



			%
Total Area of the Scheme	118.188	Acres	100.00
Area under Roads & Green belt	7.32	Acres	
Net Available for Township (50% of Green & road)	3.66	Acres	
Net Area of the Scheme	114.528	Acres	
Area Under Un-Determined	4.85	Acres	
Net Planned Area	109.678	Acres	
Area Under Plots	52.29	Acres	
Area Under Commercial	4.39	Acres	4.00%
Area Under Nursing Home	0.50	Acres	
Total Saleable Area	57.18	Acres	52.13%

ORGANISED GREEN	4.97	Acres
INCIDENTAL GREEN	1.09	Acres

Category	Size of plots	Width	Depth	Area	No. of Plots	Total area in sq. meters
Type A	20	50	1000.00	33	33000.00	
Type B	20	40	800.00	18	14400.00	
Type C	20	36	720.00	11	7920.00	
Type D	12	28	336.00	118	39648.00	
Type E	12	25	300.00	74	22200.00	
Type F	10	25	250.00	100	25000.00	
Type G	10	20	200.00	236	47200.00	
Type H	10	18	180.00	70	12600.00	
Type I	4	12.5	50.00	193	9650.00	
TOTAL				653	21110.00 sq.m.	

	Required	Provided
EWS @ 20%	170.75	193
NPFL Plots @ 25%	213.25	306

Density calculations
 Plots @ 73.0 per plots = (003-183 + 000 x 13.5) = 8910
 EWS Plots @ 9 per plots (193 x 9) = 1737
 Total Population = 10647
 Achieved Density = 10647/109.678 = 97.07 ppa
 97.07 x 2.47 = 239.76 pph
 PERMISSIBLE DENSITY - 240 PPH

SAL	COMMUNITY SITES	REQ.	PROV.	AREA
1	NURSERY SCHOOL	2	2	0.20 Acs. Each
2	P.B.M.S.	1	1	1.00 Acs.
3	High School	1	1	5.00 Acs.
4	CONVENT	1	1	1.20 Acs.
5	COMMUNITY CENTRE	1	1	2.00 Acs.
6	RELIGIOUS	1	1	0.20 Acs.
7	TAXI STAND	1	1	1.00 Acs.
8	CHURCH	1	1	0.20 Acs.
9	SUB POST OFFICE	1	1	1.00 Acs.
10	NURSING HOME	2	2	0.25 Acs. Each
11	CLINIC	2	2	40.00 Sqm. Each
12	A.T.M.	2	2	12.00 Sqm. Each
13	BEAUTY PARLOUR	2	2	12.00 Sqm. Each
14	MULTIPURPOSE BOOTH	2	2	27.00 Sqm. Each
15	VEGETABLE BOOTH	2	2	27.00 Sqm. Each

To be read with licence No. 36 of 2010 dated 7.5.2010
 This layout plan for an area of 118.188 acres (Dir. No. D.T.C.P-2080 dated 16.04.2010) comprises of various plots which were used in respect of Residential Colony being developed by M/s Parsvnath Developers Ltd. and others in Sector-33 & 33A, Rohtak. It is hereby approved subject to the following conditions:-

- The layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the colonial agreement.
- The plotted area of the colony shall not exceed 50% of the net planned area of the colony. The remaining area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- The demarcation plans as per size of all the residential, commercial and institutional sites shall be got approved from this Department and construction of these sites shall be governed by the Punjab Residential Sites and Control Areas Regulation of Unregulated Development Areas, 1985 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- 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 to the extent of 20 meters.
- 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.
- The revenue rates falling in the colony shall be fixed for the colony as shown in the layout plan.
- 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 agreement, the peripheral roads, internal road construction or for proper integration of the planning provisions of the adjoining areas of the colony as shown in the Development Plan.
- No property/plot shall derive access directly from the carriage way of 30 meters or more wide road.
- All open lands provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the 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 identical.
- At the time of construction, if required percentage of NHLU plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- Any excess area over and above the permitted 4% under commercial use shall be deemed to be vacant.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 40 of the Punjab, 1965. This condition shall also be incorporated in the layout plan and in the approved letters.
- The plot size shall not be less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
- The review of the sector/development plan shall be provided in the Development Plan, which form part of the layout plan shall be transformed free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No. 19 of 1975.
- The plot size shall not be less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
- You will have no objection to the regularization of the boundaries of the roads through line and take with the land that HUDA is ready able to acquire in the interest of general development and regularization of services. The decision of the competent authority shall be binding in regard.
- The colonizer shall obtain the clearance/NOI as per the provisions of the Notification No. S.D. 2339/01 dated 04.02.2005 issued by Ministry of Development and Towns, Government of Haryana before starting the construction/execution of development works at site.
- The rain water harvesting system shall be provided as per Central Ground Water Authority (CGWA) Haryana Govt. notification as applicable.
- The provision of water supply system shall be as per norms specified by HUDA and shall be made operational when applicable before occupying the residential plots.
- The colonizer/owner shall use only Compact Fluorescent Lamps (CFL) for interior lighting as well as outdoor lighting.
- You shall comply the minimum floor level requirement of your power utility to enable the provision of power to the plots/areas for the (water) supply system. The same shall be done before the commencement of the project and shall be made operational before occupying the residential plots not later than 2 months from the approval of layout plan.

PROJECT: PARSVNATH CITY AT ROHTAK SECTOR- 33 & 33A
 TITLE: LAYOUT PLAN

OWNER SIGN: [Signature]
 ARCHITECT SIGN: [Signature]

DRAWN: GIRJESH
 CHECKED: KUNAL
 DEPTT.: SANCTION

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