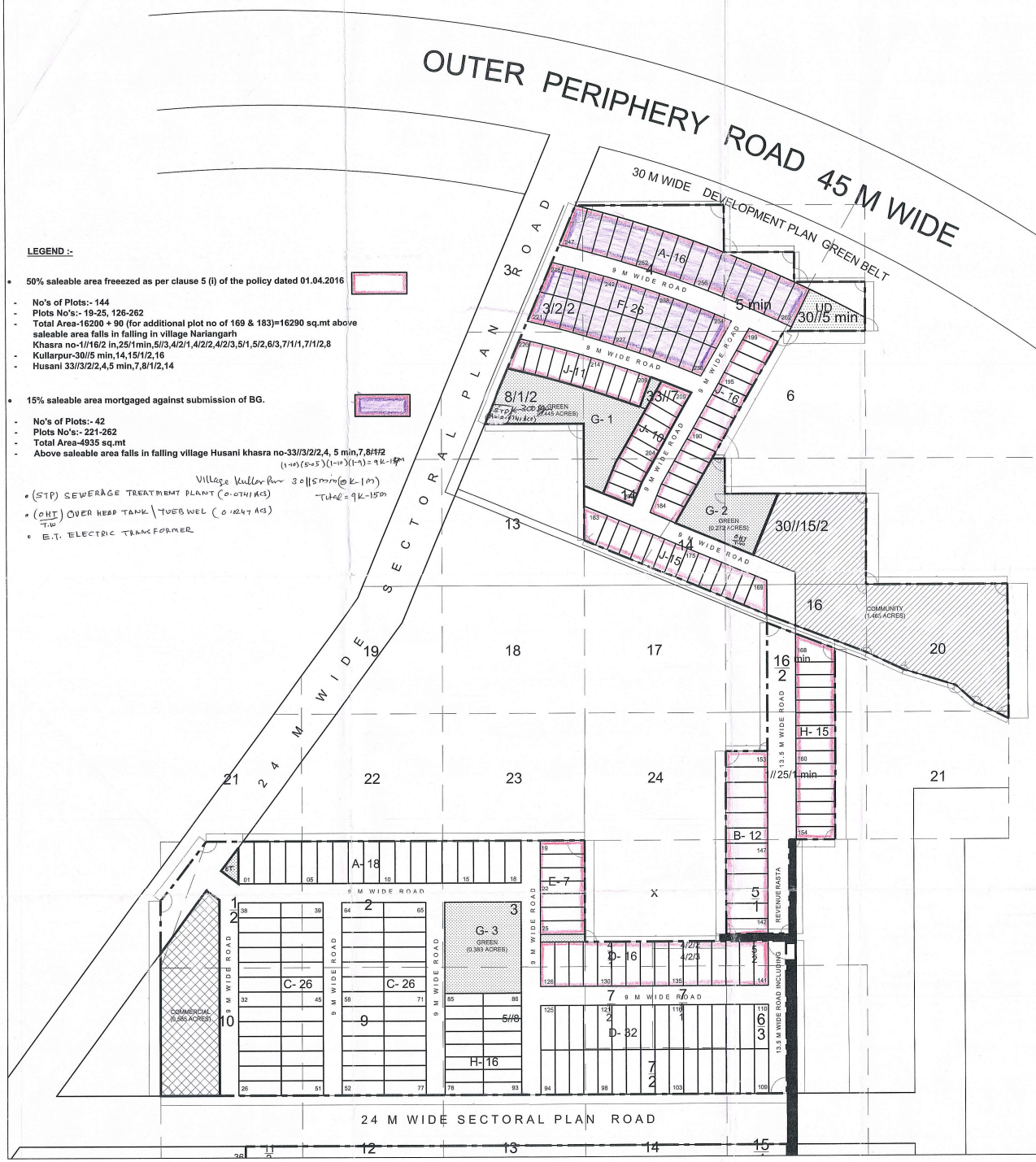

LEGEND :-

- **50% saleable area freeezed as per clause 5 (i) of the policy dated 01.04.2016**
  - **No's of Plots:- 144**
  - **Plots No's:- 19-25, 126-262**
  - **Total Area-16200 + 90 (for additional plot no of 169 & 183)=16290 sq.mt above saleable area falls in falling in village Nariangarh Khasra no-1//16/2 in,25/1min,5//3,4/2/1,4/2/2,4/2/3,5/1,5/2,6/3,7/1/1,7/1/2,8**
  - **Kullarpur-30//5 min,14,15/1/2,16**
  - **Husani 33//3/2/2,4,5 min,7,8/1/2,14**
- **15% saleable area mortgaged against submission of BG.**
  - **No's of Plots:- 42**
  - **Plots No's:- 221-262**
  - **Total Area-4935 sq.mt**
  - **Above saleable area falls in falling village Husani khasra no-33//3/2/2,4, 5 min,7,8/1/2**

(1+10)(5+5)(1-10)(1-9) = 9K-15m

Village Kullar Rm 30//5 min (@K-1m) Total = 9K-15m

- (STP) SEWERAGE TREATMENT PLANT (0.0741 ACS)
- (OHT) OVER HEAD TANK \ TUBEWEL (0.1247 ACS)
- E.T. ELECTRIC TRANSFORMER

To be read with Licence No. 46 of 2017 Dated 13/07/2017 LC:3299

That this **Layout plan for an area** measuring **14.90 acres (Drawing No. DTCP- 5930 dated 14.06.2017comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Saubhagaya Colonisers Pvt. ltd. & others in the revenue estate of Village Naraingarh, Husani, Kullarpur Sector-4, Naraingarh, Distt. Ambala** 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 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. 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.
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 Haryana Building Code, 2017. 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.
13. 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.
14. 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.
15. 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
19. 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.
20. 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.

(SAM MEHAR) JD (HQ) | (BALWANT SINGH) SD (HQ) | (OM PARKASH) ATP (HQ) | (VIJENDER SINGH) DTP (HQ) | (K.K. SINGH) STP (E&V) HR | (KAMAL KUMAR) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DTCP (HR)

AREA STATEMENT

	Area (in sq.mt.)	Area (in acres)	Area (in %age)	
TOTAL AREA OF THE SCHEME	60298.07	14.90		
AREA UNDER 30M GREEN BELT	1241.98	0.307		
UD	449.97	0.111		
NET PLANNED AEA (excluding 50% of green belt area i.e.0.153 acres)	59227.11	14.635		
AREA UNDER COMMUNITY	5931.30	1.4657	10.01	%
AREA UNDER COMMERCIAL	2369.08	0.5854	4.00	%
AREA UNDER PLOTS	32442.50	8.017	54.78	%
TOTAL SALEABLE AREA	34811.58	8.602	58.78	%

AREA UNDER PLOTS

TYPE	SIZE			AREA	NO.	TOTAL AREA
A	7.50	X	20	150	34	5100 Sq.Mt.
B	7.25	X	20	145	12	1740 Sq.Mt.
C	7.00	X	20	140	52	7280 Sq.Mt.
D	6.75	X	21	141.8	48	6804 Sq.Mt.
E	6.50	X	21	136.5	7	955.5 Sq.Mt.
F	6.50	X	15	97.5	26	2535 Sq.Mt.
H	6.00	X	18	108	31	3348 Sq.Mt.
J	6.00	X	15	90	52	4680 Sq.Mt.
			TOTAL AREA		262	32443 Sq.Mt.
					OR	8.02 Acres

DENSITY CALCULATION

TOTAL	=	262	x	13.50	
	=	3537			
TOTAL AREA	=	14.635			
POPULATION	=	3537	/	14.635	
PER ACRE	=	242	PPA		

AREA UNDER GREEN

ORGANIZED GREEN

G1	G2	G3	G4		TOTAL Area in Sq.Mt.	TOTAL Area in Acres	
1799.7	1101	1551			4451.9	1.10	Acres
INCIDENTAL GREEN					146.6	0.04	Acres

	REQUIRED	PROPOSED	
ORGANIZED GREEN	7.50 %	7.52	%
INCIDENTAL GREEN		0.25	%
TOTAL		7.76	%

LEGEND:
- COMMERCIAL AREA
- COMMUNITY AREA
- GREEN AREA
- RESIDENTIAL PLOTS

CLIENT/ OWNER

SAUBHAGAYA COLONISERS PVT. LTD.
E- 371, 2nd Floor, Nirman Vihar
New Delhi- 110092

CLIENT SIGNATURE

(AUTHORISED SIGNATORY FOR: SAUBHAGAYA COLONISERS PVT. LTD.)

AARORA ASSOCIATES
Cabin 105 FF,Sco' 91-93,
Ansal Sampark Building,
Sector- 5 Panchkula.
+91-98159- 65921

ARCHITECT

Ashwik Sikri
CA/2009/58148
Council of Architecture

PROJECT CODE: L1611

PROJECT TITLE

AFFORDABLE HOUSING COLONY on Land measuring 14.90 Acres, Sector- 4, NARAINGARH. FOR M/s SAUBHAGAYA COLONISERS PVT. LTD.

DRAWING TITLE

LAYOUT PLAN
FOR AFFORDABLE HOUSING COLONY

NORTH

DRAWING NO.

L1611-APC-LA-0001

SCALE	1: 1000	REV
DATE: 20.10.2016	SHEET NO. 1 of 1	01