






 SITE BOUNDARY
 COMMUNITY SITE
 COMMERCIAL PLOT


MORTGAGED PLOTS SHOWN THUS

To be read with Licence No. 61 of 2022 dated 13/05/2022

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 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.
3. 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.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DCPH for the modification of layout plans of the colony.
5. That the revenue roads falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTPC, 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 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.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan If applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 33(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.5 metres of the road to the domestic use.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) lighting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government, Renewable Energy Department, vide Notification No. 19/4/2016-S Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/2025-S Power dated 21.03.2016 issued by Haryana Government, Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SH dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAKESH BANSAL) ATP (HQ)
 (AMIT MADHOLIA) DTP (HQ)
 (HITESH SHARMA) STP (M) HQ
 (P. S. SINGH) CTP (HR)
 (K. M. CHAND PANDURANG, IAS) DTCP (HR)








(RAM AVTAR BANSI) D (HQ)

		PERMISSIBLE AREAS(IN ACRES)	%	PROPOSED AREA(IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	=	0.5019	10.00	0.5020	10.002
GREEN AREA UNDER PARKS	=	0.3764	7.50	0.6410	12.772
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	=	0.2008	4.00	0.1573	3.134
AREA UNDER PLOTS	=	3.0614	61.00	2.5635	51.078
TOTAL SALABLE AREA	=	3.2622	65.00	2.7208	54.212

	PLOT DIMENSIONS		AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.447 X	17.293	128.781	50	6439.049 SQ.M.
B	7.447 X	17.728	132.020	8	1056.163 SQ.M.
C	7.447 X	15.627	116.374	8	930.994 SQ.M.
D	7.447 X	20.143	150.000	2	300.000 SQ.M.
E	7.500 X	20.000	150.000	6	900.000 SQ.M.
F	7.060	19.209	135.616	2	271.231 SQ.M.
G	AS/DETAIL		149.600	1	149.600 SQ.M.
H	AS/DETAIL		120.480	1	120.480 SQ.M.
J	AS/DETAIL		89.158	1	89.158 SQ.M.
K	AS/DETAIL		117.291	1	117.291 SQ.M.
TOTAL				80	10373.966 SQ.M.
					2.5635 ACRES

DETAIL OF 50% RESIDENTIAL AREA TO BE FREEZED AS PER POLICY (1.2817 ACRES). THE APPLICANT AS OFFERED 1.3147 ACRES i.e. 51.28% AREA TO BE FREEZED

	PLOT DIMENSIONS		AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.447 X	17.293	128.781	14	1802.934 SQ.M.
B	7.447 X	17.728	132.020	8	1056.163 SQ.M.
C	7.447 X	15.627	116.374	8	930.994 SQ.M.
E	7.500 X	20.000	150.000	6	900.000 SQ.M.
F	7.060 X	19.209	135.616	2	271.231 SQ.M.
G	AS/DETAIL		149.600	1	149.600 SQ.M.
H	AS/DETAIL		120.480	1	120.480 SQ.M.
J	AS/DETAIL		89.158	1	89.158 SQ.M.
TOTAL				41	5320.560 SQ.M.
					1.3147 ACRES

	DRAIN LINE	
	CATCH BASIN, (600x600)mm	
	DRAIN MANHOLE - CIRCULAR	
	DESILTING TANK, (4.0x2.0x2.0m effective depth)	
	RECHARGE PIT, 2.5m DIA & 2.0m effective depth	
G.L.	GROUND LEVEL	
I.L.	INVERT LEVEL	
C.L.	CONNECTION LEVEL	
NOTE:-		
1.	Catch basin to drain manhole pipe dia is 150mm and slope is 1:100 and starting depth of catch basin will be 750mm.	
2.	The size of catch pit / manholes shall be as under (inner sizes)	
a)	Uppto 900 m. m. depth	600 x 600 m.m.
b)	900 to 1650 m. depth	900 m.m. dia.
c)	1650 to 2250 m. depth	1200 m.m. dia.
d)	Above 2250 m. depth	1500 m.m. dia.

OWNER / AUTH. SIGNATORY

For BNB COLONIZER PRIVATE LIMITED

Atkinson Gupta

Director/Authorised Signatory