



AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	13.0875	Acres
AREA FALLING UNDER SECTOR ROAD/GREEN BELT	=	0.5750	Acres
NET BALANCE AREA IN (A)	=	12.5125	Acres
50 % AREA IN SECTOR ROAD & GREEN	=	0.2875	Acres
NET PLANNED AREA FOR PLANNING	=	12.8000	Acres
AREA UNDER COMMERCIAL	=	0.4313	Acres
AREA UNDER PLOTS	=	6.1796	Acres
TOTAL SALEABLE AREA	=	6.6109	Acres
		48.28	3.37 %
		51.65	

AREA UNDER PLOTS			
TYPE	SIZE	AREA	TOTAL AREAS
A	7.000 X	18.000	126.000
A1	6.000 X	18.000	108.000
A2	6.300 X	18.000	113.400
A3	6.100 X	18.000	109.800
B	6.300 X	22.317	142.382
C	7.000 X	20.109	140.763
D	6.000 X	15.000	90.000
D1	6.210 X	15.000	93.150
OR		235	25007.737
			6.1796

DENSITY CALCULATION

TOTAL DENSITY	=	235 X	13.50 @	Person's per plot
	=	3172.5	Persons	13.0875
	=	242.41	PPA	Against 240-400 PPA permissible

AREA UNDER GREEN

REQUIRED GREEN	=	0.9816	ACRES	7.50 % of Total area of the Scheme		
GREEN AREA PROVIDED	=					
ORGANISED GREEN	=	GREEN 1	=	0.5933	Acres	
	=	GREEN 2	=	0.3944	Acres	
TOTAL GREEN PROVIDED	=			0.9877	Acres	7.55%

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	1.30875	Acres	10 % of Total area of the scheme
PROVIDED AREA	=	1.30892	Acres	10.00%

NOTE - The applicant has submitted Bank Guarantee against IDW.

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 13.0875 ACRES UNDER DDJAY-2016 FALLING IN THE REVENUE ESTATE OF VILLAGE KOT BEHLA, SECTOR -16, KOT BEHLA URBAN COMPLEX, PANCHKULA BEING DEVELOPED BY PIGEON INFRASTRUCTURE LTD. IN COLLABORATION WITH ELDECO INFRASTRUCTURE & PROPERTIES LTD.

Detail of 50% Freed Area

PROPOSED FREEZE AREA SHOWN THUS

Category of plots	Total No. of Plots	Area of Single Plot	Total Area in Plots
A1	18	108.000	1944.000
A3	14	109.800	1537.200
C	15	140.763	2111.445
D	48	90.000	4320.000
D1	31	93.150	2887.650
TOTAL	126		12800.295
			(3.163 ACRES)
			50.96 %

SCALE - 1:100

Signature: Sandeep CA/2008/42063

Infrastructure Ltd. Authorized Signatory

SIGNATURE OF ARCHITECT

To be read with Licence No. 132 of 2019 Dated 12.12.2019. LC-3745

- This Layout plan for an area measuring 13.0875 acres (Drawing No. DTCP-7242 dated 15.11.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Pigeon Infrastructure Ltd. in collaboration with Eldeco Infrastructure & Properties Ltd. in revenue estate of Village Kot Behla, Sector-16, Panchkula Extension-II, District- Panchkula is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and 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 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.
 - 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.
 - That the revenue rasta 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 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.
 - 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 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.
 - 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.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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.
 - 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.
 - 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - 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 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.
 - 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.

- LEGEND:**
- SCHEME BOUNDARY SHOWN THUS
 - STP AREA (342 SQMTS)
 - UGT & TUBEWELL (210 SQMTS)
 - ESS AREA (152 SQMTS.)
 - GREEN AREA SHOWN THUS
 - COMMERCIAL AREA SHOWN THUS
 - COMMUNITY FACILITY SHOWN THUS
 - MB (MILK & VEGETABLE BOOTH)
 - ET (ELECTRIC TRANSFORMER) 42 SQMTS.)

(SATYA PAL) JD (HQ) (RANU SINGLA) ATP (HQ) (PRIYAM BHARDWAJ) DTP (HQ) (P.K. DASH) DTP (VI) HR (JITENDER SHAG) CYP (HR) (K. NARAKRAND PANDURANG, IAS) DTCP (HR)