

1. Proposed 24 meter wide Road shown as. =
2. Proposed 12 meter wide Road shown as. =
3. Proposed formation level shown as. = 227.00
4. Ground level shown as. = 227.2

### DETAIL OF SCHEM

AREA (AC)	
TOTAL AREA OF THE SCHEME	= 33.238+11.86 = 45.098
NET PLANNED AREA	= 45.098
AREA UNDER PLOTS	= 33.95 (75.21%)
AREA UNDER COMMERCIAL	= 1.01 (2.23%)
AREA UNDER NURSING HOME	= 0.24 (2.23%)
TOTAL SALABLE AREA	= 28.88 (63.99%)

POPULATION	
GENERAL / NPPL PLOTS	276 (PLOTS) x 13.5 = 3726 PERSONS
EWS	69 (PLOTS) x 9 = 621 PERSONS
TOTAL	4347 PERSONS
DENSITY	4347/45.098 = 96.39 PPA

DETAIL OF PLOTS				
CATEGORY OF PLOTS	SIZE IN SQ. MTS.	AREA IN SQ. MTS.	NCL OF PLOTS	TOTAL AREA OF PLOTS IN SQ. MTS.
A8	21.50x31.50	677.25	14	9481.50
A	16.50x27.25	449.63	18	8093.34
E	13.00x27.00	351.00	154	9405.00
C	10.80x20.80	224.64	90	20217.60
FEWS	12.40x4.04	50.10	69	3458.90
TOTAL		345	345	95,303.34 (21.56 AC)

COMMUNITY SITES			
SERIAL NO.	COMMUNITY SITE	REQUIRED	PROVIDED
1	NURSERY SCHOOL	2	2
2	TAXI STAND	1	1

DETAIL OF NPPL/EWS PLOTS		
	REQUIRED	PROVIDED
NPPL (21.00 SQM.)	87 (25%)	90
EWS	69 (20%)	69

DETAIL OF GREEN		
ORGANISED GREEN (4%)	1.80 AC.	2.50 AC. (5.54%)
INCIDENTAL GREEN (1%)	0.45 AC.	1.75 AC. (3.88%)

- To be read with clause No. 65 of 2007 dated 27.7.2007
- This is a Revised Layout Plan for an area of 45.098 acres (Clg. No. E.C.T.C.P. 2605 dated 6-7-2011) of a Residential Colony, being developed by M/s Sahiba Construction Pvt. Ltd. in Sector-15, Narwana, District Jind, Haryana.
1. That this revised layout plan shall be submitted to the Director, Haryana, for approval under Rule 11 and the Master Plan.
  2. That the plot area of the colony shall not exceed 25% of the total area of the colony. The entire area reserved for commercial purposes shall be reserved for the construction of the colony.
  3. That the development plans as per size of the residential, commercial and institutional sites shall be 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, 1985 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
  4. That the high tension lines, poles and the entry roads shall be located on the right of way along the same shall be maintained as per R.M. norms.
  5. That for proper planning and integration of services in the area allotted to the colony, the contractor shall abide by the directions of the D.C., T.C.P. for the modification of layout plans of the colony.
  6. That the revenue, including the colony shall be kept free for residential purposes as shown in the layout plan.
  7. That the contractor shall abide by the directions of the D.C., T.C.P. 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 the proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
  8. That no property/plot shall have access directly from the carriage way of 30 metres or more wide sector road.
  9. All green belts provided in the layout plan within the bounded area of the colony shall be developed by the contractor. All other green belts outside the bounded area shall be developed by the Haryana Urban Development Authority/Colonizer on the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the license.
  10. At the time of construction, if required percentage of NPPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the contractor or the licensed area.
  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 Rule 45 of the Rules, 1965. This provision shall also be incorporated in the sales plan and in the allotment letters being issued by the contractor to the plot buyers. The population shall also be incorporated in the agreement to be executed by the contractor with the plot buyers.
  13. No plot will have an access from less than 12 metres wide road, which shall mean a minimum clear width of 12 metres between the plots.
  14. The portion of the sector development plan which is provided in the Development Plan, which forms part of the licensed area shall be transferred free of cost to the government on the basis of section 1(3)(a)(4) 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 coverage of less than 25% of the standard coverage when demarcated and area of no plot shall exceed 2 hectares.
  16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that INDA is ready able to acquire the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
  17. That the contractor shall obtain the clearance/NOC as per the provisions of the Notification No. S.D. 195 (E) Dated 19.01.2009 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of the project works at site.
  18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. norms as applicable.
  19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational after the completion of the project.
  20. The contractor shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
  21. That the contractor shall convey the ultimate power load requirement of your power utility to enable the provision of power to the colony and the contractor shall provide the power station as per the norms prescribed by the power utility in your project site at the time of approval of the plan.
  22. That the community buildings shall be constructed within a period of three years. This period shall commence after two months from the date of the issuing of the layout plan of the residential plots during which the contractor shall submit the Building Plans for sanction. The above mentioned three year's period, however, will exclude the ninety days statutory period given for the approval of the Building Plans. In case of failure to do so the Government may take over the community site in accordance with the provisions of Section 3(3) (a)(iv) of the Act No. 8 of 1975.

Recommended for Approval

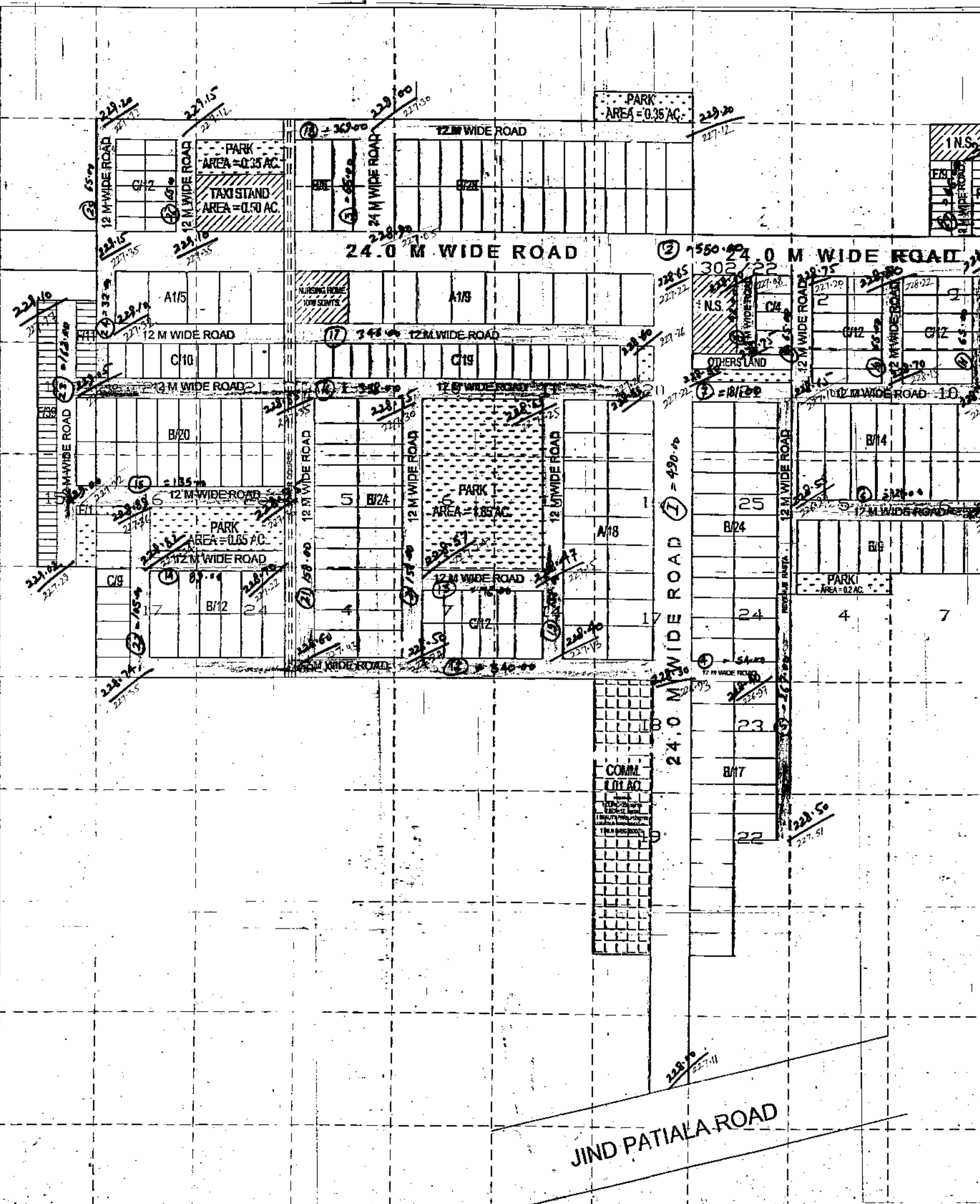
Recommended for Approval  
 (Signature) Executive Engineer  
 HUDA, District No. 1  
 JIND, Haryana

PROJECT  
**LAYOUT PLAN OF RESIDENTIAL COLONY OF M/S SAHIBA CONSTRUCTION PVT. LTD. ON PATIALA-JIND ROAD AT NARWANA DISTT. JIND, HARYANA.**

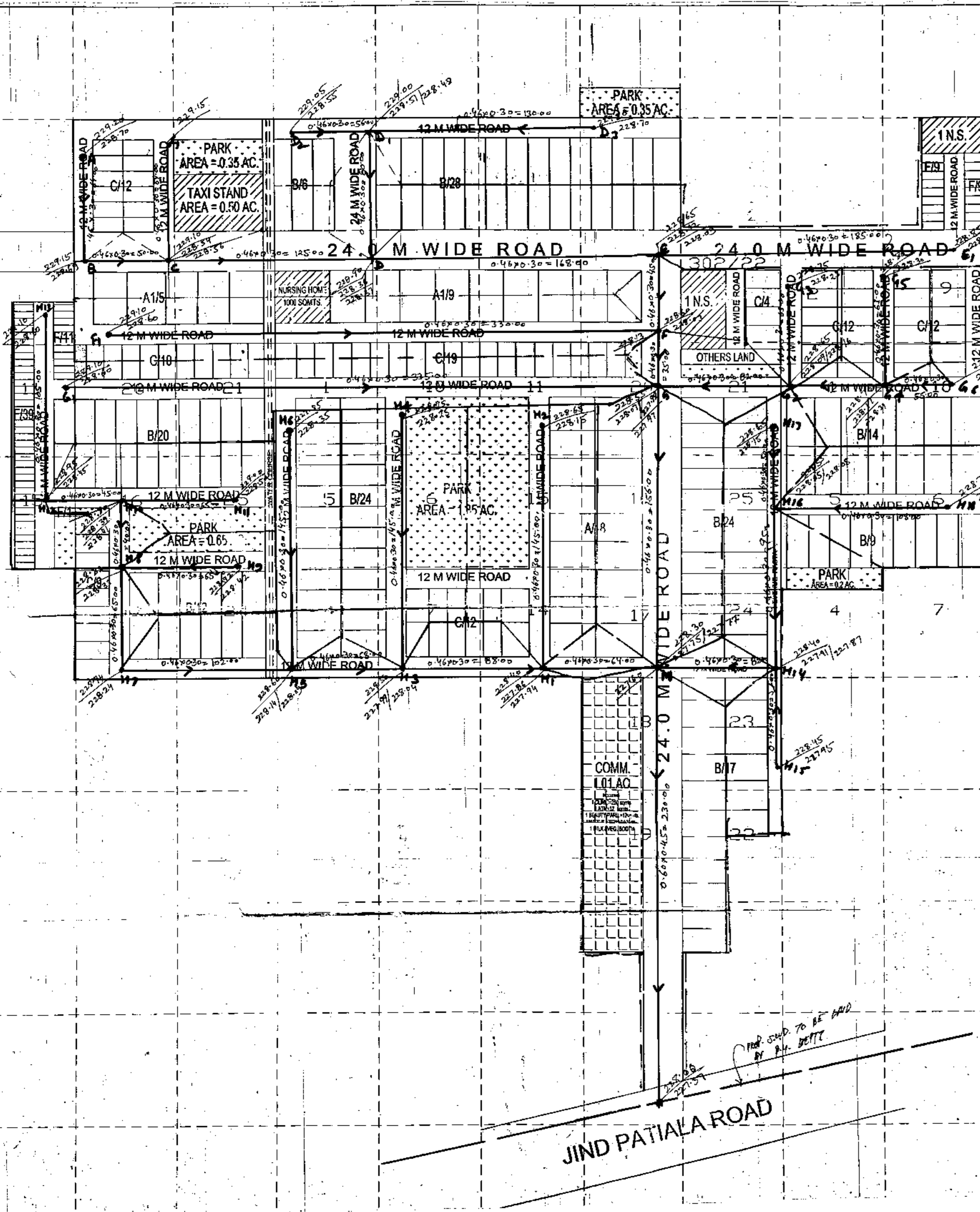
OWNER: Sahiba Construction Pvt. Ltd.  
 SHEET NO.-1 M/s. Sahiba Construction Company  
 Director/Arch

Checked subject to comments in forwarding letter No. 22.1.18 Dt. 20.1.2018 and notes attached with the estimate

Executive Engineer  
 On behalf of HUDA



JIND PATIALA ROAD



### DETAIL OF SC

AREA (AC)	
TOTAL AREA OF THE SCHEME	= 33.238+11.86 = 45.098
NET PLANNED AREA	= 45.098
AREA UNDER PLOTS	= 23.55 (52.21%)
AREA UNDER COMMERCIAL	= 1.61 (2.239%)
AREA UNDER NURSING HOME	= 0.24 (2.239%)
TOTAL SALABLE AREA	= 24.80 (54.99%)

POPULATION		
GENERAL / NPFL PLOTS	276 (PLOTS) x 13.5 =	3726 PERSONS
EWS	69 (PLOTS) x 9 =	621 PERSONS
TOTAL		4347 PERSONS
DENSITY	4347/45.098	96.39 PPA

DETAIL OF PLOTS				
CATEGORY OF PLOTS	SIZE IN MTS.	AREA IN SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS IN SQ.MTS.
A1	21.50x31.50	677.25	14	9,481.50
A	16.50x27.25	449.83	18	8,083.34
B	13.00x27.00	351.00	154	54,054.00
C	10.80x20.80	224.64	90	20,217.60
FEWS	12.40x4.04	50.10	69	3,456.90
TOTAL			345	95,303.34 (23.55 AC)

COMMUNITY SITES			
SR.NO.	COMMUNITY SITE	REQUIRED	PROVIDED
1	NURSERY SCHOOL	2	2
1	TAXI STAND	1	1

DETAIL OF NPFL/EWS PLOTS		
	REQUIRED	PROVIDED
NPFL (210.00 SQ.M.)	67 (25%)	90
EWS	69 (20%)	69

DETAIL OF GREEN		
	REQUIRED	PROVIDED
ORGANISED GREEN (4%)	1.80 AC	2.50 AC (5.54%)
INCIDENTAL GREEN (1%)	0.45 AC	1.75 AC (3.88%)

- To be read with license No. 65 of 2011 dated 21.7.2011
- This Revised Layout Plan for an area of 45.098 acres (Dy. No. D.G.T.C.P. 2603 dated 8.7.2011) for Residential Plotted Colony, being developed by M/s Sahiba Construction Pvt. Ltd. in Sector 17, HUDA, District Jind, Haryana, is approved subject to the following conditions:
- That this revised layout plan shall be read in conjunction with the clauses appearing on the agreement executed under this plan and the bilateral agreement.
  - 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.
  - That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Control and Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
  - That 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 as per ISI norms.
  - That for proper planning and interconnectivity of the colony, the colonizer shall abide by the directions of the D.G., T.C.P., 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 of the sectors as shown on the Development Plan.
  - That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
  - All green belts provided in the 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 General, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensees.
  - At the time of demarcation, if required percentage of NPFL/EWS 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 permissible 4% under commercial use shall be deemed to be open space.
  - The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 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.
  - No plot wall derive an access from less than 17 metres wide road would mean a minimum clear width of 32 metres between the plots.
  - The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(2)(a)(ii) of the Act No.8 of 1975.
  - 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 plot shall exceed 2 Kanals.
  - That you will have no objection to the regularization of the boundaries of the Block through give and take with the land that HUDA is finally able to acquire in the interest of planned development and regularization of services. The decision of the competent authority shall be binding in this regard.
  - That the colonizer shall obtain the clearance/NOE as per the provisions of the Notification No. S.O. 195 (E) Dated 19.01.2009 issued by Ministry of Environment and Forest, Government of India, before starting the construction/execution of development works at site.
  - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. regulations as applicable.
  - That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
  - That the colonizer/owner shall use only Compact Fluorescent Lamps (CFL) for external lighting as well as Campus lighting.
  - That the colonizer/owner shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer, including station, electric sub station as per the norms prescribed by the power utility and shall be the responsibility of the colonizer.
  - That the community buildings shall be constructed within a period of three years. This period shall commence after two months from the issue of the zoning plan of the residential plotted colony during which the owner would submit the building plans for sanction. The above mentioned three year period, however, shall exclude the ninety days statutory period for the approval of the Building Plans. In case of failure to do so the Government may take over the community buildings in accordance with the provisions of Section 3(3) (i) of the Act No. 8 of 1975.

Checked subject to the conditions in forwarding letter No. 7216-15/DT/317521 and notes attached with the estimate

Recommended for approval

Executive Engineer  
HUDA, District Jind, Haryana

Director  
S.S. REC HU  
ETP (HU)

Director  
G.S. REC HU  
ETP (HU)

Director  
G.S. REC HU  
ETP (HU)

PROJECT

LAYOUT PLAN OF RESIDENTIAL COLONY OF M/S SAHIBA CONSTRUCTION PVT. LTD. ON PATIALA-JIND ROAD, NARWANA (DISTT. JIND, HARYANA).

OWNER:

Sahiba Construction Pvt. Ltd.  
Director

NAVEEN DHAMNJA  
REGD. ARCHITECT  
C.A. 2001/28468

Director General  
Town & Country Planning  
Haryana, Chandigarh

SHEET NO.-1

M/s. Sahiba Construction Comp-ny

Director/Aut



- Proposed Sewer line shown as 228-20
- Proposal formation level 228-20
- Proposed bed level of sewer line 228-20

### DETAIL OF SCHE

AREA (AC)	
TOTAL AREA OF THE SCHEME	= 33.238+11.86 = 45.098
NET PLANNED AREA	= 45.098
AREA UNDER PLOTS	= 23.55 (52.21%)
AREA UNDER COMMERCIAL	= 1.01 (2.23%)
AREA UNDER NURSING HOME	= 0.24 (2.23%)
TOTAL SALABLE AREA	= 24.80 (54.99%)

POPULATION		
GENERAL / NPWL PLOTS	276 (PLOTS) x 13.5 =	3726 PERSONS
EWS	68 (PLOTS) x 9 =	621 PERSONS
<b>TOTAL</b>		<b>4347 PERSONS</b>
DENSITY	4347/95.098	96.39 PPA

DETAIL OF PLOTS				
CATEGORY OF PLOTS	SIZE IN MTS.	AREA IN SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS IN SQ.MTS.
A1	21.50X31.50	677.25	14	9,481.50
A	16.50X27.25	449.63	18	8,093.34
B	13.00X27.00	351.00	154	54,054.00
C	10.80X20.80	224.64	90	20,217.60
[EWS]	12.40X4.04	50.10	68	3458.90
<b>TOTAL</b>			<b>345</b>	<b>95,303.34 (23.55 AC)</b>

COMMUNITY SITES			
SR.NO.	COMMUNITY SITE	REQUIRED	PROVIDED
1	NURSERY SCHOOL	2	2
1	TAXI STAND	1	1

DETAIL OF NPWL/EWS PLOTS		
	REQUIRED	PROVIDED
NPWL (210.00 SQM.)	87 (25%)	90
EWS	60 (20%)	69

DETAIL OF GREEN		
ORGANISED GREEN(4%)	1.80AC.	2.50AC.(5.54%)
INCIDENTAL GREEN(1%)	0.45AC.	1.75AC.(3.88%)

To be read with license No. 65, dt 2011 dated 21.7.2011

That this Revised Layout Plan for an area of 45.098 acres (Dy. No. 04, T.C.P. 2603 dated 8.7.2011) of Residential Plotted Colony, being developed by M/s Sahiba Construction Pvt. Ltd. in Sector-19, Narwana, District Jind is hereby approved subject to the following conditions:-

- That this revised layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 31 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 55% of the re-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 demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from the Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Categorized Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- If the high-tension lines are shown in the layout plan, they shall be suitably aligned to right and left side of the colony and be maintained as per norms.
- That for proper planning and utilization of services in the area subject to the colony, the colonizer shall abide by the directions of the D.G., T.C.P. for the indication of all layout plans of the colony.
- That the revenue roads 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 D.G., T.C.P., 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 of the colony as shown in the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
- All green belts 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 Haryana Urban Development Authority/Colonizer on the directions of the Director General, Town & Country Planning 10 years or in accordance with terms and conditions of the agreements of the licences.
- At the time of demarcation, if required percentage of NPWL/EWS 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 permissible 4% under commercial use shall be deemed to be open space.
- The minimum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 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.
- No plot will derive an access from less than 12 metres wide road, which shall mean a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
- That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the condition that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 karas.
- That you will have no objection to the regularization of the boundaries of the licence through gats 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.
- That the colonizer shall obtain the clearance/NOC as per the provisions of the notification No. S.O. 195 (E) Dated 19/01/2009 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. norms as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the adequate power load requirement of your colony utility to enable the provision of power to the concerned site for transformation of the power supply, as per the norms prescribed by the power utility in your project site at the date of execution of zoning plan.
- That the community buildings shall be constructed within a period of three years. This period shall commence after 180 months from the issue of the zoning plan of the residential plotted colony during which the owner would submit their Building Plans for sanction. The above mentioned three year's period, however, will include the ninety days statutory period given for the approval of the Building Plans. In case of failure to do so the Government may take over the community site in accordance with the provisions of Section 3(3) (a)(i) of the Act No. 8 of 1975.

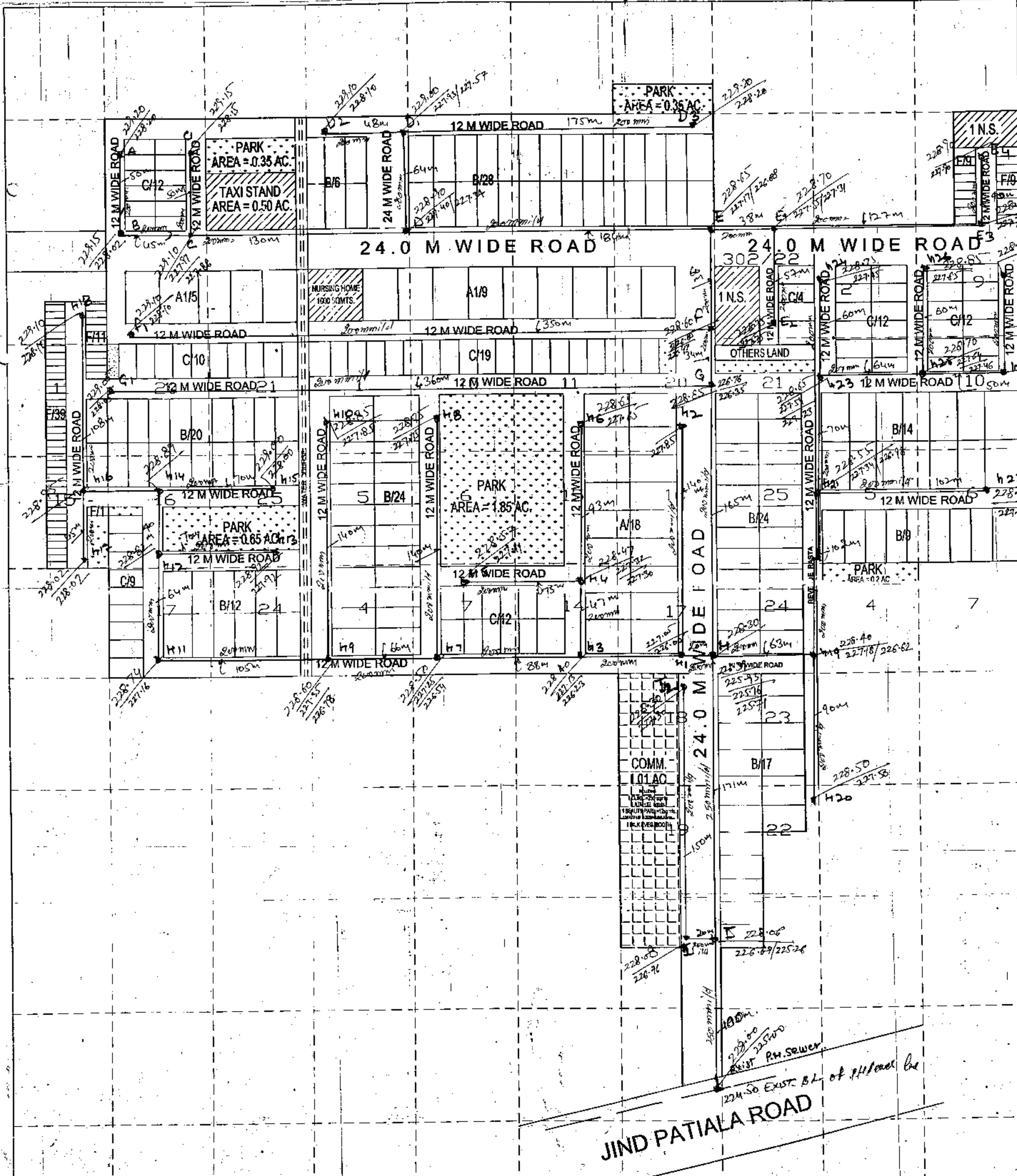
M/s. Sahiba Construction Company  
 (Name of the Director/Aut)  
 Director/Aut

**PROJECT**  
**LAYOUT PLAN OF RESIDENTIAL COLONY OF M/S SAHIBA CONSTRUCTION PVT. LTD. ON PATIALA-JIND ROAD AT NARWANA DISTT. JIND, HARYANA.**

OWNER: Sahiba Construction Pvt. Ltd.  
 Director

SHEET NO.-1

Checked subject to...  
 Director General, Town & Country Planning, Haryana, Chandigarh



JIND PATIALA ROAD

224.50 EXIST. B.L. of H.H. Road