

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- 10647. Dated: 29-11-24) for Residential Plotted Colony falling in village Azizulpur, 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 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 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.
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 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 & 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 NPPL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced 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 HBC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the coloniser to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser 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 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.
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 coloniser/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.
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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the coloniser/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 coloniser/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.

(JAIDEEP)
DTP (HQ)(VIJENDER SINGH)
STP (HQ)(JITENDER SIHAG)
CTP (HR)(AMIT KHATRI, IAS)
DTPC (HR)(GURPREET KHEPAR)
JD (HQ)(SHIVAM ROHILLA)
ATP (HQ)

NOTE :-

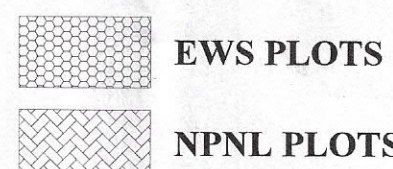
1) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LAYOUT SHOWING FORMATION TOP LEVELS.

2) THE KERB STONES SHALL BE AS/ SPECIFICATIONS



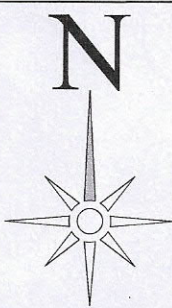
GREEN AREA

COMMERCIAL



EWS PLOTS

NPPL 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/2005/36281

OWNER/AUTH. SIGN:-

For Ralith Realty Private Limited
Director

(Authorised Signatory)

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	
2	U. D. USE AREA	0.28492	1153.02	
3	PLANNING AREA	21.08383	85323.10	
4	PERMISSIBLE AREA FOR COMMERCIAL @ 4 %	0.84	3399.35	3.98
5	PERMISSIBLE AREA FOR PLOTS @ 51 %	10.75	43503.63	47.22
6	TOTAL SALEABLE AREA	11.59	46902.98	51.20
7	REQUIRED GREEN AREA @2.5 SQ.M./PERSON	1.42	5771.25	9.82

DENSITY CALCULATION					
1	PERMISSIBLE DENSITY @ 120 PPA	=	2530.06	persons	
2	TOTAL DENSITY	=	(143X13.5)	+	(42X9)
		=	1930.50	+	378.00
		=	2308.50		
		=	109.49	PPA	

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

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

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

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		
S.R. 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		
S.R. 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		
S.R. 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

DRAIN NO. 2
45 M WIDE SECTOR ROAD