

DRAWING TITLE: SITE LAYOUT PLAN
OWNERS SIGNATURE: ARCHITECT SIGNATURE:
For Kawasline Private Limited
Architect: [Signature]

PROPOSED SITE FOR D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN AREA OF 9.81875 ACRES BEING DEVELOPED BY - AA WAS ONLINE PVT.LTD.
VILLAGE KABRI, SECTOR 39, REVENUE ESTATE OF 29/11/16/1 FALLING IN THE 28//2,3,4,9(m),11,12,19,20 AND 27/1/18/2,23,24, (78K-11M) AT RECT/KILLA NO. AREA OF 9.81875 ACRES

LEGEND:
COMMERCIAL
LAND TO BE TRANSFER TO GOVT.
SERVICES
OPEN/GREEN
50% FREEZE PLOTS SHOWN AS

notes:-
PAYMENT AND B.G. REGARDING E.D.C., I.D.C. & I.W. HAS BEEN CLEARED AS REQUESTED BY THE DEPARTMENT, SO THERE IS NO RESTRICTION REGARDING MORTGAGED OF PLOTS.
TITLE: PROPOSED SITE FOR D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN AREA OF 9.81875 ACRES BEING DEVELOPED BY - AA WAS ONLINE PVT.LTD.
DRAWING TITLE: SITE LAYOUT PLAN

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under conditions:-
2. That the demarcation plans as per site of all the Residential Plots and Commercial sites 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.
3. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTC for the modification of layout plans of the colony.
4. That the revenue raster falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
5. That the colonizer shall abide by the directions of the DTC, 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.
6. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
7. 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 areas 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 on the agreements of the license.
8. 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 licensed area.
9. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
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13. That you will have no objection to the regularization of the boundaries of the plots and take with less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the plots and take with less than 75% of the standard frontage when demarcated.
15. That the plan that Haryana Urban Development Authority shall be binding in this regard.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Conservation Building Codes.
18. That the colonizer/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-5P dated order No. 22/52/2005-5P/Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5P/Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
20. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5P/Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

To be read with Licence No. LC-4592 of 2021 Dated 08/12/2021.

TOTAL AREA OF LAND = 9.81875 ACRES (39735.019 SQ.MT.)						
PERMISSIBLE	PROPOSED					
AREA	AREA					
PERCENTAGE	PERCENTAGE					
ACRES	SQ.MTS.					
%	%					
Required Open/Green space Area (7.5%)	0.7364	2980.126	7.5	0.915	3701.971	9.317
10% area to be transferred free of cost to the govt.	0.9819	3973.5019	10.0	0.9825	3975.8730	10.006
Permissible commercial area	0.3928	1589.4008	4.0	0.3927	1589.0000	3.999
Area Under Plots	5.9894	24238.3616	61.0	5.005	20255.255	50.976
Total permissible area	6.3822	25827.7624	65.0	5.3978	21844.255	54.975
Permissible Density	285.98	240.400 ppa		285.98	PPA	
Achieved Density						

TOTAL ADDITION				
S.N.O.	NO.			
PREFIX	LENGTH			
AREA	BREATH			
AREA				
G1	1	31.000	20.951	649.481
G2	1	23.759	70.451	1,673.845
G3	1	18.000	4.701	84.618
G4	1	14.880	3.392	50.473
G5	1	14.779	1.016	15.015
G6	1	23.759	41.250	980.059
G7	1	24.500	8.250	202.125
G8	1	18.000	4.501	81.018
G9	1	3.4795	37.555	65.336
SUBTRACTION				
E1	1	20.000	5.000	100.000
F1	1	15.994	130.134	266.122
F2	1	15.994	130.134	266.122
F3	1	15.994	130.134	266.122
F4	1	15.994	130.134	266.122
F5	1	15.994	130.134	266.122
F6	1	15.994	130.134	266.122
F7	1	15.994	130.134	266.122
F8	1	15.994	130.134	266.122
F9	1	15.994	130.134	266.122
F10	1	15.994	130.134	266.122
F11	1	15.994	130.134	266.122
F12	1	15.994	130.134	266.122
F13	1	15.994	130.134	266.122
F14	1	15.994	130.134	266.122
F15	1	15.994	130.134	266.122
F16	1	15.994	130.134	266.122
F17	1	15.994	130.134	266.122
F18	1	15.994	130.134	266.122
F19	1	15.994	130.134	266.122
F20	1	15.994	130.134	266.122
F21	1	15.994	130.134	266.122
F22	1	15.994	130.134	266.122
F23	1	15.994	130.134	266.122
F24	1	15.994	130.134	266.122
F25	1	15.994	130.134	266.122
F26	1	15.994	130.134	266.122
F27	1	15.994	130.134	266.122
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F30	1	15.994	130.134	266.122
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F36	1	15.994	130.134	266.122
F37	1	15.994	130.134	266.122
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F39	1	15.994	130.134	266.122
F40	1	15.994	130.134	266.122
F41	1	15.994	130.134	266.122
F42	1	15.994	130.134	266.122
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F45	1	15.994	130.134	266.122
F46	1	15.994	130.134	266.122
F47	1	15.994	130.134	266.122
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F51	1	15.994	130.134	266.122
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F93	1	15.994	130.134	266.122
F94	1	15.994	130.134	266.122
F95	1	15.994	130.134	266.122
F96	1	15.994	130.134	266.122
F97	1	15.994	130.134	266.122
F98	1	15.994	130.134	266.122
F99	1	15.994	130.134	266.122
F100	1	15.994	130.134	266.122

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F44	1	15.994	130.134	266.122
F4				