION TO ALREADY LICENSE GRANTED AREA MESURING 9.48177 ACRES (LICENSE NO. 35 OF 2019) THEREFORE MAKING TOTAL AREA 11.531 ACRES FALLING IN REVENUE ESTATE OF VILLAGE NIZAMPUR, SECTOR - 40, PANIPAT BEING DEVELOPED BY SUNBREEZE BUILDERS & DEVELOPERS PVT. LTD.

SCALE 1:800	DRG. NO. 01
AR. AMANDEEP BANSAL CA/2015/72167	
SIG. OF ARCHITECT	SIG. OF OWNER

AREA STATEMENT

TOTAL AREA OF THE SCHEME			=	11.53100 Acres	
ADDITIONAL AREA APPLIED UNDER MIGRATION			=	2.04923 Acres	
ALREADY LICENSED AREA VIDE LICENSE NO 35 OF 2019 DATED 01.03.2019			=	9.48177 Acres	
NET PLANNED AREA FOR PLANNING			=	11.53100 Acres	
		PERMISSIBLE			PROPOSED
AREA UNDER COMMERCIAL	9.48124	ACRES	4%	0.295815 Acres	2.565%
AREA UNDER PLOTS	7.03361	ACRES	61%	6.683438 Acres	57.963%
TOTAL SALEBLE AREA	7.49515	ACRES	65%	6.979453 Acres	60.528%

AREA UNDER PLOTS

TYPE	SIZE			AREA	TOTAL PLOTS		TOTAL AREA
A	8.00	X	17.69	141.520	2	=	283.040 Sq.Mt
B	7.07	X	16.023	113.217	3	=	339.650 Sq.Mt
C	7.60	X	17.69	134.444	2	=	268.888 Sq.Mt
D	7.60	X	17.69	134.444	2	=	268.888 Sq.Mt
E	6.20	X	17.69	109.678	46	=	5045.188 Sq.Mt
E1	6.40	X	17.51	112.704	2	=	225.408 Sq.Mt
F	8.47	X	17.69	149.834	48	=	7192.048 Sq.Mt
F1	8.00	X	17.69	106.140	2	=	212.280 Sq.Mt
G	8.47	X	17.00	143.990	21	=	3023.790 Sq.Mt
G1	6.00	X	17.00	102.000	2	=	204.000 Sq.Mt
H	7.025	X	17.00	119.425	1	=	119.425 Sq.Mt
J	7.165	X	20.50	147.499	38	=	5604.905 Sq.Mt
K	7.165	X	20.80	149.055	5	=	745.280 Sq.Mt
L	6.303	X	22.94	144.597	3	=	433.791 Sq.Mt
M	6.96	X	17.69	123.122	1	=	123.122 Sq.Mt
N	7.146	X	13.800	98.498	1	=	98.498 Sq.Mt
O	6.82	X	21.30	145.266	4	=	581.064 Sq.Mt
P	6.975	X	13.00	90.675	18	=	1632.150 Sq.Mt
Q	6.965	X	18.53	129.061	5	=	645.307 Sq.Mt
					206	=	27947.691 Sq.Mt
						OR =	6.694 Acres

DENSITY CALCULATION

TOTAL DENSITY	=	206	x	13.50	@ Person's per Plot	
	=	2781	÷	11.53100	Acres	
	=	241.19	PPA	Against 400 PPA permissible		

AREA UNDER GREEN

REQUIRED GREEN	=	0.8648	Acres	7.50% of Total area of the Scheme	
GREEN AREA PROPVIDED					
ORGANISED GREEN	=	GREEN-1	=	0.527	Acres
	=	GREEN-2	=	0.243	Acres
	=	GREEN-3	=	0.037	Acres
		GREEN-4	=	0.062	Acres
TOTAL GREEN PROVIDED			=	0.869	Acres 7.54 %

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	1.1531 Acres	10% of Total area of the Scheme
PROVIDED AREA	=	1.1531 Acres	10% of Total area of the Scheme

LEGEND

SYMBOL	DESCRIPTION
—— ——	9m WIDE ROAD

NOTE:-
INTERNAL ROAD OF COLONY F.F LEVEL ±0.0
OUTER ROAD LEVEL = -300
NATURAL GROUND LEVEL = -500

ROAD LAYOUT 04

To be read with Licence No. 114. Dated 08/08/2024

That this Layout plan for additional area measuring 2.049 acres (Migration of balance area from license no. 27 of 2013 dated 17.05.2013 granted for setting up of Group Housing Colony over an area measuring 11.531 acres) in addition to license no. 35 of 2019 dated 01.03.2019 measuring 9.48177 acres thereby making total area measuring 11.531 acres falling in the revenue estate of village-Nizampur, in Sector-40, Panipat, being developed by Sunbreeze Builders & Developers Pvt. Ltd. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.

1. 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.
2. 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.
3. 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.
4. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
5. 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.
6. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
7. 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 or in accordance with terms and conditions of the agreements of the licence.
8. 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.
9. 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.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. 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(3)(a)(iii) of the Act No.8 of 1975.
12. 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.
13. 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
16. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
17. 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.

(S.K. SEHRAWAT) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(JITENDER SHAG) CTP (HR)	(AMIT KHATRI, IAS) DTCP (HR)
(GURPREET KHEPAR) AD (HQ)	(NEHA YADAV) ATP (HQ)		

DRG. NO:- DTCP 10424 DATED:- 09-08-24