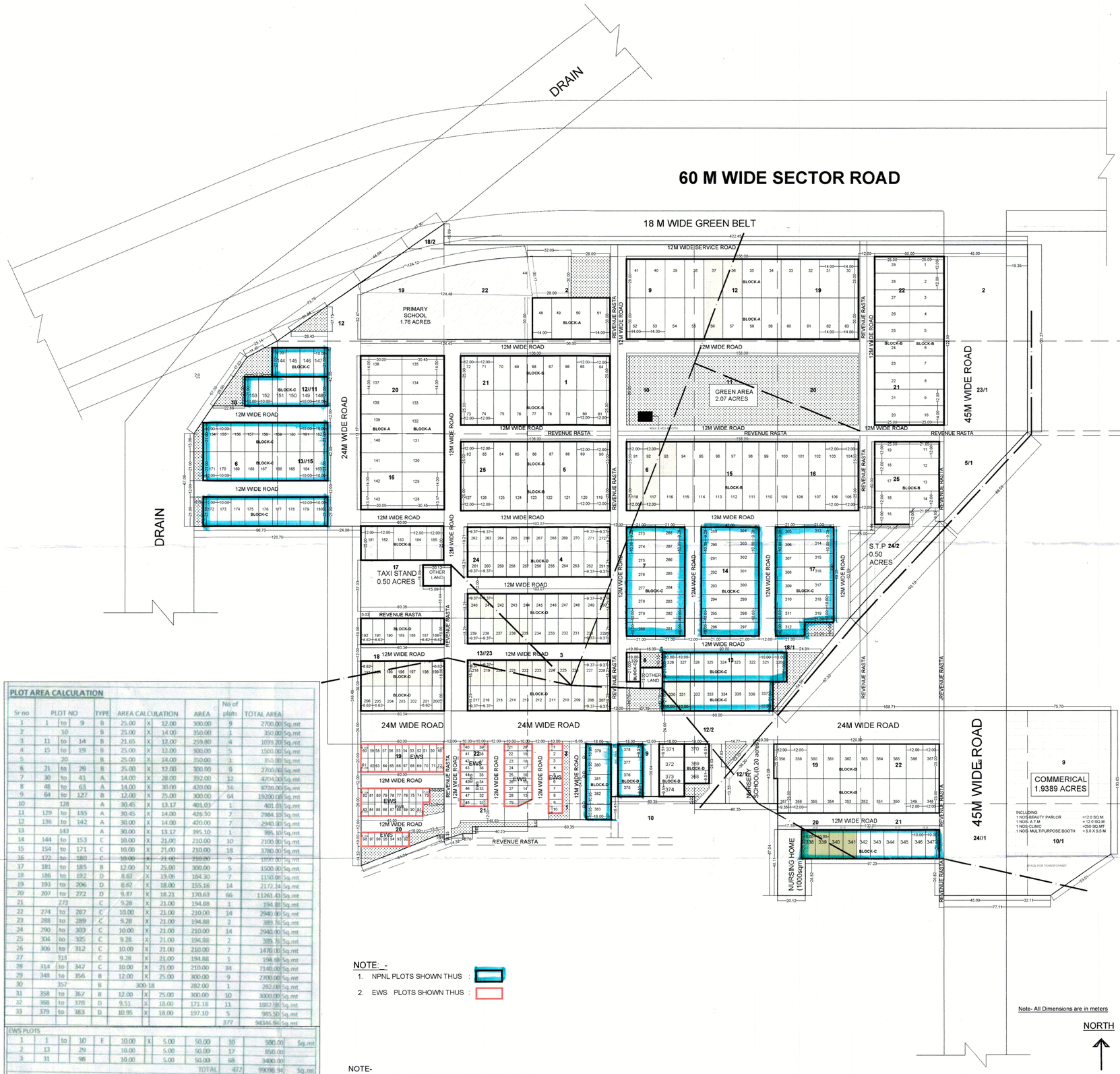
REVISED LAYOUT-CUM-DEMARCATION PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 50.412 ACRES BEARING LICENSE NO. 52 OF 2011 DATED 10.06.2011 IN SECTOR-32 & 32A, KARNAL -M/S SONI REALTORS PVT LTD.



AREA CALCULATION					
TOTAL AREA OF THE SCHEME	=	50.412	Acres		
AREA FALLING UNDER GREEN BELT AND SECTOR ROAD	=	3.875	Acres		
BALANCE AREA	=	46.537	Acres	...(A)	
50% OF THE AREA FALLING UNDRE GREEN BELT AND	=	1.938	Acres	...(B)	
PLUS (A+B)	=	48.475	Acres		
NET PLANNED AREA	=	48.475	Acres		
AREA UNDER COMMERCIAL	=	1.939	Acres	4.000	%
AREA UNDER PLOTS	=	24.487	Acres	50.52	%
AREA UNDER NURSING HOME	=	0.225	Acres		
TOTAL SALEBLE AREA	=	26.651	Acres	54.50	%

DENSITY CALCULATION						
TOTAL DENSITY	=	(377x13.5)	+	(95x9)		
	=	5089.5	+	855		
	=	5944.5	÷	50.412		
	=	117.918		PPA		
	OR	291.250		PPH		

N.P.N.L AND E.W.S CALCULATION								
	=	REQUIRED			=	PROVIDED		
N.P.N.L	=	118.00	25	%	=	121	25.10	%
E.W.S.	=	94.40	20	%	=	95	20.54	%

AREA UNDER GREEN	=	REQUIRED	=	PROVIDED
ORGANIZED GREEN	=	4%	=	4.10%
INCIDENTENTEL GREEN	=	1%	=	MORE THEN 1%

COMMUNITY SITES			=	REQUIRED	PROPOSED
1	PRIMERY SCHOOL		=	1	1
2	NURSERY SCHOOL		=	1	1
3	CLINIC(250 Sq.Mt EACH)		=	1	1
4	A.T.M (12 Sq.MT EACH)		=	1	1
5	BEAUTY PARLOUR (12 Sq.Mt EACH)		=	1	1
6	MULTI PURPOSE BOOTH (5.0M x 5.50M)		=	1	1
7	MILK & VEG BOOTH		=	1	1
8	TAXI STAND		=	1	1

PLOT AREA CALCULATION

Sr no	PLOT NO			TYPE	AREA CALCULATION			AREA	No of plots	TOTAL AREA
1	1	to	9	B	25.00	X	12.00	300.00	9	2700.00 Sq.mt
2		10		B	25.00	X	14.00	350.00	1	350.00 Sq.mt
3	11	to	14	B	21.65	X	12.00	259.80	4	1039.20 Sq.mt
4	15	to	19	B	25.00	X	12.00	300.00	5	1500.00 Sq.mt
5		20		B	25.00	X	14.00	350.00	1	350.00 Sq.mt
6	21	to	29	B	25.00	X	12.00	300.00	9	2700.00 Sq.mt
7	30	to	41	A	14.00	X	28.00	392.00	12	4704.00 Sq.mt
8	48	to	63	A	14.00	X	30.00	420.00	16	6720.00 Sq.mt
9	64	to	127	B	12.00	X	25.00	300.00	64	19200.00 Sq.mt
10		128		A	30.45	X	13.17	401.01	1	401.01 Sq.mt
11	129	to	155	A	30.45	X	14.00	426.30	7	2984.10 Sq.mt
12	136	to	142	A	30.00	X	14.00	420.00	7	2940.00 Sq.mt
13		143		A	30.00	X	13.17	395.10	1	395.10 Sq.mt
14	144	to	153	C	10.00	X	21.00	210.00	10	2100.00 Sq.mt
15	154	to	171	C	10.00	X	21.00	210.00	18	3780.00 Sq.mt
16	172	to	180	C	10.00	X	21.00	210.00	9	1890.00 Sq.mt
17	181	to	185	B	12.00	X	25.00	300.00	5	1500.00 Sq.mt
18	186	to	192	D	8.62	X	19.08	164.30	7	1150.08 Sq.mt
19	193	to	206	D	8.62	X	18.00	155.16	14	2172.24 Sq.mt
20	207	to	272	D	9.37	X	18.21	170.63	66	11261.43 Sq.mt
21		273		C	9.28	X	21.00	194.88	1	194.88 Sq.mt
22	274	to	287	C	10.00	X	21.00	210.00	14	2940.00 Sq.mt
23	288	to	289	C	9.28	X	21.00	194.88	2	389.76 Sq.mt
24	290	to	303	C	10.00	X	21.00	210.00	14	2940.00 Sq.mt
25	304	to	305	C	9.28	X	21.00	194.88	2	389.76 Sq.mt
26	306	to	312	C	10.00	X	21.00	210.00	7	1470.00 Sq.mt
27		313		C	9.28	X	21.00	194.88	1	194.88 Sq.mt
28	314	to	347	C	10.00	X	21.00	210.00	34	7140.00 Sq.mt
29	348	to	356	B	12.00	X	25.00	300.00	9	2700.00 Sq.mt
30		357		B			300-18	282.00	1	282.00 Sq.mt
31	358	to	367	B	12.00	X	25.00	300.00	10	3000.00 Sq.mt
32	368	to	378	D	9.51	X	18.00	171.18	11	1882.98 Sq.mt
33	379	to	383	D	10.95	X	18.00	197.10	5	985.50 Sq.mt
									377	94346.96 Sq.mt

EWS PLOTS											
1	1	to	10	E	10.00	X	5.00	50.00	10	500.00	Sq.mt
2	13		29		10.00		5.00	50.00	17	850.00	
3	31		98		10.00		5.00	50.00	68	3400.00	
								TOTAL	472	99096.94	Sq.mt
								OR		24.487	ACRES

NOTE:-
1. NPNL PLOTS SHOWN THUS :
2. EWS PLOTS SHOWN THUS :

NOTE-
PLOT FALLING UNDER ELECTRIC LINES SHALL BE KEPT FROZEN TILL SHIFTING OF THE SAME

EWS PLOTS NOS. 11,12,& 30 ARE NOT NUMBERED
PLOTS NOS. 42 to 47 ARE NOT NUMBERED

Note- All Dimensions are in meters

NORTH

To be read with Licence No. 52 of 2011 dated 10.06.2011 LC-2436 Vol-III, ZP-769

That this Revised Layout Cum Demarcation Plan of Residential Plotted Colony having area measuring 52.412 acres (Drawing no. 1261 ..... Dated 24.07.2017) bearing licence nos. 52 of 2011 dated 10.06.2011, comprised of license which is issued in respect of Residential Plotted Colony being developed by Soni Realtors Pvt. Ltd. & Others, in Sector-32 & 32A, Karnal, District Karnal is hereby approved subject to the following conditions:-

1. That this Revised Layout-Cum-Demarcation 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 and Commercial and Community 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 IOC Pipe Line and 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 (If Any).
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 revised 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided in the revised 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 licenses.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. 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.
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 plots 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 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.
17. That the colonizer 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 colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
20. 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.
21. 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.
22. That the colonizer/owner shall transfer the area falling under sector road & 24 mtr. wide internal road free of cost to the Government.

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