

18 M WIDE GREEN BELT

75 M WIDE ROAD

AREA STATEMENT				
TOTAL PLOT AREA	10.6875	ACRES OR	43250.71	SQ. MTRS.
AREA UNDER 12.0M WIDE SERVICE ROAD (PART OF 30.0M WIDE GREEN BELT)	0.029	ACRES OR	117.36	SQ. MTRS.
AREA UNDER 18.0M WIDE GREEN BELT	0.044	ACRES OR	178.06	SQ. MTRS.
AREA UNDER 75 MTR WIDE ROAD	0.115	ACRES OR	465.39	SQ. MTRS.
TOTAL AREA UNDER SECTOR ROAD & GREEN BELT	0.188	ACRES OR	760.81	SQ. MTRS.
BALANCE AREA	10.4995	ACRES OR	42489.902	SQ. MTRS.
50% AREA UNDER SECTOR ROAD & GREEN BELT	0.0940	ACRES OR	380.404	SQ. MTRS.
NET PLANNED AREA	10.5935	ACRES OR	42870.305	SQ. MTRS.

PERMISSIBLE		PROPOSED			
NET PLANNED AREA	10.5935	ACRES	SQ. MTRS	%	ACRES
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	6.4620	26150.8963	51.58%
COMMERCIAL AREA	4.00	%	0.4237	1714.8122	4.0%
AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10.00	%	1.0687	4325.0709	10%
MIN GREEN AREA	7.5	%	0.8016	3243.8032	7.5%
NO. OF PLOTS					169
OCCUPANCY PER DWELLING PLOT					18.0
TOTAL POPULATION		PERSONS			3042
DENSITY	240-400	PPA			284.63

18 1/2

66
23/1

3/1

8/2

13

17/1

18 M WIDE GREEN BELT

12 M WIDE SERVICE ROAD

THIS SECTOR-95

OTHER'S LAND

HT LINE 66 KV
HT LINE

DETAIL OF TOTAL NO OF PLOTS					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO. OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 6	7.350	18.000	132.300	6	793.80
7	7.350	18.000	129.575	1	129.57
8	7.350	16.430	108.420	1	108.42
9	7.350	13.120	84.176	1	84.18
10	8.000	18.700	115.647	1	115.65
11 TO 24	8.000	18.700	149.600	14	2094.40
25	8.000	18.700	145.873	1	145.87
26	8.000	16.230	121.018	1	121.02
27	11.920	15.000	144.596	1	144.60
28 TO 38	8.000	15.000	120.000	11	1320.00
39	7.570	15.000	114.137	1	114.14
40	10.030	18.700	140.174	1	140.17
41 & 42	8.000	18.700	149.600	2	299.20
43	8.000	18.700	149.100	1	149.10
44	11.270	17.750	148.133	1	148.13
45	11.060	18.000	145.9	1	145.91
46	8.000	18.700	149.3	1	149.30
47 TO 52	8.000	18.700	149.600	6	897.60
53	12.200	18.700	149.0	1	149.03
54	11.060	16.000	138.693	1	138.69
55 TO 93	8.000	18.000	128.000	39	4992.00
94	11.490	16.000	126.461	1	126.46
95 TO 138	8.000	16.000	128.000	44	5632.00
139	9.000	16.000	144.000	1	144.00
140 TO 161	8.000	16.000	128.000	22	2816.00
162	8.370	14.340	119.883	1	119.88
163	8.370	14.390	120.306	1	120.31
164	8.370	14.440	120.726	1	120.73
165	8.370	14.490	121.185	1	121.19
166	8.370	14.540	121.578	1	121.58
167	8.370	14.590	122.001	1	122.00
168	8.370	14.640	122.455	1	122.46
169	8.430	14.700	123.657	1	123.66
TOTAL				169	22104.03
OR ACRES					5.462

PLOTS TO BE FREEZE					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO. OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
11 TO 24	8.000	18.700	149.600	14	2094.40
28 TO 38	8.000	15.000	120.000	11	1320.00
46	8.350	18.700	149.3	1	149.30
47 TO 52	8.000	18.700	149.600	6	897.60
55 TO 93	8.000	16.000	128.000	39	4992.00
114 TO 119	8.000	16.000	128.000	6	768.00
162	8.370	14.340	119.883	1	119.88
163	8.370	14.390	120.306	1	120.31
164	8.370	14.440	120.726	1	120.73
165	8.370	14.490	121.185	1	121.19
166	8.370	14.540	121.578	1	121.58
167	8.370	14.590	122.001	1	122.00
168	8.370	14.640	122.455	1	122.46
169	8.430	14.700	123.657	1	123.66
TOTAL				85	11193.09
OR ACRES					2.768

PLOTS FOR SALE					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO. OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 6	7.350	18.000	132.300	6	793.80
7	7.350	18.000	129.575	1	129.57
8	7.350	16.430	108.420	1	108.42
9	7.350	13.120	84.176	1	84.18
10	8.000	18.700	115.647	1	115.65
25	8.000	18.700	145.873	1	145.87
26	8.000	16.230	121.018	1	121.02
27	11.920	15.000	144.596	1	144.60
28	7.570	15.000	114.137	1	114.14
40	10.030	18.700	140.174	1	140.17
41 & 42	8.000	18.700	149.600	2	299.20
43	8.000	18.700	149.100	1	149.10
44	11.270	17.750	148.133	1	148.13
45	11.060	18.000	145.9	1	145.91
53	12.200	18.700	149.0	1	149.03
54	11.060	16.000	138.693	1	138.69
94	11.490	16.000	126.461	1	126.46
95 TO 112 A	8.000	16.000	128.000	19	2432.00
120 TO 138	8.000	16.000	128.000	19	2432.00
139	9.000	16.000	144.000	1	144.00
140 TO 161	8.000	16.000	128.000	22	2816.00
TOTAL				84	10910.94
OR ACRES					2.896

To be read with Licence No. 65 of 2022 Dated 25/05/2022
 This Layout plan for an area measuring 10.6875 acres (Drawing No. 8032) Dated 25.05.2022 under Rule 11 and the bilateral agreement.
 The licensed area of the colony shall not exceed 65% of the net planned area of the colony. The area reserved for commercial purposes shall be taken as plotted for calculation of the area under plot.
 The demarcation plans as per site of all the Residential Plots and Commercial site shall be 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.
 The layout plan shall be implemented as per the directions of the Director, Town & Country Planning, Haryana, in accordance with the terms and conditions of the license.
 The revenue maps falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 The colonizer shall abide by the directions of the DCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal 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.
 All green belts provided in the layout plan within the licensed area shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Development Authority/colonizer on the directions of the Director, Town & Country Planning, Haryana.
 In accordance with terms and conditions of the license, the layout plan shall be implemented as per the directions of the Director, Town & Country Planning, Haryana.
 At the time of demarcation plan, if required, the colonizer shall provide the following information:
 No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 1.2 metres between the plots.
 Any excess area over and above the permissible 4% under commercial use shall be deemed to be vacant.
 The portion of the sector/development plan road/green belts as provided in the Development Plan, applicable, which form part of the licensed area shall be transferred free of cost to the government or lines of Section 313(a)(ii) 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 the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2019-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of Energy Conservation Building Codes.
 That the colonizer/owner shall use only Light-Emitting Diode Lamps (LED) fitting for internal lighting as per Haryana Renewable Energy Department's guidelines.
 That the colonizer/owner shall construct the STP & UGT as underground and shall maintain the landscape green on the entire surface of STP & UGT.
 That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of order No. 22/52/2005-SPower 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. 19/6/2019-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of Energy Conservation Building Codes.

(S.K. SERRAWAT) DTP(HQ) Helene (HITESH SHARMA) DTP(HQ) P. P. SINGH DTP(HQ) K. MAKRAND PANDURANG, IAS DTP(HQ)
 (S. MAJAY NARANG) ATR(HQ) (DINESH KUMAR) SO(HQ)

COMMERCIAL
 LAND TO BE HANDED OVER TO GOVERNMENT FOR AMENITIES
 GREEN AREA
 STP (450 SQMT.)
 UGT (200 SQMT.)
 M.B.
 MILK BOOTH (28 SQMT)
 E.T.

PROPOSED FREEZE AREA SHOWN AS

COMMUNITY FACILITIES LAND TO BE HANDED OVER TO GOVT. FOR AMENITIES 1.0887 ACRES
 U.G. WATER 200 SQM
 U.G. STP 450 SQM

24 M WIDE ROAD

THIS SECTOR-95

OTHER'S LAND

OTHER'S LAND
 THIS SECTOR-95