

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 52K17M OR 6.60625 ACRES IN THE REVENUE ESTATE OF NAGGAL, SECTOR - 19, PANCHKULA EXTENSION II BEING DEVELOPED BY RAPID EXPANSION INFRA.

Total Area of scheme 6.60625 Acres (26734.50281 Sq.m)

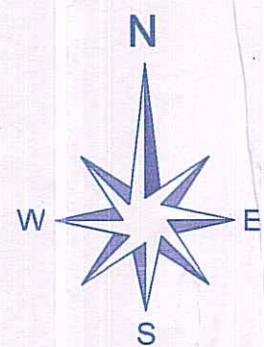
Area Under Internal Sector 24M Wide Roads:-234.13+952.88=1187.01sq.m

TYPE	PERM.AREA	PREM.%	PROP. AREA	PROP. %	ACRE
RESIDENTIAL	16308.04	61%	14520.81	54.31	3.58
COMMERCIAL	1069.38	4%	560.31	2.10	0.13
COMMUNITY	2673.45	10%	2760.33	10.32	0.68
GREEN AREA	2005.08	7.5%	2303.07	8.61	0.56
SALEABLE AREA	17377.42	65%	15081.12	56.41	3.72

Plot Details					
Categories	Plot No.	Size		Area Sq.m	No. of Plots
		Length	Width		
A	1-8, 10-16	7.37	15.24	112.319	15
B	18-20	8.13	16.44	133.657	3
C	21-29	8.13	18.29	148.698	9
D	81-114	8.06	15.92	128.315	34
E	68-79	8.08	18.44	148.995	12
F	51-66	7.78	14.45	112.421	16
G	50	AS PER SITE		127.28	1
H	49	AS PER SITE		150	1
J	48	AS PER SITE		150	1
K	47	AS PER SITE		146.47	1
L	46	AS PER SITE		136.09	1
N	31-36, 40-44	8.97	13.29	119.211	11
O	39	AS PER SITE		112.47	1
P	38	AS PER SITE		117.86	1
Q	37	8.53	13.29	113.364	1
R	30	AS PER SITE		102.95	1
T	9	AS PER SITE		132.59	1
U	67	AS PER SITE		134.42	1
V	17	AS PER SITE		149.88	1
W	45	AS PER SITE		125.72	1
X	80	AS PER SITE		136.96	1
					114
					14520.81

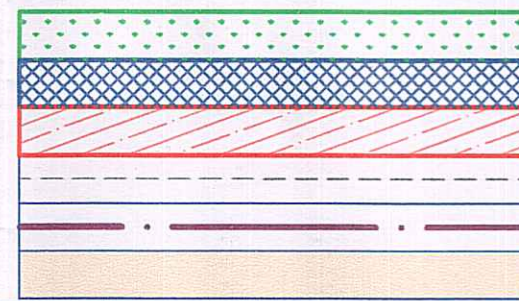
Other's Details			
Type	Area in SQ.M	No	Acres
G1	1738.60	1	0.42
G2	327.61	1	0.08
G3	117.08	1	0.02
G4	119.78	1	0.02
	2303.07	4	0.56
UGSTP	451.31	1	0.11
UGT	201.83	1	0.04

M/S. ANAND & ANAND
ARCHITECTS, PLANNERS & VALUERS
E-mail : anand_anand81@hotmail.com
1062-63, DISHA ARCADE, IT PARK RD.
SECTOR-4, M.D.C, PANCHKULA 134114
Mobile:98150-87934,47934



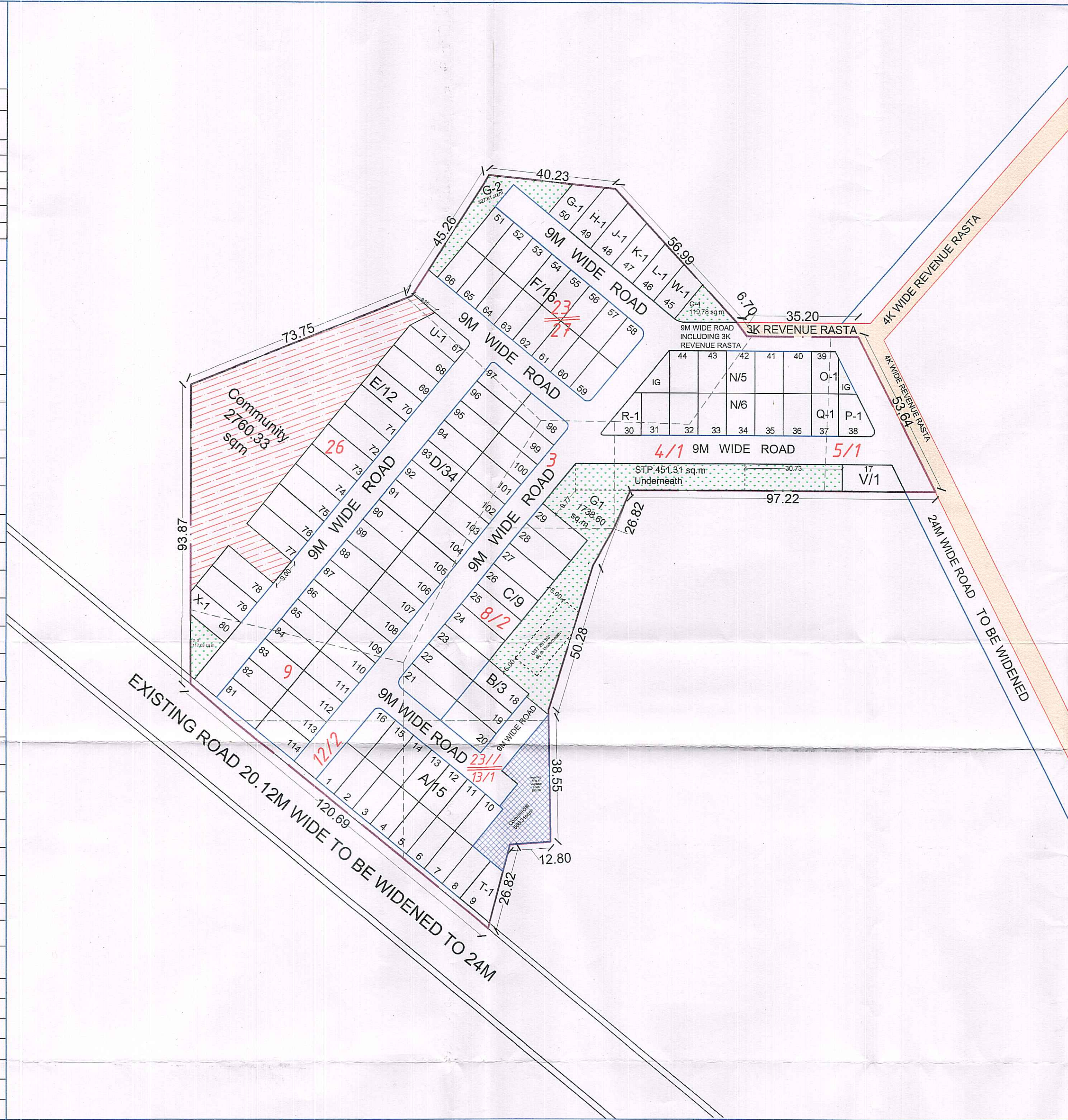
DENSITY CALCULATION (PPA)
OF PLOTS = 114 UNITS ALLOWED = 4
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 114 X 4 X 4.5
=2052 / 6.606
= 310 PPA

LEGEND:
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA



For RAPID EXPANSION INFRA
Partner
OWNER

ARCHITECT



To be read with License No. - 139 Dated 07-08-2025

LC-5517A

That this layout plan for an area measuring 6.60625 acres (Drawing no. 1319 Dated 07-08-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Rapid Expansion Infra. falling in the revenue estate of estate of Naggal, in Sector-19, Kot-Behla Urban Complex, K.B.U.C., District Panchkula 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, 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 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 meters 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 HSP 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.

Raman Kumar
(RAMAN KUMAR)
ATP(HQ)
Sd/-
(SATYA PAL)
JD(HQ)

Divya Dogra
(DIVYA DOGRA)
DTP (HQ)

Hitesh Sharma
(HITESH SHARMA)
STP (HQ)

Bhuvnesh Kumar
(BHUVNESH KUMAR)
CTP(HR)

Amit Khatri
(AMIT KHATRI, IAS)
DTCP (HR)