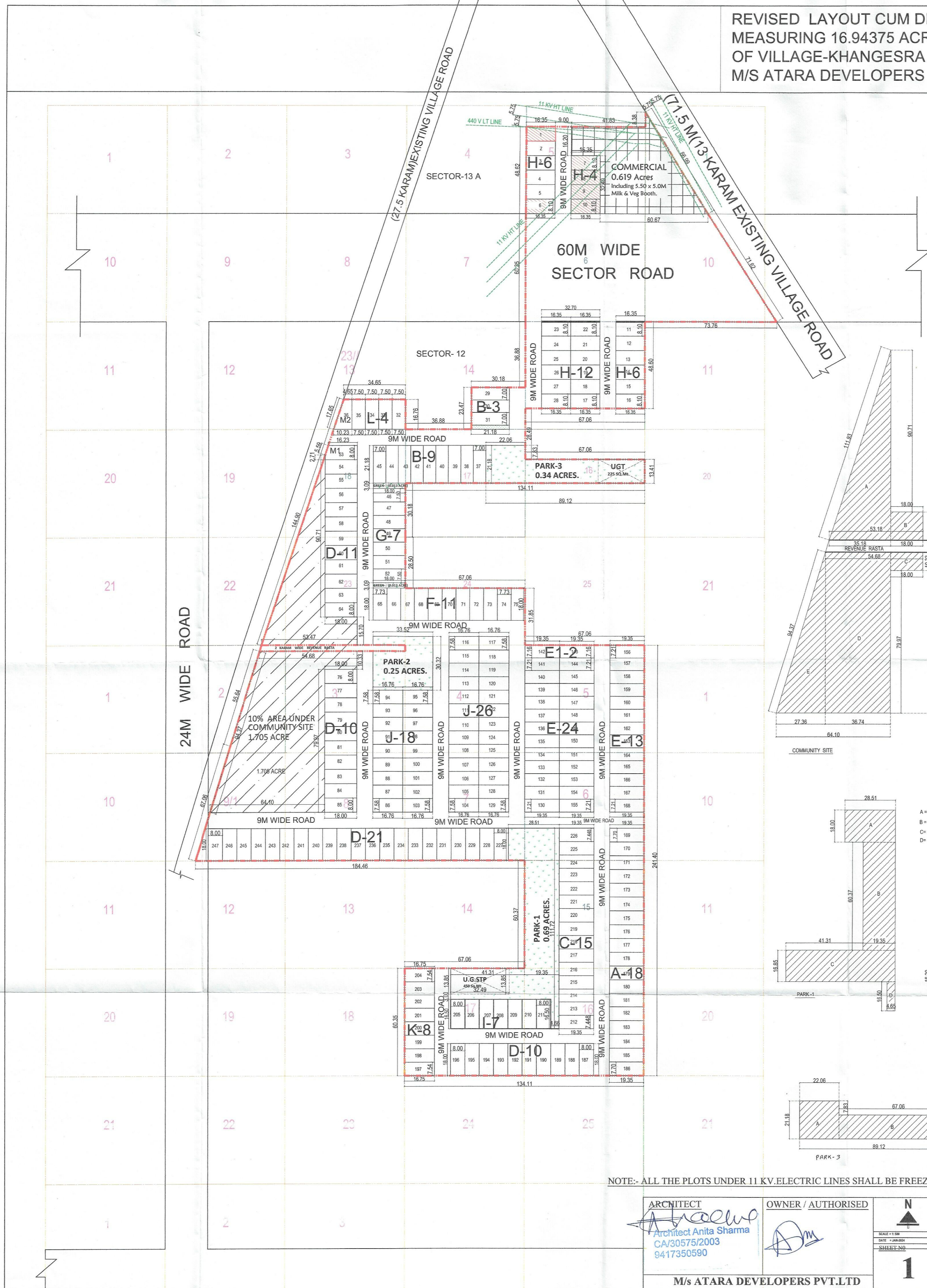
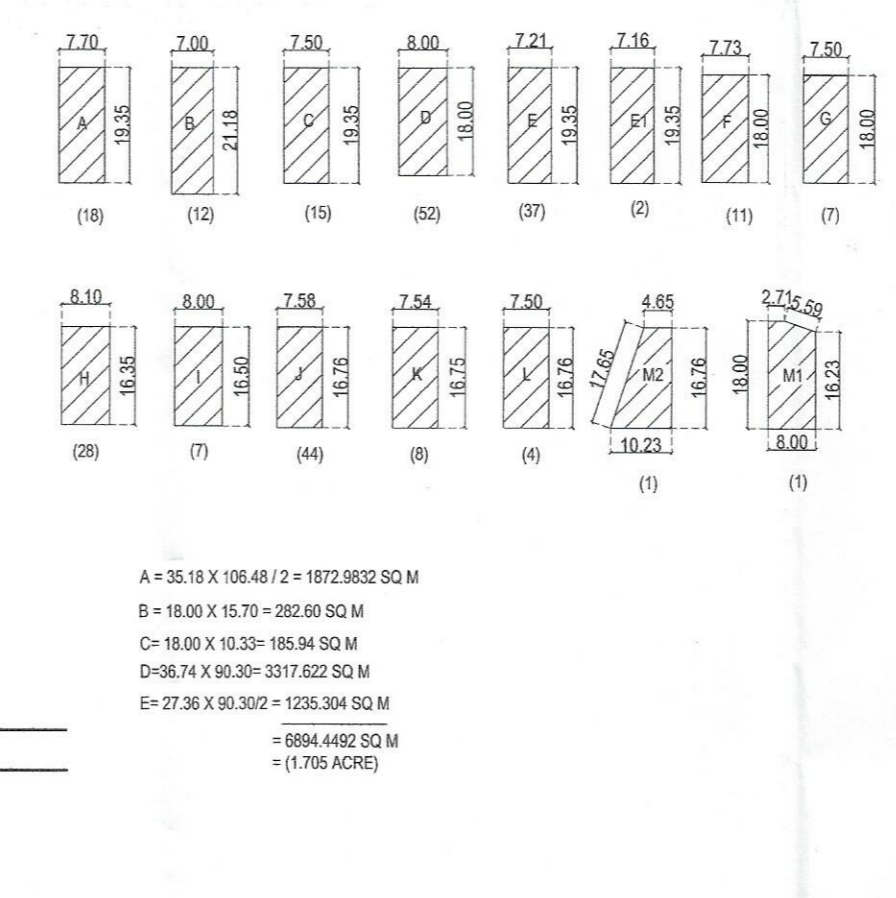


REVISED LAYOUT CUM DEMARCATION PLAN FOR PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 16.94375 ACRES BEARING LICENCE NO.59 OF 2025 DATED 13-04-2025 IN THE REVENUE ESTATE OF VILLAGE-KHANGESRA SECTOR-12,13 A ALIPUR, DISTRICT PANCHKULA HARYANA BEING DEVELOPED BY M/S ATARA DEVELOPERS PVT LTD.



DENSITY CALCULATIONS		AREA STATEMENT	
TOTAL DENSITY	247 X 18.00 = 4446.00 / 16.04185 4446.00 / 16.04185 = 277.150 PPA AGAINST 240-400 PPA	TOTAL AREA OF THE SCHEME	16.94375 ACRES
AREA UNDER GREEN PARK		AREA FALLS WITH IN 60 M WIDE PROPOSED SECTOR ROAD	1.8038 ACRES
MINIMUM REQUIRED @ 7.50% =	1.271 ACRES	50% OF AREA FA IN 60 M WIDE PROPOSED SECTOR ROAD	0.9019 ACRES
PROPOSED GREEN		NET PLANNED AREA (A-B)	16.04185 ACRES
PARK -1	0.690 ACRES	PERMISSIBLE AREA DETAIL	
PARK -2	0.250 ACRES	AREA UNDER COMMERCIAL @ 2% TO 4% PERMISSIBLE	0.642
PARK -3	0.340 ACRES	AREA UNDER @ 61% PERMISSIBLE	9.786
TOTAL	1.28 ACRES	TOTAL SALEABLE AREA @ PERMISSIBLE MAX. 65%	10.427
		TOTAL GREEN AREA @ MIN 7.50% PERMISSIBLE	1.271
		AREA UNDER COMMUNITY SITE @ MIN. 10%	1.694
		AREA IN SQ M	NO'S

S.NO.	CATEGORY	PLOT NO.	SIZE	AREA IN SQ M	NO'S	TOTAL AREA
1.	A	169 TO 186	7.700 X 19.35	148.995	18	2681.91 SQ M
2.	B	29 TO 31 & 37 TO 45	7.000 X 21.18	148.260	12	1779.12 SQ M
3.	C	212 TO 226	7.448 X 19.35	144.119	15	2161.72 SQ M
4.	D	54 TO 64 & 76 TO 85 & 187 TO 196 & 227 TO 247	8.000 X 18.00	144.000	52	7488.00 SQ M
5.	E	130 TO 141 & 144 TO 168 & 18	7.210 X 19.35	139.514	37	5162.00 SQ M
6.	E1	142 & 143	7.160 X 19.35	138.546	2	277.09 SQ M
7.	F	65 TO 75	7.730 X 18.00	139.140	11	1530.54 SQ M
8.	G	46 TO 52	7.500 X 18.00	135.000	7	945.00 SQ M
9.	H	1 TO 28	8.100 X 16.35	132.435	28	3708.18 SQ M
10.	I	205 TO 211	8.00 X 16.50	132.000	7	924.00 SQ M
11.	J	86 TO 129	7.580 X 16.76	127.041	44	5589.80 SQ M
12.	K	197 TO 204	7.540 X 16.75	126.295	8	1010.36 SQ M
13.	L	32 TO 35	7.500 X 16.76	125.700	4	502.80 SQ M
14.	M1	53	ODD SIZE	139.300	1	139.300 SQ M
15.	M2	36	ODD SIZE	124.710	1	124.710 SQ M
					247	34024.589 SQ M
						52.41% OR 8.408 ACRE



To be read with L. No. 59 of 2025 dated 18.04.2025 ZP-2194 & 5177

This Revised Layout Plan for an area measuring 16.94375 acres (Drawing No. DTCP/JH/7/2025 dated 13/04/2025) comprised of licence which are issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Atara Developers Pvt. Ltd. in the revenue estate of Village Khangesra, Sector-12 & 12A, Panchkula Extension-II (Part) District-Panchkula 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 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, Haryana 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 meters 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 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 HUDA 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 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

NOTE:- ALL THE PLOTS UNDER 11 KV.ELECTRIC LINES SHALL BE FROZEN

ARCHITECT
Anita Sharma
 CA/30575/2003
 9417350590

OWNER / AUTHORISED

 M/s ATARA DEVELOPERS PVT.LTD

SCALE: 1:1000
 DATE: 13/04/2025
 SHEET NO: 1

(RAWAN KUMAR) ATP (HQ)
 (BABITA GUPTA) DTP (HQ)
 (VJENDER SINGH) STP (HQ)
 (BHUVNESH KUMAR) CTP(HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (SATYA PAL) JD (HQ)