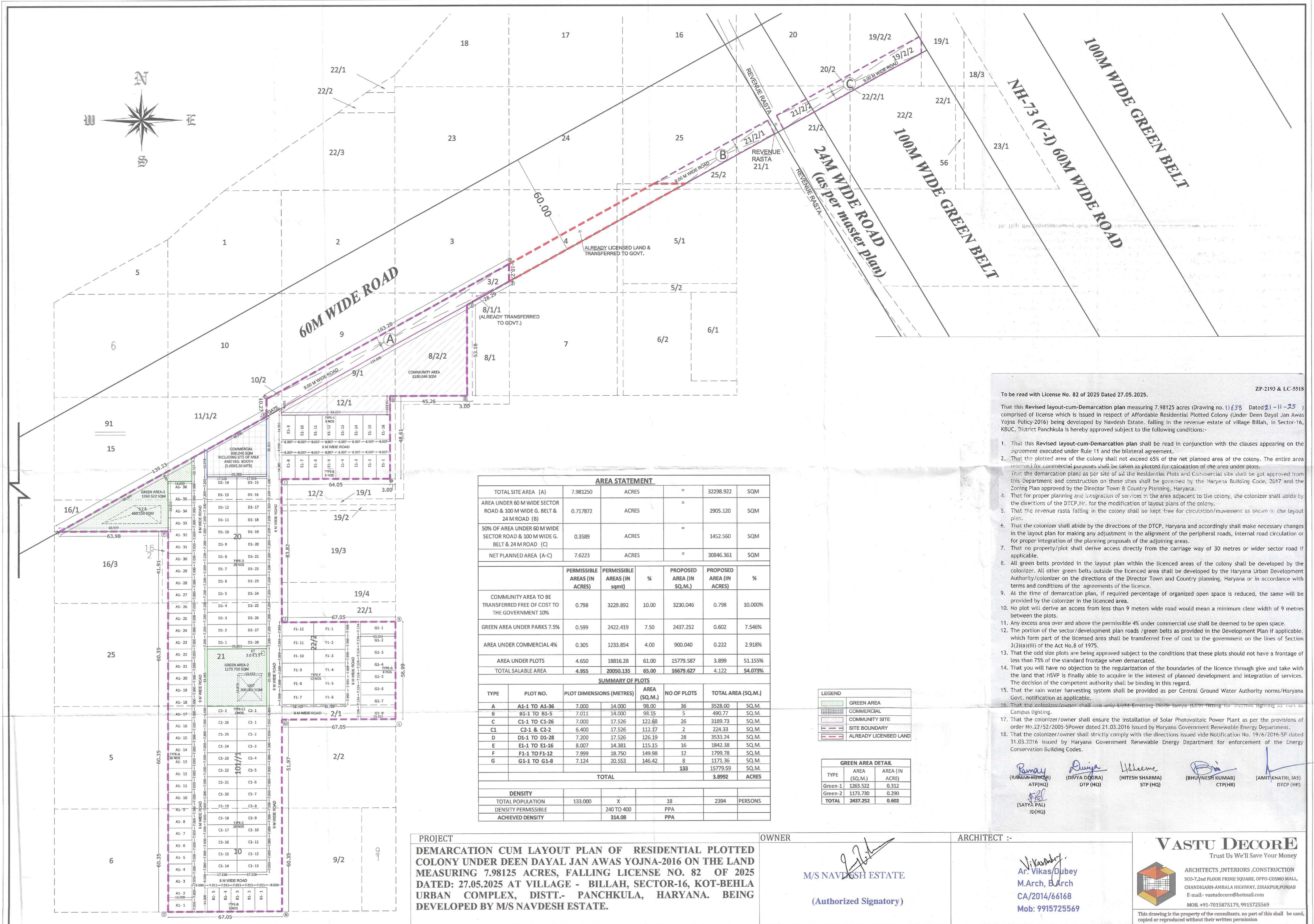




To be read with License No. 82 of 2025 Dated 27.05.2025.

That this Revised layout-cum-Demarcation plan measuring 7.98125 acres (Drawing no. 1/638 Dated 21-11-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Navdesh Estate, falling in the revenue estate of village Billah, in Sector-16, KBCU, District Panchkula is hereby approved subject to the following conditions:-

1. That this Revised layout-cum-Demarcation 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 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.
3. 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.
4. 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, Haryana, for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for street lighting as well as Campus lighting.
17. 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.
18. 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.

AREA STATEMENT					
TOTAL SITE AREA (A)	7.981250	ACRES	=	32298.922	SQM
AREA UNDER 60 M WIDE SECTOR ROAD & 100 M WIDE G. BELT & 24 M ROAD (B)	0.717872	ACRES	=	2905.120	SQM
50% OF AREA UNDER 60 M WIDE SECTOR ROAD & 100 M WIDE G. BELT & 24 M ROAD (C)	0.3589	ACRES	=	1452.560	SQM
NET PLANNED AREA (A-C)	7.6223	ACRES	=	30846.361	SQM
	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%	0.798	3229.892	10.00	3230.046	0.798
GREEN AREA UNDER PARKS 7.5%	0.599	2422.419	7.50	2437.252	0.602
AREA UNDER COMMERCIAL 4%	0.305	1233.854	4.00	900.040	0.222
AREA UNDER PLOTS	4.650	18816.28	61.00	15779.587	3.899
TOTAL SALABLE AREA	4.955	20050.135	65.00	16679.627	4.122
SUMMARY OF PLOTS					
TYPE	PLOT NO.	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	A1-1 TO A1-36	7.000	14.000	36	504.00
B	B1-1 TO B1-5	7.011	14.000	5	70.05
C	C1-1 TO C1-26	7.000	17.526	26	455.68
C1	C2-1 & C2-2	6.400	17.526	2	35.05
D	D1-1 TO D1-28	7.200	17.526	28	490.73
E	E1-1 TO E1-16	8.007	14.381	16	230.10
F	F1-1 TO F1-12	7.999	18.750	12	225.00
G	G1-1 TO G1-8	7.124	20.553	8	164.42
TOTAL				133	3899.2
DENSITY					
TOTAL POPULATION	133.000	X	18	2394	PERSONS
DENSITY PERMISSIBLE		240 TO 400	PPA		
ACHIEVED DENSITY		314.08	PPA		

LEGEND	
	GREEN AREA
	COMMERCIAL
	COMMUNITY SITE
	SITE BOUNDARY
	ALREADY LICENSED LAND

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	1263.522	0.312
Green-2	1173.730	0.290
TOTAL	2437.252	0.602

PROJECT
DEMARCATION CUM LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 ON THE LAND MEASURING 7.98125 ACRES, FALLING LICENSE NO. 82 OF 2025 DATED: 27.05.2025 AT VILLAGE - BILLAH, SECTOR-16, KOT-BEHLA URBAN COMPLEX, DISTT.- PANCHKULA, HARYANA. BEING DEVELOPED BY M/S NAVDESH ESTATE.

OWNER
M/S NAVDESH ESTATE
(Authorized Signatory)

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VASTU DECORE
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