

[illegible]

150 MT. WIDE NORTHERN PERIPHERAL ROAD

LAYOUT CUM DEMARCATION PLAN

TOTAL AREA OF THE SCHEME = 126.674ACS.

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DETAIL OF PLOTS								DETAIL OF PLOTS							
TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.)		AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)	TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.)		AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
		W	D							W	D				
A	900	11.000	23.000	253.000	151		38203.000	A	300	11.000	23.000	253.000	148		37444.000
						151								148	
B	800	27.600	15.000	414.000	117		48438.000	B	500	15.000	27.600	414.000	111		46954.000
B1	800	30.500	15.000	457.500	31	148	14182.500	B1	500	15.000	30.500	457.500	32	143	14640.000
C	250	11.000	19.000	209.000	128		26782.000	C	250	11.000	19.000	209.000	131		27376.000
C1	250	11.400	18.334	209.008	35	163	7315.266	C1	250	11.400	18.334	209.008	40	171	8390.304
F	225	9.150	20.600	188.490	179	179	33739.710	F	225	9.150	20.600	188.490	182	182	34305.180
D	1000	29.490	45.340	927.656	17	17	15770.158	D	1000	20.460	45.340	927.656	41	41	38033.912
E	80	4.200	12.000	50.400	165	165	8316.000	E	80	4.200	12.000	50.400	172	172	8668.800
				Total plots	823	823						Total plots	857		
NURSING HOME				1000	3		3000.000 195716.83	NURSING HOME				1000	3		3000.000 217765.20
TOTAL AREA UNDER PLOTS (ACS.)							48.36	TOTAL AREA UNDER PLOTS (ACS.)							53.82

DETAIL OF NPNL PLOTS AND EWS PLOTS					DETAIL OF NPNL PLOTS AND EWS PLOTS				
CATEGORY	REQUIRED		PROVIDED		CATEGORY	REQUIRED		PROVIDED	
	No. of plots	%	No. of plots	%		No. of plots	%	No. of plots	%
NPNL	206.75	25.00	206	24.08	NPNL	214.25	25.00	215	25.09
EWS	164.60	20.00	165	20.05	EWS	177.40	20.00	172	20.07

DETAILS OF COMMUNITY SITES					DETAILS OF COMMUNITY SITES				
Sr. No.	Community Sites	Unit area (In Aca.)	Required	Provided	Sr. No.	Community Sites	Unit area (In Aca.)	Required	Provided
1	Nursery School	0.20	3	3	1	Nursery School	0.20	3	3
2	Primary School	1.00	1	1	2	Primary School	1.00	1	1
3	High School	5.00	1	3	3	High School	5.00	1	3
4	Religious Building	0.20	0	1	4	Religious Building	0.20	1	1
5	Crèche	0.20	0	1	5	Crèche	0.20	1	1
6	Club	2.00	1	1	6	Club / Community centre	2.00	1	1
7	Sub Post Office 40 Sam.		0	1	7	Sub Post Office 40 Sam.		0	1
8	Nursing Home	3	0.25	3	8	Nursing Home	0.25	1	3
9	Dispensary	1.25	0	1	9	Dispensary	1.25	1	1
10	Clinic 250 sqm each	0.06	3	3	10	Clinic 250 sqm each	0.06	3	3
11	ATM/Of 12 sqm.	-	3	3	11	ATM of 12 sqm.	-	3	3
12	Beauty Parlour of 12 sqm.	-	3	3	12	Beauty Parlour of 12 sqm.	-	3	3
13	Multipurpose Booth 5 X 5.5 sqm.	-	3	3	13	Multipurpose Booth 5 X 5.5 sqm.	-	3	3
14	Milk & Vegetable Booth	-	3	3	14	Milk & Vegetable Booth	-	3	3
15	Taxi Stand	0.50	1	1	15	Taxi Stand	0.50	1	1

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 entire area of the colony shall not exceed 5% of the net planned area of the colony. The entire area reserved for commercial purposes shall be set aside for the recreational of the area under plots.

3. That the demarcation plans can be taken up for all the residential, commercial and industrial sites shall be kept approved from the Director and controlling authority. The layout plan shall be represented by the Hagan-Boulders-Beds and Controlled Areas Restriction (Hagan-Boulders-Beds Development Rules, 1955 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.

4. That the high-tension lines passing in the colony shall have to be suitably aligned or right of way along the same shall be maintained as per ITDP.

5. That the layout plan shall be designed and integration of services in the area adjacent to the colony, the colonizer shall abide by the provisions of the PDCP for the modification of layout plans of the colony.

6. That the revenue rating falling in the colony shall be kept free for circulation/movement as shown in the layout plan.

7. That the colonizer shall abide by the provisions of the PDCP 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.

8. That the colonizer shall be responsible to provide necessary drainage facilities for the entire colony as shown in the layout plan.

9. 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, Town & Country Planning Haryana in accordance with terms and conditions of the agreements of the colonizer.

10. At the time of demarcation, if required percentage of NHUJ or plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.

11. Any trees which are older and the perimeter 45% 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 49 of the R.O. 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being provided by the colonizer to the plot holders. The layout plan shall be so incorporated that the maximum number of dwelling units shall be within the permitted area.

13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.

14. The provision of an access from less than 12 metres wide road (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 3B(1)(a) of the Act No.8 of 1975.

15. That the odd size plots (except NPT 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 the plots is less than 1000 sq. m.

16. That they 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 Director/controlling authority shall be final.

17. That the colonizer/owner shall ensure the (variance/NDC as per the provisions of the Notification No. S.O. 1533 (I) Dated 14.03.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of the layout plan at site.

18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

19. That the colonizer/owner shall use only light emitting diode lamps (LED) fitting for internal lighting as well as Campus lighting.

20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/2016/S-5 Dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

21. That colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of Haryana Policy, 2016 issued by the Government of Haryana Renewable Energy Department vide Notification No. 19/2016/S-5 Power Dated 31.03.2016.

22. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/25/2016/S-5 Dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) (RAVI SHARMA) (DEVENDRA KHOSLA) (KAMAL KUMAR) (T.T. SATYANARAYAN, IAS)
DCP HUDA DCCT HUDA DCCT HUDA DCCT HUDA DCCT HUDA

CLIENT :
COUNTRYWIDE PROMOTERS PVT. LTD.
M-11 CONNAUGHT CIRCUS
NEW DELHI

In forwarding
Dt. 30/10
attached with

Superintending Engineer (HQ)
of Engineer HUDA
Chkula
C. Jethal

Superintending Engineer(HQ)
for Chief Engineer HUDA
Panchkula

FLUSHING WATER SUPPLY LAYOUT PLAN