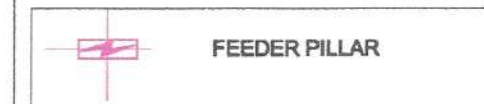
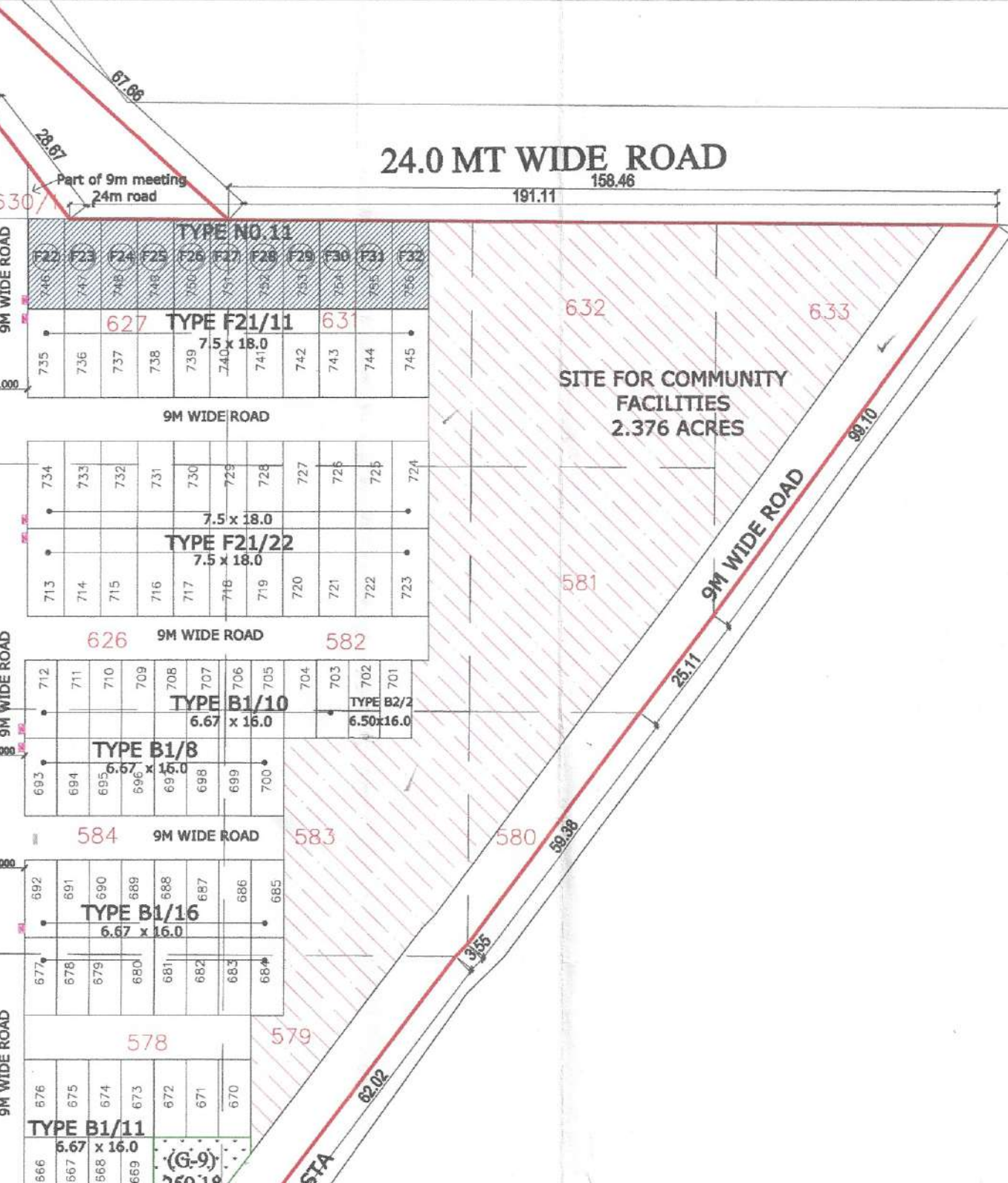
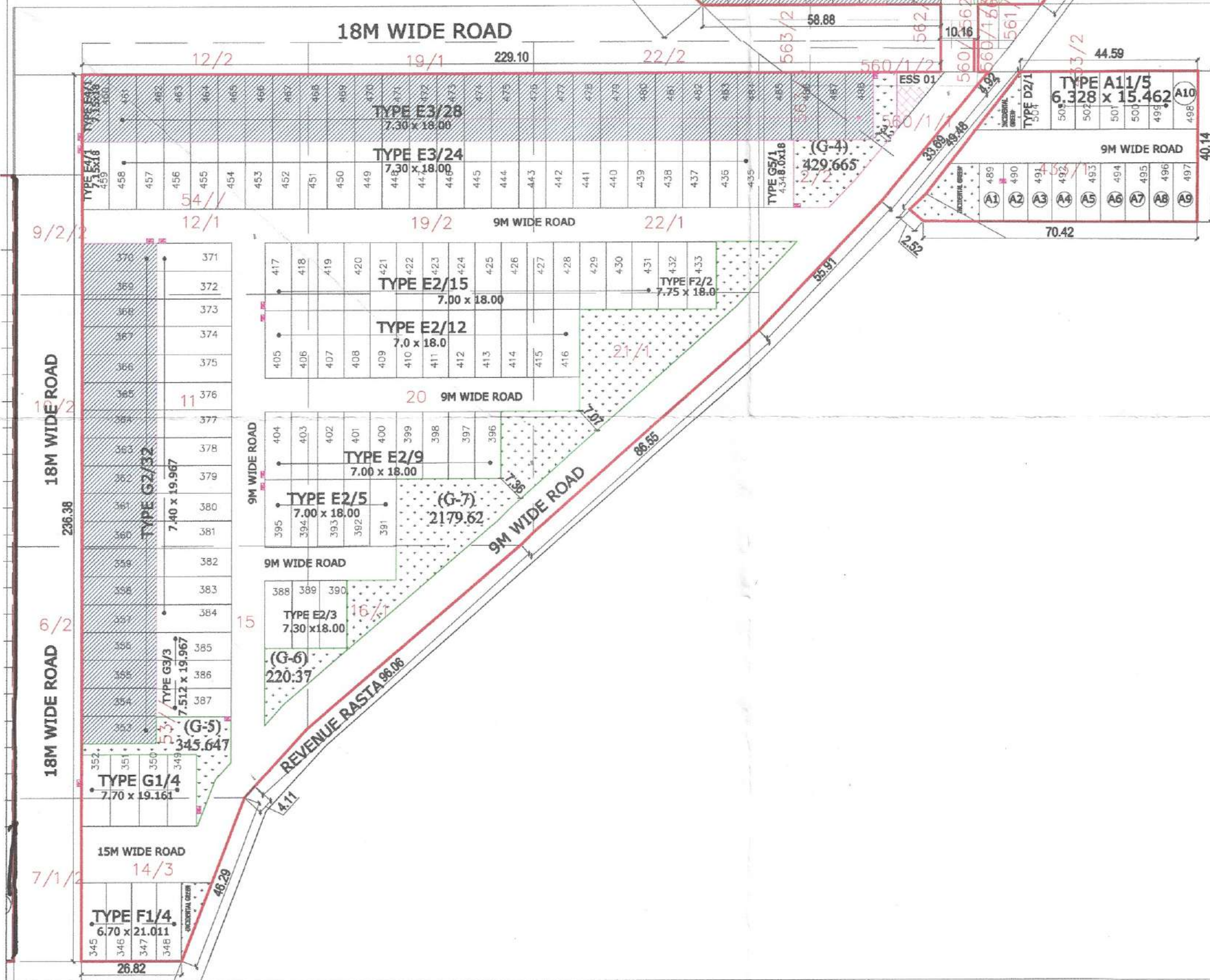


LAYOUT SUMMARY - 23.7562 ACRES								
S. No.	PARTICULARS	AREA (IN ACRES)						
A	AREA OF THE SCHEME	23.756243						
B	MAX. AREA OF PLOTS TO BE PERMITTED: 150 Sqm							
C	TOTAL NO. OF PLOTS	412	Plots					
D	MIN AND MAX. DENSITY PERMITTED	240 TO 400 Persons/Acre (PPA)						
E	ACHIEVED DENSITY PER ACRE (PPA)	312	PPA					
F	MIN AND MAX. POPULATION PERMITTED	5702 TO 9502						
G	ACHIEVED POPULATION	7416	Persons					
DETAIL OF AREA DISTRIBUTION								
S. No.	PARTICULARS	PERMISSIBLE		ACHIEVED				
		(IN ACRES)	%	(IN ACRES)	%			
I	AREA UNDER PLOTS	14.491	61.00%	12.948	54.50%			
II	AREA UNDER COMMERCIAL	0.950	4.00%	0.555	2.34%			
III	OPEN SPACE OR PARKS	1.782	7.50%	1.794	7.552%			
IV	AREA UNDER COMMUNITY FACILITY	2.376	10.00%	2.376	10.00%			
V	AREA UNDER ROADS, SERVICES & I.G.			6.083				
VI	TOTAL SALEABLE AREA	15.442	65.00%	13.593	56.84%			
DENSITY CALCULATION								
S. No.	Description	No.	Unit					
1	Total Number of Plots	412	Plots					
2	No. of persons in 1 plot	18	Persons					
3	Total Number of Persons	7416	Persons					
4	Net Planned Area	23.7562	Acres					
Density Achieved		312	PPA					
DETAIL OF AREA UNDER SERVICES								
S. No.	Description	Area	Units					
1	Space for U/G Sewerage Treatment Plant (S.T.P.)	658.810	Sq. Mtr.					
2	Space for Under Ground Tank (U.G.T.)	286.582	Sq. Mtr.					
3	ESS-1	96.928	Sq. Mtr.					
4	ESS-2	248.370	Sq. Mtr.					
TOTAL		1290.690	Sq. Mtr.					
COMMERCIAL AREA (AREAS IN sq.mtrs.) ADDITIONS								
ITEM	L	X	B	FACTOR	NO	=	SQ.MTR	Acres
1	44.070	x	30.000	x 1.0	x 1	=	1722.266	0.426
2	28.980	x	39.000	x 0.5	x 1	=	525.720	0.130
TOTAL							2247.976	0.555
IN ACRES							0.555	

PLOTS TO BE FREEZED



DETAILS OF GREEN		
S.NO.	GREEN	AREA (SQ.M)
1	G1	2318.150
2	G2	401.250
3	G3	545.190
4	G4	429.665
5	G5	345.647
6	G6	220.470
7	G7	2179.620
8	G8	318.540
9	G9	259.180
10	G10	241.880
TOTAL AREA		7259.592
In acres		1.794



DETAIL OF RESIDENTIAL PLOTS							
TYPE OF PLOT	S. NO.	PLOT NO.S	WIDTH	LENGTH	AREA (Sq. Mtr.)	No. of Plots	AREA (Sq. Mtr.)
TYPE F1	1	345 TO 348	6.70	21.01	140.774	4	563.095
TYPE G1	2	349 TO 352	7.70	19.16	147.540	4	590.159
TYPE G2	3	353 TO 384	7.40	19.97	147.756	32	4728.186
TYPE G3	4	385 TO 387	7.51	19.97	149.992	3	449.976
TYPE E2	5	388 TO 390	7.30	18.00	131.400	3	394.200
TYPE E2	6	391 TO 431	7.30	18.00	131.400	41	5387.400
TYPE F2	7	432 TO 433	7.75	18.00	139.500	2	279.000
TYPE G5	8	434	8.00	18.00	144.000	1	144.000
TYPE E3	9	435 TO 458	7.30	18.00	131.400	24	3153.600
TYPE E4	10	459 TO 460	7.15	18.00	128.700	2	257.400
TYPE E3	11	461 TO 488	7.30	18.00	131.400	28	3679.200
TYPE A1	12	489	AS PER PLINE		99.326	1	99.326
TYPE A2	13	490	AS PER PLINE		99.595	1	99.595
TYPE A3	14	491	AS PER PLINE		99.861	1	99.861
TYPE A4	15	492	AS PER PLINE		100.126	1	100.126
TYPE A5	16	493	AS PER PLINE		100.392	1	100.392
TYPE A6	17	494	AS PER PLINE		100.659	1	100.659
TYPE A7	18	495	AS PER PLINE		100.139	1	100.139
TYPE A8	19	496	AS PER PLINE		100.400	1	100.400
TYPE A9	20	497	AS PER PLINE		100.658	1	100.658
TYPE A10	21	498	AS PER PLINE		100.600	1	100.600
TYPE A11	22	499 TO 503	6.33	15.46	97.844	5	489.218
TYPE D2	23	504	6.52	15.46	100.812	1	100.812
TYPE F3	24	505 TO 511	7.20	19.54	140.695	7	984.866
TYPE E5	25	512 TO 513	6.71	19.54	131.120	2	262.240
TYPE A12	26	514	7.38	12.76	94.224	1	94.224
TYPE G7	27	515 TO 516	7.64	19.54	149.293	2	298.586
TYPE F3	28	517 TO 525	7.20	19.54	140.695	9	1266.257
TYPE F5	29	526	7.33	18.00	131.976	1	131.976
TYPE D3	30	527 TO 539	6.94	18.00	124.920	13	1623.960
TYPE C1	31	540	6.73	16.30	109.646	1	109.646
TYPE F4	32	541 TO 542	6.71	20.00	134.200	2	268.400
TYPE F5	33	543	AS PER PLINE		134.869	1	134.869
TYPE D3	34	544 TO 556	6.94	18.00	124.920	13	1623.960
TYPE E6	35	557	7.33	18.00	131.976	1	131.976
TYPE D4	36	558	6.93	17.00	117.844	1	117.844
TYPE C2	37	559 TO 572	6.60	17.00	112.200	14	1570.800
TYPE D5	38	573	AS PER PLINE		117.963	1	117.963
TYPE C3	39	574	AS PER PLINE		116.119	1	116.119
TYPE C2	40	575 TO 588	6.60	17.00	112.200	14	1570.800
TYPE D4	41	589	6.93	17.00	117.844	1	117.844
TYPE G9	42	590 TO 596	7.50	20.00	150.000	7	1050.000
TYPE D6	43	597	AS PER PLINE		125.029	1	125.029
TYPE B1	44	598 TO 625	6.67	16.00	106.720	28	2988.160
TYPE D7	45	626	AS PER PLINE		123.394	1	123.394
TYPE F7	46	627	AS PER PLINE		140.310	1	140.310
TYPE F6	47	628 TO 651	7.75	17.70	137.175	24	3292.200
TYPE F8	48	652	AS PER PLINE		138.311	1	138.311
TYPE F9	49	653	AS PER PLINE		141.490	1	141.490
TYPE G11	50	654	AS PER PLINE		142.944	1	142.944
TYPE G12	51	655	AS PER PLINE		142.660	1	142.660
TYPE F10	52	656	AS PER PLINE		142.277	1	142.277
TYPE F11	53	657	AS PER PLINE		141.893	1	141.893
TYPE F12	54	658	AS PER PLINE		141.510	1	141.510
TYPE F13	55	659	AS PER PLINE		141.127	1	141.127
TYPE F14	56	660	AS PER PLINE		140.743	1	140.743
TYPE F15	57	661	AS PER PLINE		140.360	1	140.360
TYPE F16	58	662	AS PER PLINE		139.976	1	139.976
TYPE F17	59	663	AS PER PLINE		139.593	1	139.593
TYPE F18	60	664	AS PER PLINE		139.210	1	139.210
TYPE F19	61	665	AS PER PLINE		138.828	1	138.828
TYPE B1	62	666 TO 700	6.67	16.00	106.720	35	3735.200
TYPE B2	63	701 TO 702	6.50	16.00	104.000	2	208.000
TYPE B1	64	703 TO 712	6.50	16.00	104.000	10	1040.000
TYPE F21	65	713 TO 745	7.50	18.00	135.000	33	4455.000
TYPE F22	66	746	AS PER PLINE		138.880	1	138.880
TYPE F23	67	747	AS PER PLINE		138.750	1	138.750
TYPE F24	68	748	AS PER PLINE		138.395	1	138.395
TYPE F25	69	749	AS PER PLINE		138.036	1	138.036
TYPE F26	70	750	AS PER PLINE		137.677	1	137.677
TYPE F27	71	751	AS PER PLINE		137.317	1	137.317
TYPE F28	72	752	AS PER PLINE		136.958	1	136.958
TYPE F29	73	753	AS PER PLINE		136.599	1	136.599
TYPE F30	74	754	AS PER PLINE		136.240	1	136.240
TYPE F31	75	755	AS PER PLINE		135.881	1	135.881
TYPE F32	76	756	AS PER PLINE		135.522	1	135.522
TOTAL PLOTS AREA					412	52398.902	
						In Acres >>	12.948

To be read with Licence no. 147 of 2024 dated 13.11.2024

That this revised Layout plan for an area measuring 23.7562 acres (Drawing no. DTCP-11582 dated 31.10.25) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Godrej Project s Development Ltd. in Sector-40, Panipat is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

- That this revised 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 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
- 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 licensed area.
- No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9metres 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 licensed 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 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- 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 for enforcement of the Energy Conservation Building Codes.

(RAMAVTAR BASSI) JD (HQ) (RAMNEEK) (SANJAY SAINI) ATP (HQ) (HITESH SHARMA) DTP (HQ) (HITESH SHARMA) STP (M) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KHAIRI, IAS) DTCP (HR)

PROJECT:  
REVISED LAYOUT PLANS FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 OVER AN AREA MEASURING 23.7562 ACRES IN VILLAGE SHIMLA MULANA, SECTOR-40, PANIPAT - DEVELOPED BY GODREJ PROJECTS DEVELOPMENT LTD

MANISH JAIN AND ASSOCIATES  
E-131, East Of Kailash, New Delhi-110065  
T : 011-41084019  
E : info@manishjainassociates.com  
W : www.manishjainassociates.com

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MANISH JAIN (ARCHITECT)  
Regd. No.- CA/2001/28163  
E-131, East of Kailash,  
Lower Ground Floor,  
New Delhi-110065