

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	201.236	0.050
Green-2	1215.000	0.300
Green-3	200.000	0.049
Green-4	453.346	0.112
<b>TOTAL</b>	<b>2069.582</b>	<b>0.511</b>

TOTAL SITE AREA	6.75520	ACRES	=	27337.281		
PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%	
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	0.676	2733.728	10.00	2734.500	0.676	10.003%
GREEN AREA UNDER PARKS 7.5%	0.507	2050.296	7.50	2069.582	0.511	7.571%
AREA UNDER COMMERCIAL 4%	0.270	1093.49	4.00	1009.115	0.249	3.691%
AREA UNDER PLOTS	4.121	16675.74	61.00	15245.388	3.767	55.768%
<b>TOTAL SALABLE AREA</b>	<b>4.391</b>	<b>17769.23</b>	<b>65.00</b>	<b>16254.503</b>	<b>4.017</b>	<b>59.459%</b>

SUMMARY OF PLOTS						
TYPE	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	
A	7.110	20.120	143.053	11	1573.585	SQ.M.
B	7.240	20.120	145.669	9	1311.019	SQ.M.
C	7.804	19.220	149.993	6	899.957	SQ.M.
D	7.828	19.160	149.984	2	299.969	SQ.M.
E	7.330	20.120	147.480	8	1179.837	SQ.M.
E1	7.000	20.120	140.840	6	845.040	SQ.M.
E2	8.380	13.140	110.113	6	660.679	SQ.M.
F	6.920	20.120	139.230	15	2088.456	SQ.M.
G	7.041	20.418	143.763	10	1437.631	SQ.M.
H	7.676	19.541	149.997	16	2399.947	SQ.M.
I	7.364	20.369	149.997	5	749.987	SQ.M.
J	7.350	20.400	149.940	12	1799.280	SQ.M.
<b>TOTAL</b>				<b>106</b>	<b>15245.388</b>	<b>SQ.M.</b>
<b>DENSITY</b>				<b>1</b>	<b>3.7672</b>	<b>ACRES</b>
TOTAL POPULATION	106.000	X		18	1908	PERSONS
DENSITY PERMISSIBLE		240 TO 400		PPA		
ACHIEVED DENSITY		282.45		PPA		

- To be read with Licence No. 110 Dated 02-07-2025 LC-5549
- That this Layout Plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 6.7552 acres (Drawing No. DTCP 110 dated 02-07-25) falling in the revenue estate of village-Simla Mulana, in Sector-40, Panipat being developed by Attar Chand S/o Khubli Ram & Others in collaboration with Infra 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 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 sites 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 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.
  - 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 or 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(3)(a)(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 75% of the standard frontage 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 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.
  - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - That the coloniser/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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

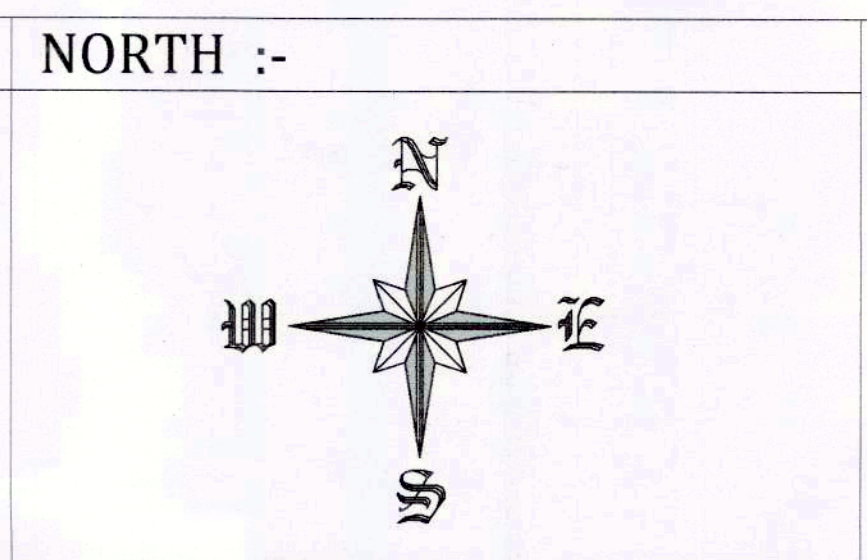
(JAIDEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) JD (HQ) (SHALLU DHIMAN) ATP (HQ)

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 6.75520 ACRES, VILLAGE SHIMLA MULANA, SECTOR-40, TESHIL & DISTT. PANIPAT, HARYANA. BEING DEVELOPED BY-M/S INFRA PRIVATE LIMITED.

OWNER:-  
M/S INFRA PVT. LTD.  
(Authorized Signatory)

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