LC-2500 (0)/II

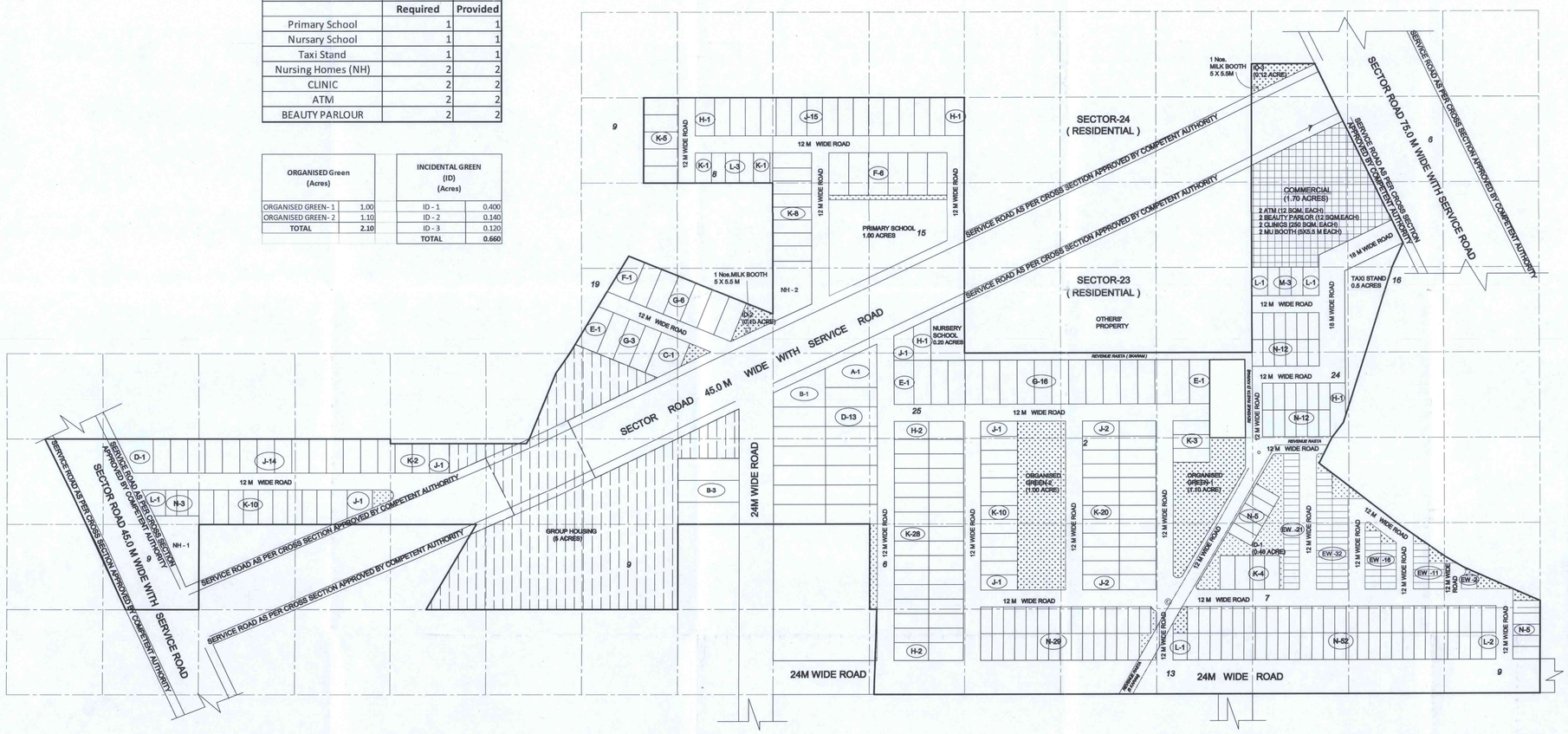
PROPOSED LAYOUT PLAN OF RESIDENTIAL COLONY MEASURING 50.14375 ACRES AT VILLAGE MAHESWARI & GARHI ALAWALPUR, SECTOR 23 & 24 DHARUHERA BEING DEVELOPED BY M/s AMD ESTATES (P) LTD. AND OTHERS.

DETAILS OF COMMUNITY SITES

DESCRIPTION	Nos Required	Nos Provided
Primary School	1	1
Nursary School	1	1
Taxi Stand	1	1
Nursing Homes (NH)	2	2
CLINIC	2	2
ATM	2	2
BEAUTY PARLOUR	2	2

ORGANISED Green (Acres)	
ORGANISED GREEN- 1	1.00
ORGANISED GREEN- 2	1.10
TOTAL	2.10

INCIDENTAL GREEN (ID) (Acres)	
ID - 1	0.400
ID - 2	0.140
ID - 3	0.120
TOTAL	0.660



DETAILS OF PLOTS

TYPE	SIZES (M)	AREA (SqM)	Nos. OF PLOTS	TOTAL AREA (SqM)
A	36.27 X 22.04	799.39	1	799.39
B	43.16 X 15.51	669.4*	4	2677.89
C	30.00 X 19.50	585.00	1	585.00
D	36.28 X 13.81	500.96	14	7013.41
E	31.17 X 14.00	436.38	3	1309.14
F	30.12 X 13.80	415.66	7	2909.59
G	31.16 X 12.07	376.12	25	9402.89
H	24.00 X 13.40	321.60	8	2572.80
J	24.08 X 12.12	291.85	38	11090.28
K	24.34 X 10.28	250.22	92	23019.80
L	21.34 X 9.80	209.13	9	1882.19
M	20.37 X 8.21	167.22	3	501.66
N	19.12 X 8.00	152.96	118 (102 NPNL)	18049.28
EW	5.00 X 10.00	50.00	82 (EWS)	4100.00
TOTAL NUMBERS OF PLOTS (A)			405	85913.33
2 Nursing Homes (NH-1 & NH-2)				2000.00
TOTAL AREA UNDER PLOTS				87913.33
				21.723 ACRES

Proposed Density For Plotted Scheme

Nos of Plots Other Than EWS	323	X 13.50	4361
EWS	82	X 9.00	738
Total Population			5099

(DENSITY ACHIEVED 119.71 PPA AGAINST PETMISSIBLE 120 PPA)

Description	Required		Provided	
EWS	20%	82	20%	82
NPNL	25%	102	25%	102
ORGANISED GREEN	4%	1.704 Acres	4.93%	2.10 Acres
INCIDENTAL GREEN	1%	0.426 Acres	1.55%	0.66 Acres

COMMERCIAL AREA = 1.70 ACRES

TOTAL SALEABLE AREA = PLOTTED AREA + COMMERCIAL AREA
= 21.723 + 1.70
= 23.423 ACRES (54.990%)

Details of Land Use

Items	Area (Acres)
Total Area of the Scheme (A)	50.14375
Area falling under sector road from the centre line towards commercial zone no benefit will be permissible on this area (B)	0.76100
Area Falling Under Group Housing (C)	5.00000
Area Excluding Group Housing (D = A -(B+C)	44.38275
Area Falling Under Sector Roads (E)	3.57605
Balance Scheme Area (F = D-E)	40.80670
50% of Area Falling Under Sector Roads & Green Belt (G = 50% of 3.57605)	1.78803
Net Planned Area (H = F+G)	42.59472
Commercial	
Permissible Commercial Area (4% of 42.59472 Acres)	1.703
Proposed Commercial Area (3.991% of 42.59472 Acres)	1.700
Area for Plots	
Permissible Area Under Plots (51% of 42.59472 Acres)	21.723
Proposed Area Under Plots (51% of 42.59472 Acres)	21.723 ACRES

LEGEND:-
GREEN SPACES (ID GREEN+ INCIDENTAL GREEN)
COMMERCIAL

LAYOUT PLAN

ARCHITECT'S SIGN:- DALMEET SAINI CA/92/14549
OWNER'S SIGN:- For AMD ESTATES PVT. LTD. Authorised Signatory
DATE:- DRG. NO:- SCALE:- 1:1000

The Firm
ARCHITECTS, INTERIOR DESIGNERS & SITE CONSULTANTS
#20-B, SECTOR- 4 , CHANDIGARH
PH.: 0172-2742204

To be read with licence No. 39 of 2012 dated 22/4/2012.

That this Layout Plan for an area of 50.14375 acres (Drg. No. DG,TCP-3037 dated 06.02.2012) comprised of licenses which were issued in respect of Residential Colony being developed by AMD Estate & Developers Pvt. Ltd. in Sector-23 & 24, Dharuhera, District Rewari 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 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.
3. 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 Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. 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 DI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG,TCP for the modification of layout plans of the colony.
6. That the revenue rasta 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 directions of the DG,TCP, 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.
8. That no property/plot shall derive 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 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 General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced 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 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.
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 portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licenced 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.
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 frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 kanals.
16. 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.
17. That the colonizer shall obtain the clearance/NOC, as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works 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 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.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

(R.S. RATTI) ATP(HQ)	(SUNITA SETHI) DTP (HQ)	(JITENDER SIHAG) STP(E&V)	(J. S. REDHU) CTP (HR)	(T. C. GUPTA, IAS) DG,TCP (HR)