







<u>NO.OF PLOTS</u>	= 153
POPULATION (@ 13.5 PLOT)	= 2065.50
DENSITY OF POPULATION/ ACRE	= 266.89, SAY 267 PPA
(2065.50 / 7.739)	(>240 < 400)

To be read with Licence No. 49 of 2017 Dated 16.11.2017

That this Layout-com-demonstration plan for area measuring 7.738 acres (Drawing No. DTCO-6955 dated 10.03.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Dsaw Jani Avas Yojna) being developed by M/s. P. N. P. Pvt. Ltd. for the purpose of Affordable Residential Plotted Colony, is hereby approved subject to the following conditions:-

- The said Layout-com-demonstration **Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11.2 of 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 layout plan for the proposed project shall be submitted to the Urban Development Authority for approval. The Department and construction on these sites shall be governed by the Development Plan of 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of the project in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCO for the modification of layout plan of the colony.
- That the revenue rate 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 DTCO, Haryana and accordingly shall make necessary changes in the layout plan for making an adjustment in the alignment of plots in the peripheral road, internal road circulation or for proper integration of the planning, proceeds 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 shall be enclosed areas of the colony to be developed by the colonizer. All other green belts outside the layout plan shall be developed by the Urban Development Authority/Department on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
- At the time of demonstration plan, if required percentage of originated open space is reduced, the same will be provided by the colonizer in the licensed area.
- 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.
- All area excess over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion area 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 basis of Section 3(2)(iii) of the Act No. 88 of 1947.
- That the odd site 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 is already legally acquired to acquire the full extent of the planned area for development and integration of service. 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. order.
- 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 Power Plant as per provisions of Haryana Solar Power Policy 2015 issued by Haryana Government Renewable Energy Department vide Notification No. 15/24/2015-5 Power dated 12.02.2015.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of orders No.22/22/2005-5 Power dated 23.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2015-5 Power dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2015-5 Power dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

LEGEND	
SCHEME BOUNDARY	
COMMERCIAL AREA	
PARK/OPEN SPACE	
AREA UNDER COMMUNITY FACILITIES	
AREA UNDER S.T.P.	
AREA UNDER UGT/TW	

ABBREVIATIONS
S.T. = ELECTRIC TRANSFORMER
I.G. = INCIDENTAL GREEN
S.T.P. = SEWAGE TREATMENT PLANT
TW = TUBEWELL
UGT = UNDERGROUND WATER TANK