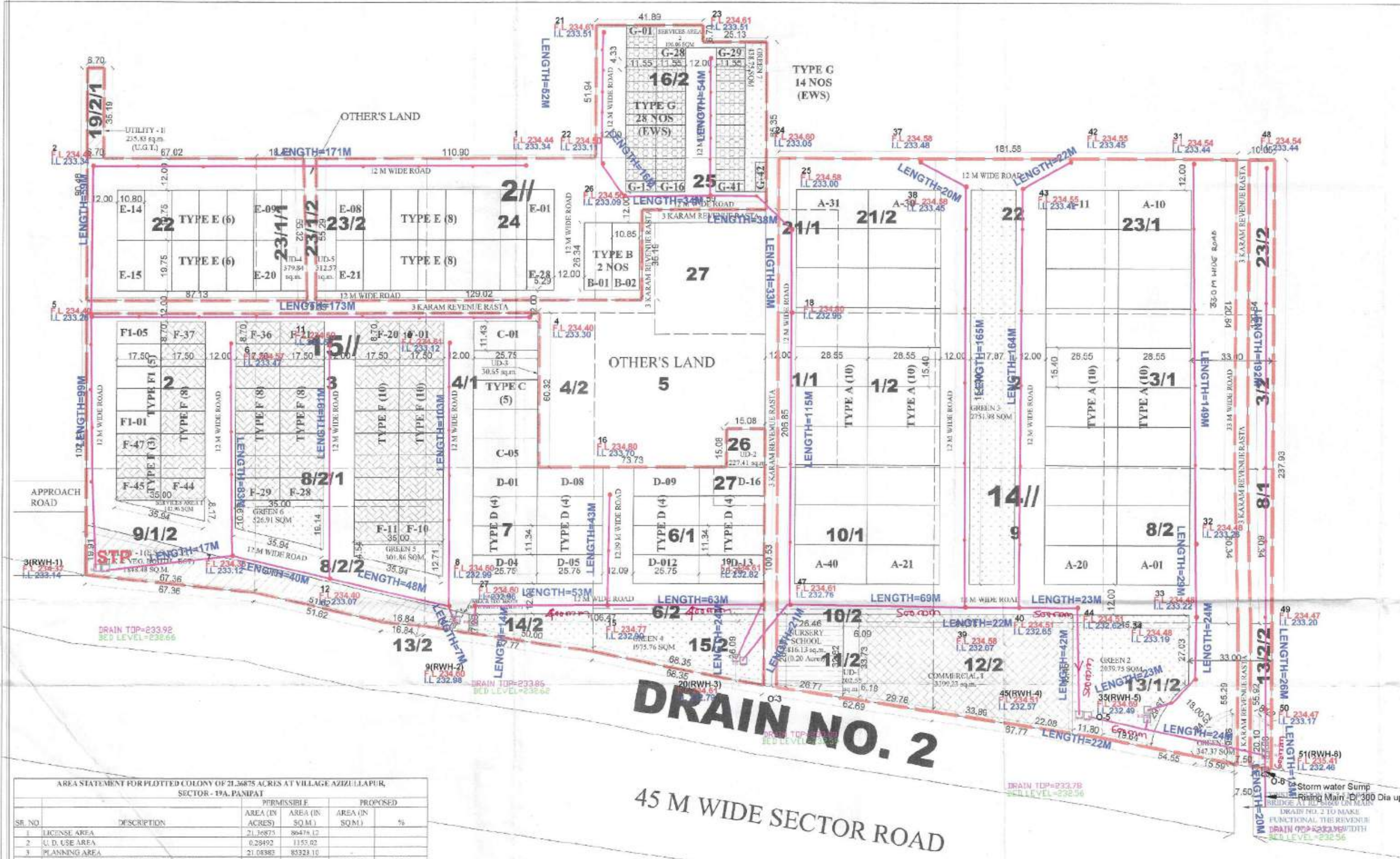


LC-5022



- To be read with Licence No. 166 of 2024 Dated 28/11/2024
- This layout plan for over an area measuring 21.36875 acres (Drawing No. DTCP-10647 Dated: 25-11-24) for Residential Plotted Colony falling in village Azizapur, Sector-19-A, Panipat being developed by Ralith Realty Pvt. Ltd. is hereby approved subject to the following conditions:-
1. That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 2. That the plotted area of the colony shall not exceed 55% 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.
 3. That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
 5. 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.
 6. That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 7. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary charges 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 of the sectors as shown on the Development Plan.
 8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
 9. 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licensees.
 10. At the time of demarcation, if required percentage of NPNI/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 12. The maximum number of dwelling units in a plot shall be as per the provisions of the HEC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
 14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
 15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kanals.
 16. 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.
 17. That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2026 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Camp lighting.
 20. 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.
 21. 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.

Schedule of Quantities of R.C.C.			
Pipes		Size of	
S.No.	Line No.	Length (mtr.)	Pipe (mm)
1	1	171	400
2	3	0-1	17
3	2	5	59
4	5	3	99
5	4	5	173
6	6	7	83
7	9	0-2	14
8	10	8	103
9	8	0	7
10	7	12	40
11	12	8	49
12	11	12	91
13	16	15	43
14	18	47	115
15	19	20	24
16	20	0-3	21
17	21	22	52
18	22	26	16
19	23	24	54
20	24	25	38
21	25	18	33
22	27	15	53
23	31	32	149
24	32	33	29
25	33	34	24
26	34	35	23
27	37	38	20
28	38	39	165
29	39	40	22
30	42	43	22
31	43	40	164
32	40	44	23
33	44	45	42
34	45	0-5	22
35	35	0-4	24
36	47	39	69
37	48	48	192
38	49	50	26
39	50	51	13
40	51	0-6	20
Total		400	mm
		P403	

(JAIDEEP) DTP (HQ)
(VJENDER SINGH) STP (HQ)
(JITENDER SHAG) CTP (HR)
(AMIT WATRI) AS) DTP (HR)
(GURPREET KHEPARI) JO (HQ)
(SHIVAK BOHILLA) ATP (HQ)

PLUMBING LEGEND	
M.H	STORM WATER MANHOLE
CB	STORM WATER MANHOLE
D.C	STORM WATER PIPE 400 MM RCC NP3 PIPE
D.C	DESILTING CHAMBER SIZE 2500X1500 MM
H.P	RAIN WATER HARVESTING PIT SIZE 5000X3000MM

AREA STATEMENT FOR PLOTTED COLONY OF 21.36875 ACRES AT VILLAGE AZIZI LIAPUR, SECTOR - 19A, PANIPAT					
Sr. No.	DESCRIPTION	PERMISSIBLE AREA (IN ACRES)	AREA (IN SQ.M.)	AREA (IN SQ.M.)	%
1	LICENSE AREA	21.36875	86476.12	-	-
2	U.D. USE AREA	0.29492	1155.02	-	-
3	PLANNING AREA	21.08383	85323.10	-	-
4	PERMISSIBLE AREA FOR COMMERCIAL @ 4 %	0.84	3390.35	3390.35	3.98
5	PERMISSIBLE AREA FOR PLOTS @ 21 %	10.75	43501.61	40291.78	47.22
6	TOTAL SALEABLE AREA	11.59	46992.98	43691.01	51.30
7	REQUIRED GREEN AREA @ 2.5 SQ.M. PERSON	1.42	5771.25	5362.38	9.82
DENSITY CALCULATION					
1	PERMISSIBLE DENSITY @ 120 PPA	=	2530.00	persons	
2	TOTAL DENSITY	=	(145313.5)	+	(42829)
		=	178100.00		178100
		=	5568.50		
		=	106.40	PPA	
EWS AND NPNI CALCULATION					
Sr. No.	DESCRIPTION	REQUIRED NOS.	%	PROVIDED NOS.	%
1	EWS	37.00	76.00	42.00	85.20
2	NPNI	46.32	25.30	47.00	25.41
COMMERCIAL FACILITIES					
Sr. No.	DESCRIPTION	REQUIRED (MAX) NOS.	AREA (sq.m.)	PROVIDED NOS.	AREA (sq.m.)
1	COMMERCIAL 1	1.00	3390.35	1.00	3390.35
COMMUNITY FACILITIES					
Sr. No.	DESCRIPTION	REQUIRED NOS.	REQUIRED AREA (sq.m.)	PROVIDED NOS.	PROVIDED AREA (sq.m.)
1	NURSERY SCHOOL (1 for every 2500 population) AREA IN ACRES	1.00	899.37	1.00	818.13
			0.20		0.20
UTILITY FACILITIES					
Sr. No.	DESCRIPTION	REQUIRED NOS.	REQUIRED AREA (sq.m.)	PROVIDED NOS.	PROVIDED AREA (sq.m.)
1	UTILITY - I (G.E.S.S.T.P. NILE & VEG. BOOTH, ETC)	1.00	1648.41		1848.41
2	UTILITY - II (U.G.T.)				235.83
TOTAL					2084.24

AREA UNDER SERVICES AREA		
Sr. No.	NAME	AREA (SQ.M.)
1	SERVICES AREA 1	142.96
2	SERVICES AREA 2	196.06
TOTAL		339.02

AREA UNDER RESIDENTIAL PLOTS				
TYPE	SIZE (IN METERS)	AREA	NOS.	TOTAL AREA (IN SQ.M.)
A	15.40 X 28.55	439.67	40.00	17586.80
B	10.85 X 26.34	285.78	2.00	571.56
C	11.43 X 25.75	294.32	5.00	1471.60
D	11.34 X 25.75	292.00	16.00	4672.00
E	10.80 X 19.75	213.30	28.00	5972.40
F (NPNI)	8.70 X 17.50	152.25	47.00	7155.75
F1 (NON NPNI)	8.70 X 17.50	152.25	5.00	761.25
G (EWS)	4.33 X 11.55	50.01	42.00	2100.42
TOTAL			185.00	40291.78

AREA UNDER GREEN		
Sr. No.	NAME	AREA (SQ.M.)
1	GREEN 1	347.37
2	GREEN 2	2039.75
3	GREEN 3	2751.98
4	GREEN 4	1975.76
5	GREEN 5	301.86
6	GREEN 6	526.91
7	GREEN 7	438.75
TOTAL		8382.38
IN ACRES		2.07

AREA UNDER U.D. USE		
Sr. No.	NAME	AREA (SQ.M.)
1	UD-1	202.55
2	UD-2	227.41
3	UD-3	30.65
4	UD-4	379.84
5	UD-5	312.57
TOTAL		1153.02

NOTE :-

- 1) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LAYOUT SHOWING FORMATION TOP LEVELS.
- 2) THE KERB STONES SHALL BE AS/ SPECIFICATIONS

PROJECT

PROPOSED LAYOUT FOR GRANT OF LICENSE FOR SETTING UP A RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 21.36875 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE AZIZULLAPUR, SECTOR - 19A, PANIPAT BEING SETUP BY RALITH REALTY PVT. LTD.

SHEET TITLE

LAYOUT PLAN

DRAWING NO

RR/PNP/SUB/01

ARCHITECT SIGN:-

OWNER/AUTH. SIGN:-

EXECUTIVE ENGINEER

H.S.V.P. DIVISION, PANIPAT

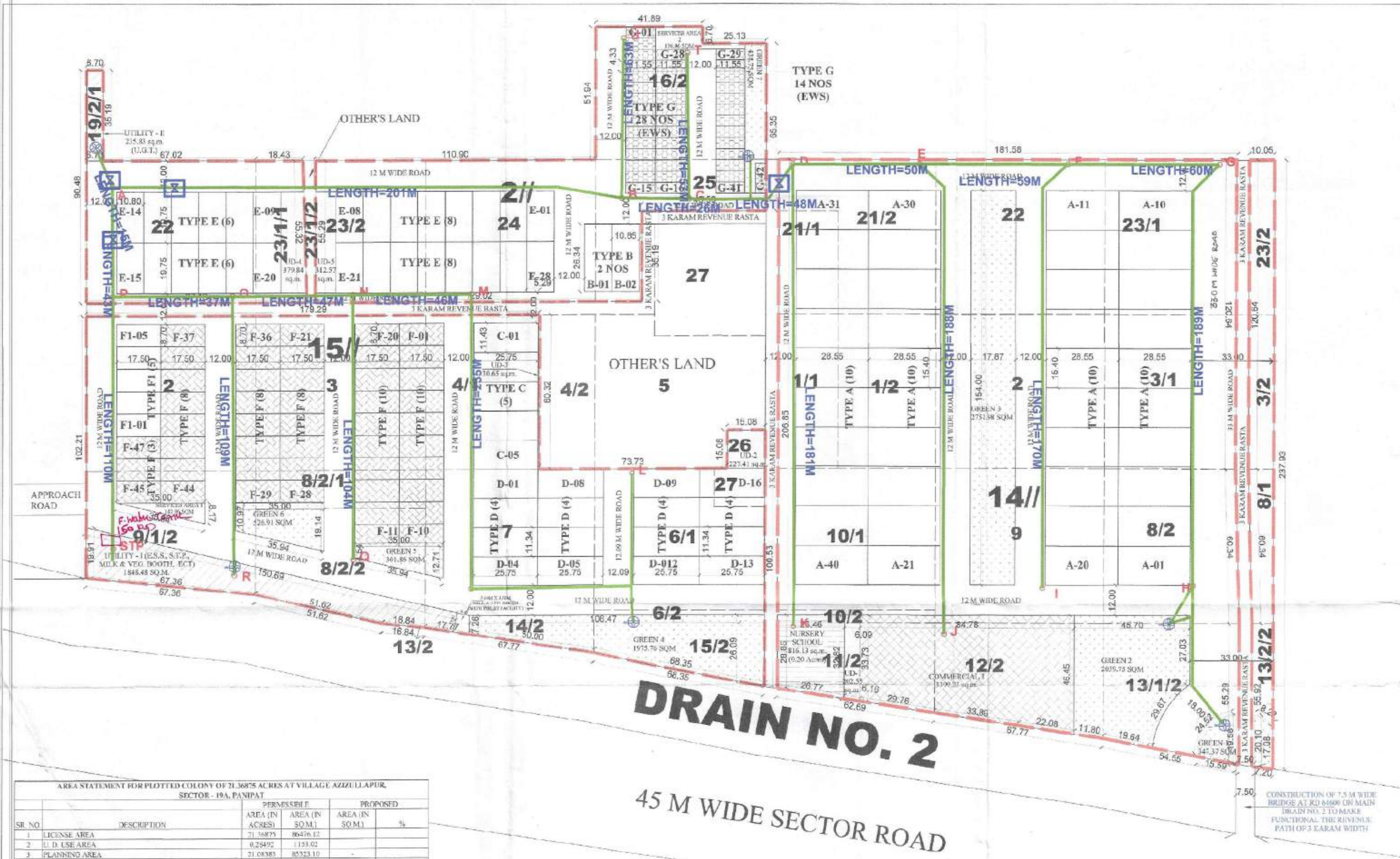
Checked subject to Comments in forwarding letter No. 10647 Dated 28/11/24 and notes Attached with the estimate

For Ralith Realty Pvt. Ltd. Limited

Authorizatory

DRAINAGE LAYOUT

LC-5022



- To be read with Licence No. 166 of 2024 Dated 28/11/2024
- That this layout plan for over an area measuring 21.36875 acres (Drawing No. DTCP-166A7) dated 28/11/2024 for Residential Plotted Colony falling in village Azizapur, Sector-19-A, Panipat being developed by Ralith Realty Pvt. Ltd. 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 55% 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, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per BI norms.
 - 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 plan 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 of the sectors as shown on the Development Plan.
 - That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
 - 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licensee.
 - At the time of demarcation, if required percentage of NPIL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - Any excess area over and above the permissible 45 under commercial use shall be deemed to be open space.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the HEC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot buyers. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 - No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
 - That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the condition that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 kanals.
 - 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 colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (C) dated 14.9.2005 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 - 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. 22/52/2005-5Power 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.

Schedule of Quantities of FLUSHING Water Supply				
S.NO.	Line No	Dia of Pipe mm	Length of Pipe m	Sluice Valve Each
1	STP	150	180	1
2	2	150	100	1
3	3	150	100	1
4	4	150	100	1
5	5	150	100	1
6	6	150	100	1
7	7	150	100	1
8	8	150	100	1
9	9	150	100	1
10	10	150	100	1
11	11	150	100	1
12	12	150	100	1
13	13	150	100	1
14	14	150	100	1
15	15	150	100	1
16	16	150	100	1
17	17	150	100	1
18	18	150	100	1
19	19	150	100	1
20	20	150	100	1
21	21	150	100	1
22	22	150	100	1
23	23	150	100	1
24	24	150	100	1
25	25	150	100	1
26	26	150	100	1
27	27	150	100	1
28	28	150	100	1
29	29	150	100	1
30	30	150	100	1
31	31	150	100	1
32	32	150	100	1
33	33	150	100	1
34	34	150	100	1
35	35	150	100	1
36	36	150	100	1
37	37	150	100	1
38	38	150	100	1
39	39	150	100	1
40	40	150	100	1
41	41	150	100	1
42	42	150	100	1
43	43	150	100	1
44	44	150	100	1
45	45	150	100	1
46	46	150	100	1
47	47	150	100	1
48	48	150	100	1
49	49	150	100	1
50	50	150	100	1
51	51	150	100	1
52	52	150	100	1
53	53	150	100	1
54	54	150	100	1
55	55	150	100	1
56	56	150	100	1
57	57	150	100	1
58	58	150	100	1
59	59	150	100	1
60	60	150	100	1
61	61	150	100	1
62	62	150	100	1
63	63	150	100	1
64	64	150	100	1
65	65	150	100	1
66	66	150	100	1
67	67	150	100	1
68	68	150	100	1
69	69	150	100	1
70	70	150	100	1
71	71	150	100	1
72	72	150	100	1
73	73	150	100	1
74	74	150	100	1
75	75	150	100	1
76	76	150	100	1
77	77	150	100	1
78	78	150	100	1
79	79	150	100	1
80	80	150	100	1
81	81	150	100	1
82	82	150	100	1
83	83	150	100	1
84	84	150	100	1
85	85	150	100	1
86	86	150	100	1
87	87	150	100	1
88	88	150	100	1
89	89	150	100	1
90	90	150	100	1
91	91	150	100	1
92	92	150	100	1
93	93	150	100	1
94	94	150	100	1
95	95	150	100	1
96	96	150	100	1
97	97	150	100	1
98	98	150	100	1
99	99	150	100	1
100	100	150	100	1

PLUMBING LEGEND FOR WATER SUPPLY	
	VALVE CHAMBER
	GARDEN HYDRANT
	FLUSHING WATER LINE

AREA STATEMENT FOR PLOTTED COLONY OF 21.36875 ACRES AT VILLAGE AZIZAPUR, SECTOR - 19A, PANIPAT				
SR. NO.	DESCRIPTION	PERMISSIBLE AREA (IN ACRES)	PROPOSED AREA (IN SQ.M.)	%
1	LICENSE AREA	71.56875	80476.12	
2	U.D. USE AREA	0.25492	1153.02	
3	PLANNING AREA	21.08385	85253.10	
4	PERMISSIBLE AREA FOR COMMERCIAL @ 4%	0.84	3709.35	3.98
5	PERMISSIBLE AREA FOR PLOTS @ 21%	10.75	47503.61	47.22
6	TOTAL SALEABLE AREA	11.59	46902.98	51.20
7	REQUIRED GREEN AREA @ 2% S.O.M./PERSON	1.42	5771.25	9.52

DENSITY CALCULATION			
1	PERMISSIBLE DENSITY @ 120 PPA	2530.08	8013086
2	TOTAL DENSITY	(1153X13.5)	(42X9)
		= 15565.50	= 378.00
		= 2308.50	
		= 199.49	PPA

EWS AND NPIL CALCULATION			
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED
1	EWS	NOS. 37.00	% 70.00
2	NPIL	46.25	% 25.00

COMMERCIAL FACILITIES			
SR. NO.	DESCRIPTION	REQUIRED (MAX)	PROVIDED
1	COMMERCIAL 1	NOS. 1.00	3389.35

COMMUNITY FACILITIES			
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED
1	NURSERY SCHOOL (1 for every 2500 population)	1.00	869.37
2	AREA IN ACRES	0.20	0.20

UTILITY FACILITIES			
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED
1	UTILITY - I (E.S.S., S.T.P., MILK & VEG. BOOTH, ETC)	NOS. 1648.41	235.83
2	UTILITY - II (U.G.T.)	NOS. 235.83	235.83
	TOTAL		2684.24

AREA UNDER SERVICES AREA		
SR. NO.	NAME	AREA (SQ.M.)
1	SERVICES AREA 1	142.96
2	SERVICES AREA 2	196.06
	TOTAL	339.02

AREA UNDER RESIDENTIAL PLOTS				
TYPE	SIZE (IN METERS)	AREA	NOS.	TOTAL AREA (IN SQ.M.)
A	15.40 X 28.55	439.67	40.00	17586.80
B	10.85 X 26.34	285.78	2.00	571.56
C	11.43 X 25.75	294.32	5.00	1471.60
D	11.34 X 25.75	292.00	16.00	4672.00
E	10.80 X 19.75	213.30	28.00	5972.40
F (NPIL)	8.70 X 17.50	152.25	47.00	7155.75
F (NON NPIL)	8.70 X 17.50	152.25	5.00	761.25
G (EWS)	4.33 X 11.55	50.01	42.00	2100.42
	TOTAL		185.00	40291.78

AREA UNDER GREEN		
SR. NO.	NAME	AREA (SQ.M.)
1	GREEN 1	347.37
2	GREEN 2	2039.75
3	GREEN 3	2751.98
4	GREEN 4	1975.76
5	GREEN 5	301.86
6	GREEN 6	526.91
7	GREEN 7	438.75
	TOTAL	8382.38
	IN ACRES	2.07

AREA UNDER U.D. USE		
SR. NO.	NAME	AREA (SQ.M.)
1	UD-1	202.55
2	UD-2	227.41
3	UD-3	30.65
4	UD-4	379.84
5	UD-5	312.57
	TOTAL	1153.02

NOTE :-

1) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LAYOUT SHOWING FORMATION TOP LEVELS.

2) THE KERB STONES SHALL BE AS/ SPECIFICATIONS

PROJECT

PROPOSED LAYOUT FOR GRANT OF LICENSE FOR SETTING UP A RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 21.36875 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE AZIZULLAPUR, SECTOR - 19A, PANIPAT BEING SETUP BY RALITH REALTY PVT. LTD.

SHEET TITLE

LAYOUT PLAN

DRAWING NO

RR/PNP/SUB/01

ARCHITECT SIGN:-

SWAPNA K PANCHKULA
ARCHITECT
CA/2005/36281

OWNER/AUTH. SIGN:-

For Ralith Realty Pvt. Ltd.
Director
(Authorised Signatory)

FLUSHING WATER SUPPLY LAYOUT

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

Superintending Engineer
HSVP Circle, KARNAL

For Ralith Realty Pvt. Limited
Authorised Signatory

LC-5022

To be read with Licence No. 166 of 2024 Dated 28/11/2024.

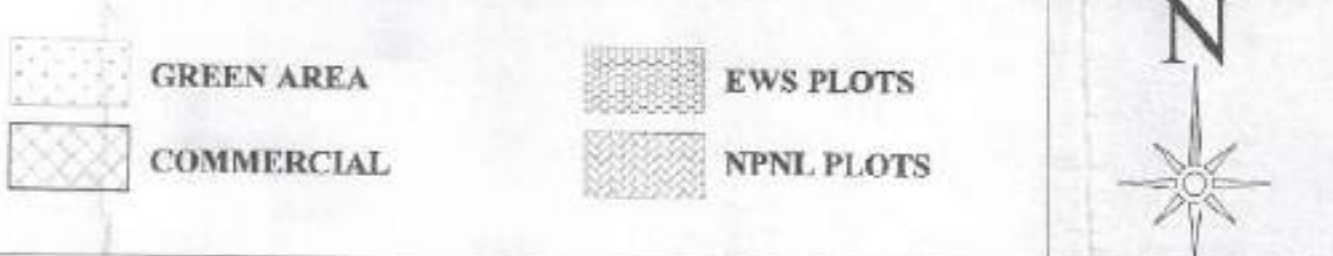
- This layout plan for over an area measuring 21.36875 acres (Drawing No. DTCP: 10647) Dated: 28/11/2024 for Residential Plotted Colony falling in village Azizapur, Sector-19-A, Panipat being developed by Ralith Realty Pvt. Ltd. is hereby approved subject to the following conditions:-
- That this layout 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 55% 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, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
 - 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 of the sectors as shown on the Development Plan.
 - That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
 - All green belts provided in the layout plan within the licensed area 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
 - At the time of demarcation, if required percentage of NPPL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the HEC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 - No plot will derive an access from less than 12 metres wide road which means a minimum clear width of 12 metres between the plots.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
 - That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kanals.
 - 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 colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (2) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 - 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. 22/32/2005-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.

Schedule of Quantities of Road Layout			
S.No.	Name of Road	Length in meters	Width of Road
1	R1	207	33
2	R2	154	33
3	R3	154	33
4	R4	39	12
5	R5	45	12
6	R6	151	12
7	R7	90	12
8	R8	79	12
9	R9	69	12
10	R10	45	12
11	R11	65	12
12	R12	55	12
13	R13	25	12
14	R14	157	12
15	R15	87	12
16	R16	18	12
17	R17	201	12
TOTAL		1987	
Length in Meter		2550.35	
TOTAL		2100	
Width in meter			
12	178	5.500	37.50
33	201		6.698
Total			12688
add 5% C & J			13322.4
SAV			13320

(JAGDEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (JITENDER SINGH) CTP (HQ) (AMIT KATIYAL, IAS) DTCP (HQ)

(GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILLA) ATP (HQ)

NOTE :-
1) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LAYOUT SHOWING FORMATION TOP LEVELS.
2) THE KERB STONES SHALL BE AS/ SPECIFICATIONS



PROJECT
PROPOSED LAYOUT FOR GRANT OF LICENSE FOR SETTING UP A RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 21.36875 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE AZIZAPUR, SECTOR - 19A, PANIPAT BEING SETUP BY RALITH REALTY PVT. LTD.

SHEET TITLE
LAYOUT PLAN

DRAWING NO
RR/PNP/SUB/01

ARCHITECT SIGN:-
SWAPNA TRIPANKAR NATH
ARCHITECT
CA/2005/36261

OWNER/AUTH. SIGN:-
For Ralith Realty Private Limited
Director
(Authorised Signatory)

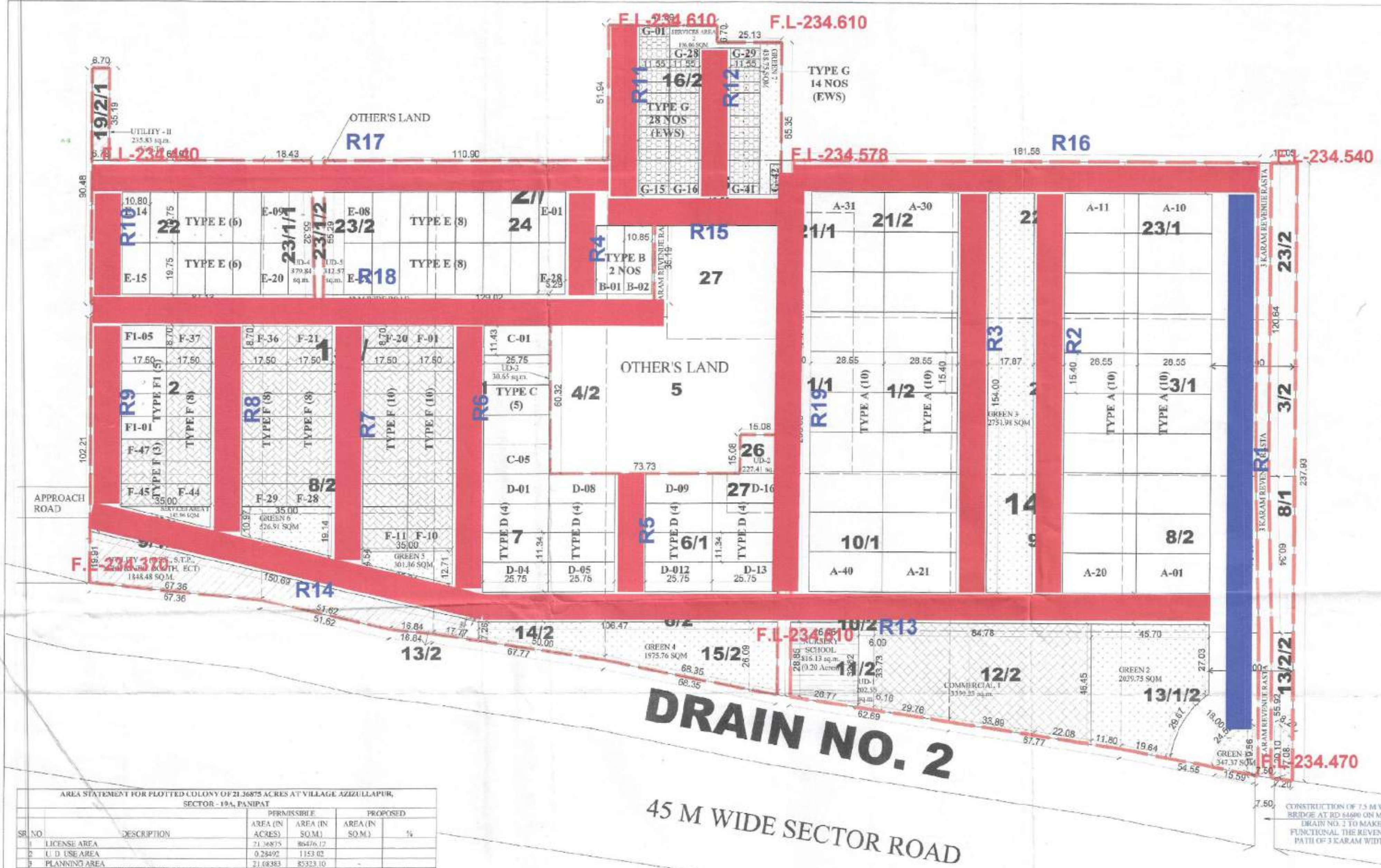
Checked subject to Comments in forwarding letter No. 107655 dated 04/04/2024 and notes Attached with the estimate

Executive Engineer (M) for Chief Engineer-I HSPV Panchkula

EXECUTIVE ENGINEER H.S.V.P. DIVISION, PANIPAT
Superintending Engineer HSPV Circle, KARNAL

For Ralith Realty Private Limited
Authorised Signatory

ROAD LAYOUT



AREA STATEMENT FOR PLOTTED COLONY OF 21.36875 ACRES AT VILLAGE AZIZAPUR, SECTOR - 19A, PANIPAT					
SR. NO.	DESCRIPTION	PERMISSIBLE AREA (IN ACRES)	AREA (IN SQ.M.)	AREA (IN SQ.M.)	%
1	LICENSE AREA	21.36875	80476.12		
2	U.D. USE AREA	0.24492	1153.02		
3	PLANNING AREA	21.08383	85323.10		
4	PERMISSIBLE AREA FOR COMMERCIAL @ 4 %	0.84	3399.35	3399.35	3.98
5	PERMISSIBLE AREA FOR PLOTS @ 31 %	10.75	43501.63	40291.78	47.22
6	TOTAL SALEABLE AREA	11.59	46992.56	43691.01	51.20
7	REQUIRED GREEN AREA @ 2.5 SQ.M./PERSON	1.42	5771.25	8382.38	9.82

DENSITY CALCULATION				
PERMISSIBLE DENSITY @ 120 PPA	=	2550.06	persons	
TOTAL DENSITY	=	(14353.5)	+	(42209)
	=	1930.50	+	178.02
	=	2308.50		
	=	109.49	PPA	

EWS AND NPPL CALCULATION					
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED	%	
		NOS.	%	NOS.	%
1	EWS	37.00	26.00	42.00	22.70
2	NPPL	46.25	25.00	47.00	24.41

COMMERCIAL FACILITIES					
SR. NO.	DESCRIPTION	REQUIRED (MAX)	PROVIDED	%	
		NOS.	AREA (sq.m.)	NOS.	AREA (sq.m.)
1	COMMERCIAL 1	1.00	3399.35	1.00	3399.35

COMMUNITY FACILITIES					
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED	%	
		NOS.	AREA (sq.m.)	NOS.	AREA (sq.m.)
1	NURSERY SCHOOL (1 for every 2500 population)	1.00	809.37	1.00	816.13
	AREA IN ACRES		0.20		0.20

UTILITY FACILITIES					
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED	%	
		NOS.	AREA (sq.m.)	NOS.	AREA (sq.m.)
1	UTILITY - I (E.S.S., S.T.P., MILK & VEG. BOOTH, ETC.)				1848.41
2	UTILITY - II (U.G.T.)				231.83
	TOTAL				2084.24

AREA UNDER SERVICES AREA		
SR. NO.	NAME	AREA (SQ.M.)
1	SERVICES AREA 1	142.96
2	SERVICES AREA 2	196.06
TOTAL		339.02

AREA UNDER RESIDENTIAL PLOTS				
TYPE	SIZE (IN METERS)	AREA	NOS.	TOTAL AREA (IN SQ.M.)
A	15.40 X 28.55	439.67	40.00	17586.80
B	10.85 X 26.34	285.78	2.00	571.56
C	11.43 X 25.75	294.32	5.00	1471.60
D	11.34 X 25.75	292.00	16.00	4672.00
E	10.80 X 19.75	213.30	28.00	5972.40
F (NPPL)	8.70 X 17.50	152.25	47.00	7155.75
F1 (NON NPPL)	8.70 X 17.50	152.25	5.00	761.25
G (EWS)	4.33 X 11.55	50.01	42.00	2100.42
TOTAL			185.00	40291.78

AREA UNDER GREEN		
SR. NO.	NAME	AREA (SQ.M.)
1	GREEN 1	347.37
2	GREEN 2	2039.75
3	GREEN 3	2751.98
4	GREEN 4	1975.76
5	GREEN 5	301.86
6	GREEN 6	526.91
7	GREEN 7	438.75
TOTAL		8382.38
IN ACRES		2.07

AREA UNDER U.D. USE		
SR. NO.	NAME	AREA (SQ.M.)
1	UD-1	202.55
2	UD-2	227.41
3	UD-3	30.65
4	UD-4	379.84
5	UD-5	312.57
TOTAL		1153.02

LC-5022

To be read with Licence No. 166 of 2024

Dated 28/11/2024

That this layout plan for over an area measuring 21.36875 acres (Drawing No. DTPC-10647) Dated: 29-11-24 for Residential Plotted Colony falling in village Azzulpur, Sector-19-A, Panipat being developed by Ralith Realty Pvt. Ltd. is hereby approved subject to the following conditions:-

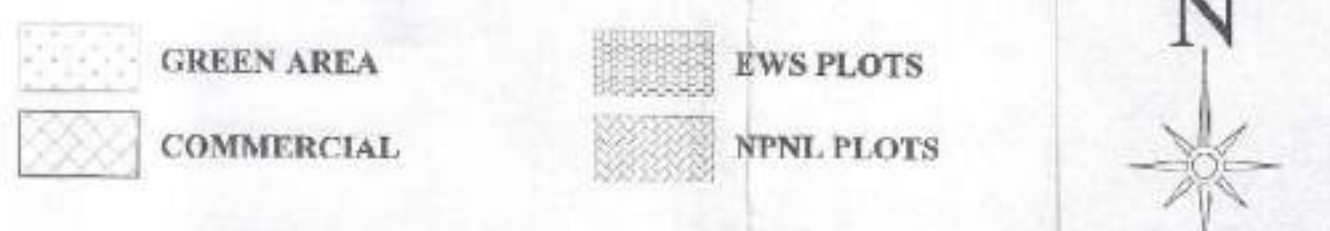
1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plots for calculation of the area under plots.
3. That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1985 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTPC, 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
9. All green belts provided in the layout plan within the licensed area 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NRI/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the HEC 2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the plot holders.
13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(ii) of the Act No. 8 of 1975.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kants.
16. 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.
17. That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. 5.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. 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.

Schedule of Quantities of S.W. Pipes					Size of Pipe
S.No.	Line No.	Length (mtr.)	mm		
1	1	2	174	200	
2	2	3	42	200	
3	4	3	174	200	
4	3	5	81	200	
5	5	0-7	18	200	
6	6	7	80	200	
7	7	5	39	200	
8	8	9	93	200	
9	9	7	58	200	
10	10	11	104	200	
11	11	9	48	200	
12	12	13	115	200	
13	13	11	64	200	
14	14	15	63	200	
15	15	1	27	200	
16	16	17	58	200	
17	17	15	26	200	
18	18	19	249	200	
19	19	13	63	200	
20	21	22	167	200	
21	22	19	60	200	
22	25	26	156	200	
23	26	22	39	200	
24	29	30	156	200	
25	30	26	59	200	
Total				2213	

(JADEEP) DTP (HQ) (VJENDER SINGH) STP (HQ) (JITENDER SINGH) CTP (HR) (AMIT KUMAR, IAS) DTPC (HR)

PLUMBING LEGEND	
	SEWERAGE PIPE
	150MM dia D.W.C Pipe
	200,250&350 mm D.W.C PIPE
	SEWER WATER MANHOLE

- NOTE :-
- 1) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LAYOUT SHOWING FORMATION TOP LEVELS.
 - 2) THE KERB STONES SHALL BE AS/ SPECIFICATIONS



PROJECT	
PROPOSED LAYOUT FOR GRANT OF LICENSE FOR SETTING UP A RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 21.36875 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE AZIZULLAPUR, SECTOR - 19A, PANIPAT BEING SETUP BY RALITH REALTY PVT. LTD.	
SHEET TITLE	DRAWING NO
LAYOUT PLAN	RR/PNP/SUB/01
ARCHITECT SIGN:-	OWNER/AUTH. SIGN:-
SWAPNA DHANRAJ NATH ARCHITECT CA/2005/36261	For Ralith Realty Director (Authorised Signatory)

Checked subject to Comments
In conformity with No. 127.20
DTPC/19/2024 and notes
Attached with the estimate

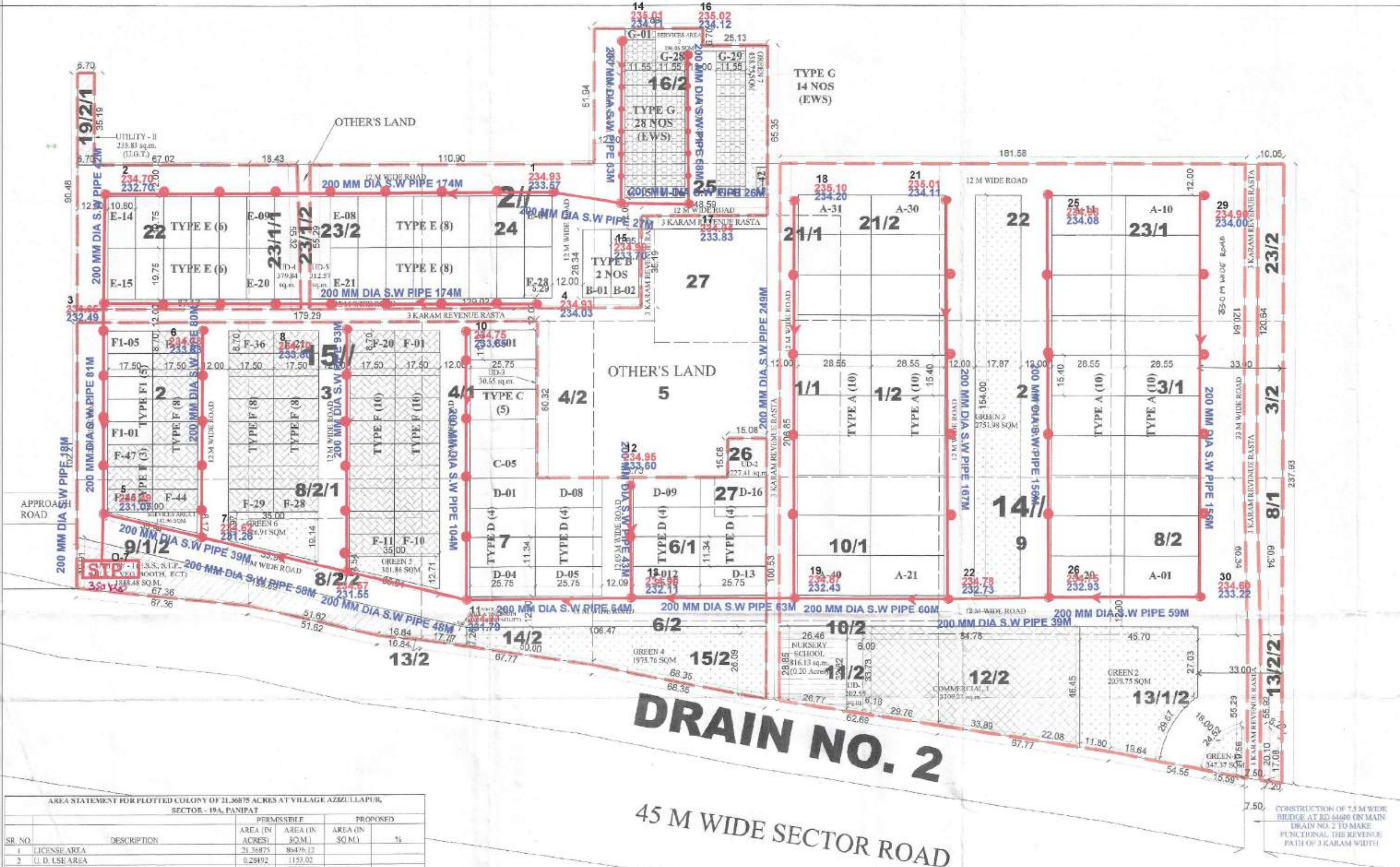
Executive Engineer (M)
for Chief Engineer-I
HSVP Circle, KARNAL

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

Superintending Engineer
HSVP Circle, KARNAL

For Ralith Realty Pvt. Ltd.
Authorised Signatory

SEWERAGE LAYOUT



AREA STATEMENT FOR PLOTTED COLONY OF 21.36875 ACRES AT VILLAGE AZIZULLAPUR, SECTOR - 19A, PANIPAT				
SR. NO.	DESCRIPTION	AREA (IN ACRES)	PERMISSIBLE AREA (IN ACRES)	PROPOSED AREA (IN ACRES)
1	LICENSE AREA	21.36875	88476.12	
2	U.D. USE AREA	0.29492	1151.02	
3	PLANNING AREA	21.06383	85233.10	
4	PERMISSIBLE AREA FOR COMMERCIAL @ 4%	0.84	3304.35	3304.35
5	PERMISSIBLE AREA FOR PLOTS @ 51%	10.75	41503.63	40291.78
6	TOTAL SALEABLE AREA	11.59	48902.98	43691.01
7	REQUIRED GREEN AREA @ 20.5 SQ.M./PERSON	1.42	5771.25	8382.38

DENSITY CALCULATION				
1	PERMISSIBLE DENSITY @ 120 PPA	=	2592.06	persons
2	TOTAL DENSITY	=	(1433213.5)	
		=	1930.50	+
		=	2708.50	
		=	109.49	PPA

EWS AND NPPL CALCULATION				
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED	
1	EWS	NOS.	%	NOS.
2	NPPL	NOS.	%	NOS.

COMMERCIAL FACILITIES				
SR. NO.	DESCRIPTION	REQUIRED (MAX)	PROVIDED	
1	COMMERCIAL 1	NOS. AREA (sq.m.)	NOS. AREA (sq.m.)	

COMMUNITY FACILITIES				
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED	
1	NURSERY SCHOOL (1 for every 2500 population)	NOS. AREA (sq.m.)	NOS. AREA (sq.m.)	

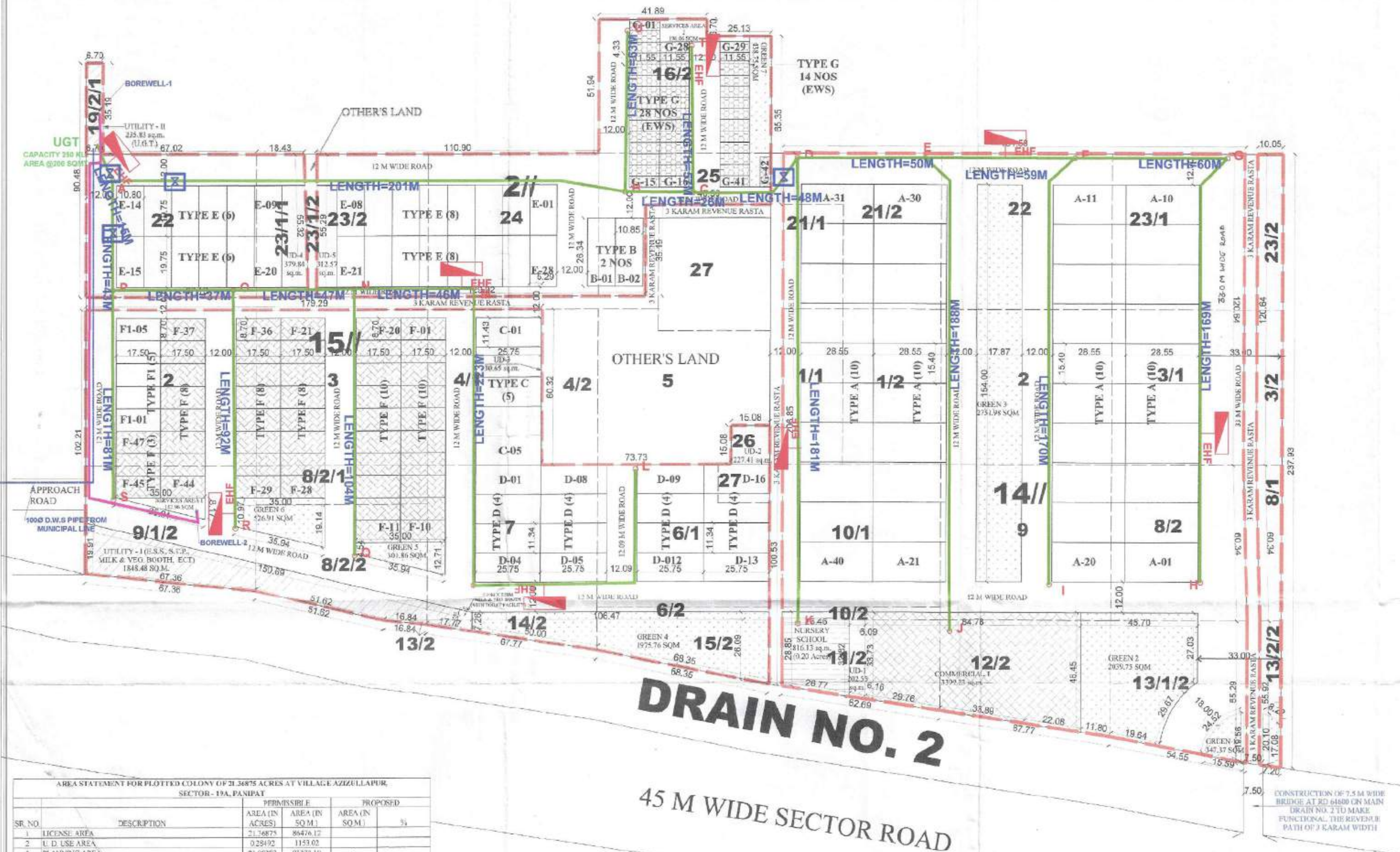
UTILITY FACILITIES				
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED	
1	UTILITY - I (E.S.S., S.T.P., MILK & VEG. BOOTH, ETC.)	NOS. AREA (sq.m.)	NOS. AREA (sq.m.)	

AREA UNDER SERVICES AREA		
SR. NO.	NAME	AREA (SQ.M.)
1	SERVICES AREA 1	142.96
2	SERVICES AREA 2	196.06
TOTAL		339.02

AREA UNDER RESIDENTIAL PLOTS					
TYPE	SIZE (IN METERS)	AREA	NOS.	=	TOTAL AREA (IN SQ.M.)
A	15.40 X 28.55	439.67	40.00	=	17586.80
B	10.85 X 26.34	285.78	2.00	=	571.56
C	11.43 X 25.75	294.32	5.00	=	1471.60
D	11.34 X 25.75	292.00	16.00	=	4672.00
E	10.80 X 19.75	213.30	28.00	=	5972.40
F (NPPL)	8.70 X 17.50	152.25	47.00	=	7155.75
F (NON NPPL)	8.70 X 17.50	152.25	5.00	=	761.25
G (EWS)	4.33 X 11.55	50.01	42.00	=	2100.42
TOTAL			185.00	=	40291.78

AREA UNDER GREEN		
SR. NO.	NAME	AREA (SQ.M.)
1	GREEN 1	347.37
2	GREEN 2	2039.75
3	GREEN 3	2751.98
4	GREEN 4	1975.76
5	GREEN 5	301.86
6	GREEN 6	526.91
7	GREEN 7	438.75
TOTAL		8382.38
IN ACRES		2.07

AREA UNDER U.D. USE		
SR. NO.	NAME	AREA (SQ.M.)
1	UD-1	202.55
2	UD-2	227.41
3	UD-3	30.65
4	UD-4	379.84
5	UD-5	312.57
TOTAL		1153.02



AREA STATEMENT FOR PLOTTED COLONY OF 21.36875 ACRES AT VILLAGE AZIZULLAPUR, SECTOR - 19A, PANIPAT				
SR. NO.	DESCRIPTION	PERMISSIBLE		PROPOSED
		AREA (IN ACRES)	AREA (IN SQ.M.)	
1	LICENSE AREA	21.36875	86476.12	33
2	U.D. USE AREA	0.28492	1153.02	
3	PLANNING AREA	21.08383	85323.10	
4	PERMISSIBLE AREA FOR COMMERCIAL @ 4%	1.84	7355.35	3.98
5	PERMISSIBLE AREA FOR PLOTS @ 21%	10.75	43190.63	47.22
6	TOTAL SALEABLE AREA	11.89	46092.98	51.20
7	REQUIRED GREEN AREA @ 25 SQ.M./PERSON	1.42	5721.25	9.82

DENSITY CALCULATION				
1	PERMISSIBLE DENSITY @ 120 PPA	2530.06	persons	(4200)
2	TOTAL DENSITY	114313.5	+	378.00
		2530.06	PPA	

EWS AND NPWL CALCULATION				
SR. NO.	DESCRIPTION	REQUIRED		PROVIDED
		NOS.	%	
1	EWS	37.00	20.00	42.00
2	NPWL	46.25	25.00	47.00

COMMERCIAL FACILITIES				
SR. NO.	DESCRIPTION	REQUIRED (MAX)		PROVIDED
		NOS.	AREA (sq.m.)	
1	COMMERCIAL I	1.00	3399.25	3399.25

COMMUNITY FACILITIES				
SR. NO.	DESCRIPTION	REQUIRED		PROVIDED
		NOS.	AREA (sq.m.)	
1	NURSERY SCHOOL (1 for every 2500 population)	1.00	309.37	816.13
	AREA IN ACRES	0.20		0.20

UTILITY FACILITIES				
SR. NO.	DESCRIPTION	REQUIRED		PROVIDED
		NOS.	AREA (sq.m.)	
1	UTILITY - I (E.S.S., S.T.P., MILK & VEG. BOOTH, ETC)			1848.41
2	UTILITY - II (U.G.T.)			235.83
	TOTAL			2084.24

AREA UNDER SERVICES AREA		
SR. NO.	NAME	AREA (SQ.M.)
1	SERVICES AREA 1	142.96
2	SERVICES AREA 2	196.06
	TOTAL	339.02

AREA UNDER RESIDENTIAL PLOTS					
TYPE	SIZE (IN METERS)	AREA	NOS.	=	TOTAL AREA (IN SQ.M.)
A	15.40 X 28.55	439.67	40.00	=	17586.80
B	10.85 X 26.34	285.78	2.00	=	571.56
C	11.43 X 25.75	294.32	3.00	=	1471.60
D	11.34 X 25.75	292.00	16.00	=	4672.00
E	10.80 X 19.75	213.30	28.00	=	5972.40
F (NPWL)	8.70 X 17.50	152.25	47.00	=	7155.75
F1 (NON NPWL)	8.70 X 17.50	152.25	5.00	=	761.25
G (EWS)	4.33 X 11.55	50.01	42.00	=	2100.42
	TOTAL		185.00	=	40291.78

AREA UNDER GREEN		
SR. NO.	NAME	AREA (SQ.M.)
1	GREEN 1	347.37
2	GREEN 2	2039.75
3	GREEN 3	2751.98
4	GREEN 4	1975.76
5	GREEN 5	301.86
6	GREEN 6	526.91
7	GREEN 7	438.75
	TOTAL	8382.38
	IN ACRES	2.07

AREA UNDER U.D. USE		
SR. NO.	NAME	AREA (SQ.M.)
1	UD-1	202.55
2	UD-2	227.41
3	UD-3	30.65
4	UD-4	379.84
5	UD-5	312.57
	TOTAL	1153.02

- To be read with Licence No. 166 of 2024 Dated 28/11/2024
- This layout plan for an area measuring 21.36875 acres (Drawing No. DTPC-10647) 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 50% 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 size of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Houses and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
 - That the revenue rates 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 DTPC, 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 of the sectors as shown in the Development Plan.
 - That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
 - All green belts provided in the layout plan within the licensed area 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements or the licenses.
 - At the time of demarcation, if required percentage of NPWL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the HEC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 - No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between live plots.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area, shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
 - That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kumha.
 - 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 colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 - 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-SHWP 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. 19/6/2016-3P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

Schedule of Quantities of Domestic Water Supply				
S.NO.	Line No.	From	Length of Pipe m	Sluice valve Each
1	1	1	15	1
2	2	2	201	1
3	3	3	28	0
4	4	4	48	1
5	5	5	50	0
6	6	6	59	0
7	7	7	60	0
8	8	8	160	0
9	9	9	43	1
10	10	10	27	0
11	11	11	81	0
12	12	12	47	0
13	13	13	92	0
14	14	14	46	0
15	15	15	104	0
16	16	16	223	0
17	17	17	181	0
18	18	18	188	0
19	19	19	170	0
20	20	20	67	0
21	21	21	63	0
	TOTAL		1950	4

150 mm dia = 644 mlt
100 mm dia = 1316 mlt

BOREWELL WATER SUPPLY LINE		
S.NO.	Dia of Pipe IN MM	Length of Pipe in M
1	100	100

CITY WATER SUPPLY LINE		
S.NO.	Dia of Pipe IN MM	Length of Pipe in M
1	100	200

PLUMBING LEGEND FOR WATER SUPPLY	
	VALVE CHAMBER
	EXTERNAL FIRE HYDRANT
	BOREWELL LINE
	DOMESTIC WATER LINE (D.I.)
	DOMESTIC WATER LINE FROM MUNICIPAL (D.I.)
	DOMESTIC WATER LINE

- NOTE :-
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LAYOUT SHOWING FORMATION TOP LEVELS.
 - THE KERB STONES SHALL BE AS/ SPECIFICATIONS

	GREEN AREA
	COMMERCIAL
	EWS PLOTS
	NPWL PLOTS

PROJECT

PROPOSED LAYOUT FOR GRANT OF LICENSE FOR SETTING UP A RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 21.36875 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE AZIZULLAPUR, SECTOR - 19A, PANIPAT BEING SETUP BY RALITH REALTY PVT. LTD.

SHEET TITLE

LAYOUT PLAN

DRAWING NO

RR/PNP/SUB/01

ARCHITECT SIGN:-

SWAPNA DIPANKAR NATH
ARCHITECT
CA/2005/38281

OWNER/AUTH. SIGN:-

For Ralith Realty Pvt. Ltd.
Director
(Authorised Signatory)

Checked subject to Comments
In forwarding letter No. 10585T
Dt. 04/04/2023 and notes
Attached with the estimate

For Chief Engineer-I
HSPV, Panichkula

WATER SUPPLY LAYOUT

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

Superintending Engineer
HSPV Circle, KARNAL

For Ralith Realty Pvt. Ltd.
Authorised Signatory