LEGEND :-

- **50% saleable area freeezed as per clause 5 (i) of the policy dated 01.04.2016 (i.e 2.42935)**

- **Category-**
- **A-7,B-7,E-8,H-22,J-9,K-44,L-13**
- **No's of Plots:- 110**
- **Plots No's:- 28-34,67-169**
- **Total Area-9863.973 sq.mt (2.4374 acres) above saleable area falls in falling in village Naraingarh Khasra no-5//13,14,17,18,19,20,21/1,22/1,23/1,23/3,24/1/1**

- **15% saleable area mortgaged against submission of BG.**

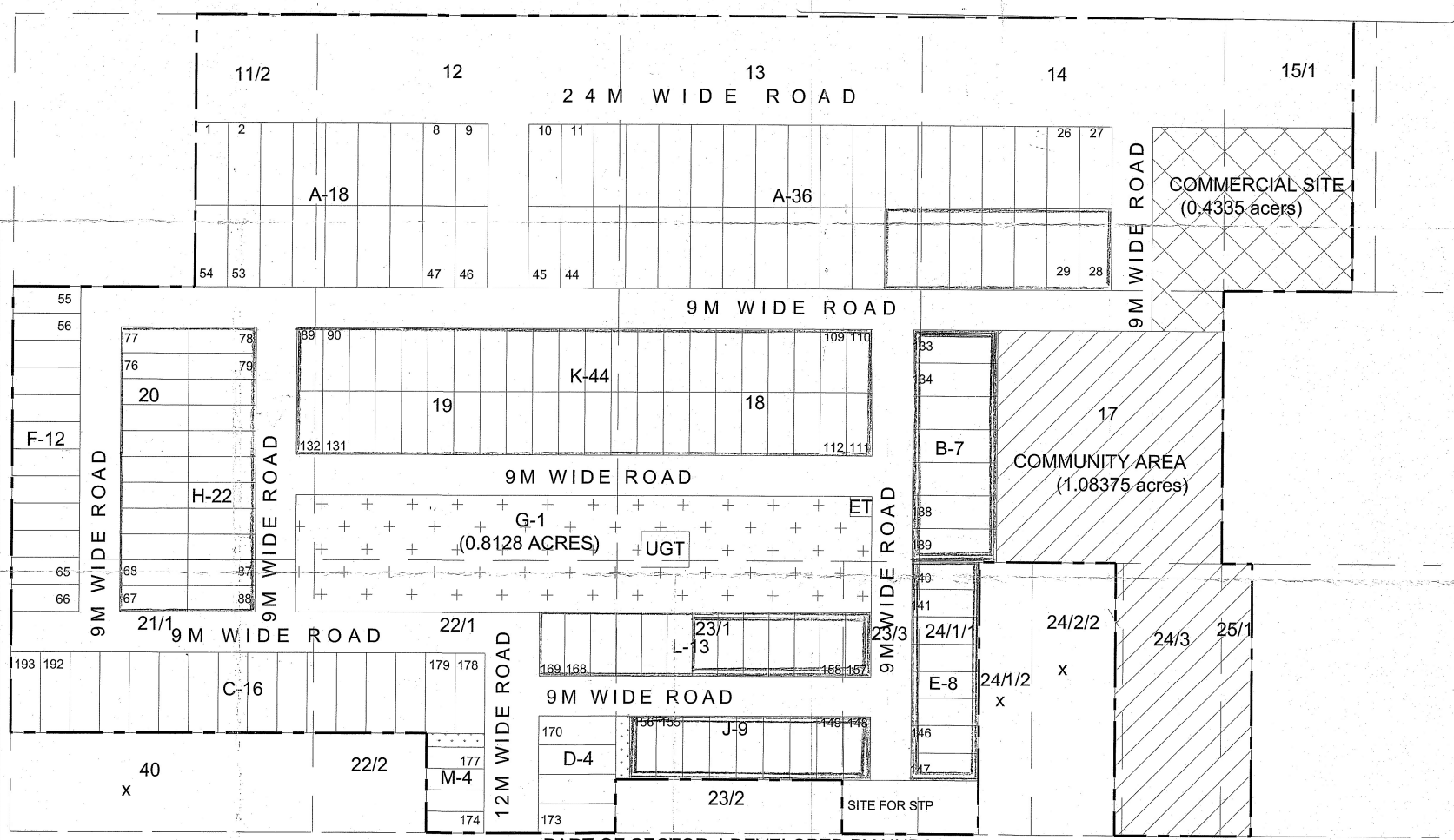
- **Category-**
- **B-7,E-8,J-9,L-7**
- **No's of Plots:- 31**
- **Plots No's:-133-163**
- **Total Area- 3003.1958 sq.mt (0.7421 acres)**
- **Above saleable area falls in falling village Naraingarh khasra no-5//17,18,23/1,23/3,24/1/1**

To be read with Licence No. _____ of 2017 Dated _____

That this Layout plan for an area measuring 10.8375 acres (Drawing No. DTCP- 6190 dated 22.11.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Saubhagya Colonisers Pvt. Ltd. in revenue estate of Village Naraingarh, Sector-4, Naraingarh, District 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 meters 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 meters wide road would mean a minimum clear width of 9 meters 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 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)(d)(i) of the Act No.8 of 1975
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.
19. 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.

(RAM MEHAR) JD (HQ) | (BALWANT SINGH) SD (HQ) | (OM PRAKASH) ATP (HQ) | (Lalit Kumar) DTP (HQ) | (JAGBIR SINGH) ATP (ADJ) HR | (JITENDER SHAG) DTP(HR) | (T.L. SATYAPRAKASH, IAS) DTCP (HR)



AREA STATEMENT

	Area (in sq.mt.)	Area (in acres)	Area (in %age)
TOTAL AREA OF THE SCHEME	43857.7369	10.8375	
AREA UNDER COMMUNITY	4385.9037	1.08378	10.00 %
AREA UNDER COMMERCIAL	1754.1986	0.4335	4.00 %
AREA UNDER PLOTS	19662.433	4.8587	44.832 %
TOTAL SALEABLE AREA	21416.632	5.2922	48.832 %

AREA UNDER PLOTS

TYPE	SIZE			AREA	NO:	TOTAL AREA	
A	7.20	X	18.17	130.824	54	7064.4960	Sq.Mt.
B	7.34	X	18.68	137.1112	7	959.7784	Sq.Mt.
C	6.56	X	18.00	118.080	16	1889.2800	Sq.Mt.
D	6.43	X	17.10	109.953	4	439.8120	Sq.Mt.
E	6.08	X	15.00	91.20	8	729.6000	Sq.Mt.
F	6.00	X	15.00	90.00	12	1080.0000	Sq.Mt.
H	5.72	X	15.00	85.80	22	1887.6000	Sq.Mt.
J	5.94	X	14.00	83.16	9	748.4400	Sq.Mt.
K	5.80	X	14.00	81.20	44	3572.8000	Sq.Mt.
L	5.68	X	14.27	80.7682	13	1049.9886	Sq.Mt.
M	4.70	X	12.80	60.16	4	240.6400	Sq.Mt.
		TOTAL AREA			193	19662.4330	Sq.Mt.
					OR	4.8587	Acres

DENSITY CALCULATION

TOTAL DENSITY	=	193	x	13.50	
	=	2605.50			
TOTAL AREA	=	10.8375			
POPULATION PER ACRE	=	2606	/	10.8375	
	=	240	PPA		

AREA UNDER GREEN

ORGANIZED GREEN

G1			TOTAL Area in Sq.Mt.	TOTAL Area in Acres	
3289.092			3289.092	0.8128	Acres
INCIDENTAL GREEN			90.190	0.0223	Acres
	REQUIRED		PROPOSED		
ORGANIZED	7.50%		7.50 %		
INCIDENTAL			0.21 %		
TOTAL			7.71 %		

ADDITIONAL FACILITY

SEWRAGE TREATMENT PLANT area 350 sq.mt

Underground Water Tank (UGT) and Electrical Tranformer (ET) has been provided in the green area.

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

CLIENT OWNER

SAUBHAGAYA COLONISERS PVT. LTD.

E- 371, 2nd Floor, Nirman Vihar
New Delhi- 110092

CLIENT SIGNATURE

For Saubhagya Colonisers Pvt. Ltd.
Director.

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

ARORA ASSOCIATES

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

ARCHITECT

Ar.Vishal Arora
Council of Architecture

PROJECT CODE: L1611

PROJECT TITLE

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OVER AN AREA MEASURING 10.8375ACRES IN THE REVEUE ESTATE OF VILLAGE NARAINGARH SECTOR-4, NARAINGARH
BEING DEVELOPED BY SAUBHAGYA COLONISERS PVT LTD

DRAWING TITLE

LAYOUT PLAN
FOR AFFORDABLE HOUSING COLONY

NORTH

DRAWING NO.

L1611-APC-LA-0101

SCALE	1: 500	REV
DATE: 04.08.2017	SHEET NO. 1 of 1	02