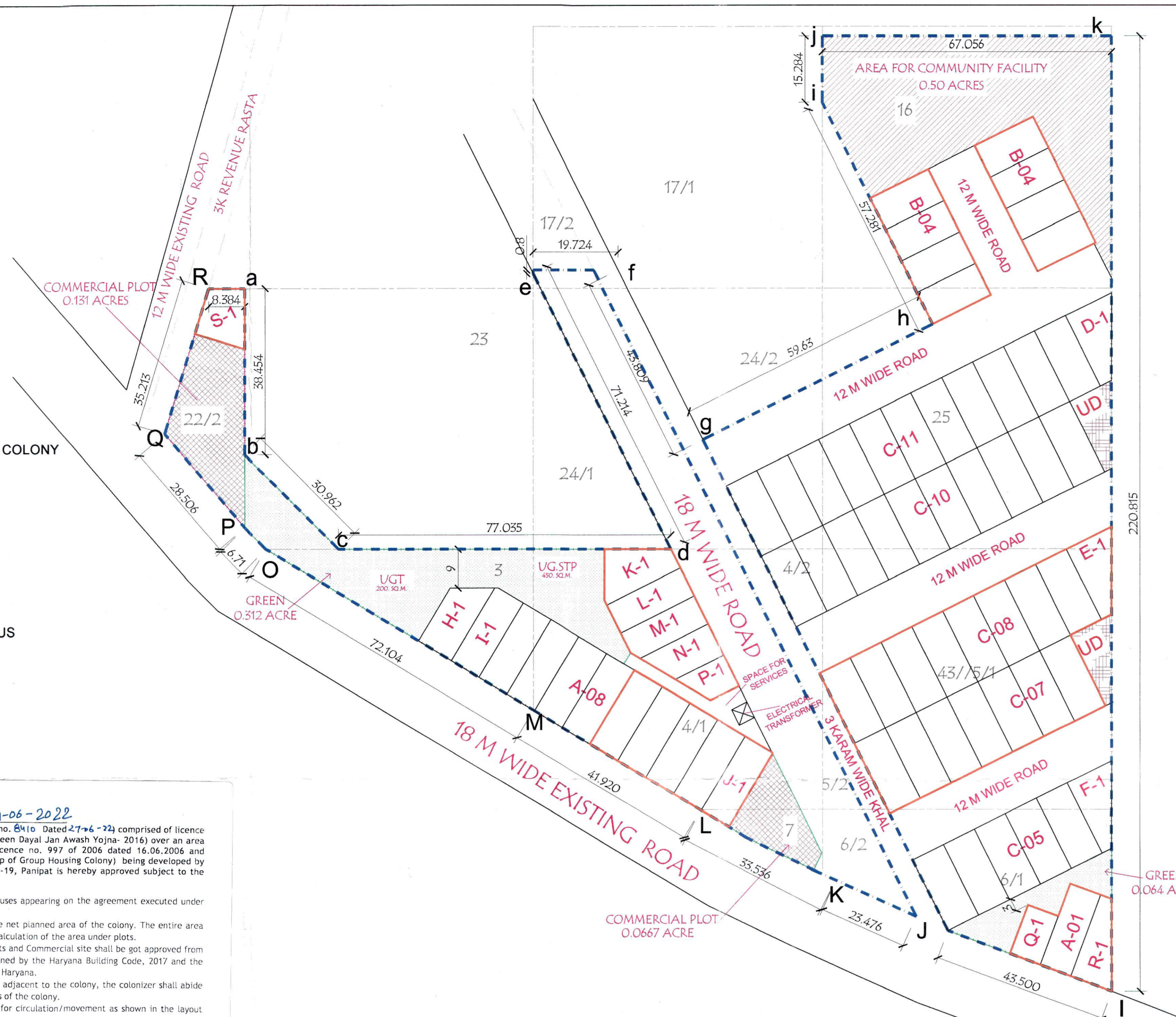


SCALE 1:500

**LEGEND:-**

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- FREEZED PLOTS SHOWN THUS
- UD- UNDETERMINED LAND



LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON A LAND AREA MEASURING 5.00 ACRES ( AFTER MIGRATION OF PART OF AREA FROM LICENCE NO. 997 OF 2006 DT. 16.06.2006 AND ADDITIONAL LICENCE NO. 78 OF 2014 DT. 07-08-2014 (LC-1971) RELATING TO GROUP HOUSING ON TOTAL LAND OF 11.7562 ACRES) AT SECTOR-19 , PANIPAT, HARYANA FOR M/S STANZA DEVELOPERS AND INFRASTRUCTURE PVT. LTD.

TOTAL SITE AREA BEFORE MIGRATION	11.7562	ACRES
AREA MIGRATED TO DDJAY SCHEME	5.0000	ACRES
AREA REMAINING FOR GROUP HOUSING	6.7562	ACRES

**AREA STATEMENT OF 5.0 ACRE LAND UNDER DDJAY SCHEME**

SITE AREA FOR DDJAY	=	5.0000	ACRES
AREA UNDER UD	=	0.055	ACRES
NET PLANNED AREA	=	4.945	ACRES

	PERMISSIBLE AREAS(IN ACRES)	%	PROPOSED AREA(IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	0.5000	10.00	0.5000	10.000
GREEN AREA UNDER PARKS	0.3750	7.50	0.376	7.520
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	0.1978	4.00	0.1977	4.00
AREA UNDER PLOTS	3.0165	61.00	2.4986	50.528
<b>TOTAL SALABLE AREA</b>	<b>3.2143</b>	<b>65.00</b>	<b>2.6963</b>	<b>54.526</b>

**SUMMARY OF PLOTS**

	PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.500 X 20.000	150.000	9	1350.000 SQ.M.
B	8.123 X 15.110	122.739	8	981.908 SQ.M.
C	8.000 X 18.200	145.600	41	5969.600 SQ.M.
D	AS/DETAIL	134.873	1	134.873 SQ.M.
E	AS/DETAIL	131.238	1	131.238 SQ.M.
F	AS/DETAIL	127.602	1	127.602 SQ.M.
H	AS/DETAIL	150.000	1	150.000 SQ.M.
I	AS/DETAIL	149.830	1	149.830 SQ.M.
J	AS/DETAIL	149.980	1	149.980 SQ.M.
K	AS/DETAIL	149.660	1	149.660 SQ.M.
L	7.200 X 19.000	136.800	1	136.800 SQ.M.
M	AS/DETAIL	135.330	1	135.330 SQ.M.
N	AS/DETAIL	120.643	1	120.643 SQ.M.
P	AS/DETAIL	79.850	1	79.850 SQ.M.
Q	7.500 X 12.000	90.000	1	90.000 SQ.M.
R	AS/DETAIL	128.650	1	128.650 SQ.M.
S	AS/DETAIL	125.624	1	125.624 SQ.M.
<b>TOTAL</b>			<b>72</b>	<b>10111.588 SQ.M.</b> <b>2.4986 ACRES</b>

<b>DENSITY</b>			
TOTAL POPULATION	72	X	18
DENSITY PERMISSIBLE			240 TO 400 PPA
<b>ACHIEVED DENSITY</b>			<b>259.20 PPA</b>

DETAIL OF 50% RESIDENTIAL AREA TO BE FREEZED AS PER POLICY (1.2493 ACRES). THE APPLICANT AS OFFERED 1.2760 ACRES I.E. 51.06 % AREA TO BE FREEZED

**DETAIL OF PLOT AREA TO BE FREEZED**

	PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.500 X 20.000	150.000	5	750.000 SQ.M.
B	8.123 X 15.110	122.739	8	981.908 SQ.M.
C	8.000 X 18.200	145.600	15	2184.000 SQ.M.
E	AS/DETAIL	131.238	1	131.238 SQ.M.
J	AS/DETAIL	149.980	1	149.980 SQ.M.
K	AS/DETAIL	149.660	1	149.660 SQ.M.
L	7.200 X 19.000	136.800	1	136.800 SQ.M.
M	AS/DETAIL	135.330	1	135.330 SQ.M.
N	AS/DETAIL	120.643	1	120.643 SQ.M.
P	AS/DETAIL	79.850	1	79.850 SQ.M.
Q	7.500 X 12.000	90.000	1	90.000 SQ.M.
R	AS/DETAIL	128.650	1	128.650 SQ.M.
S	AS/DETAIL	125.624	1	125.624 SQ.M.
<b>TOTAL</b>			<b>38</b>	<b>5163.683 SQ.M.</b> <b>1.2760 ACRES</b>

NOTE:- MILK & VEGETABLE BOOTH SHALL BE PART OF COMMERCIAL.

ARCHITECT'S SIGN 	OWNER'S SIGN 
----------------------	------------------

To be read with Licence No. 77 of 2022 Dated 24-06-2022  
 That this Layout plan for an area measuring 5.00 acres (Drawing no. 8410 Dated 27-6-22) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) over an area measuring 5.00 acres (after migration of part of area from licence no. 997 of 2006 dated 16.06.2006 and additional licence no. 78 of 2014 dated 07.08.2014 for setting up of Group Housing Colony) being developed by Stanza Developers and Infrastructure Pvt. Ltd., falling in Sector-19, Panipat is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- 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 licenced area.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) 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 you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DILKASH) ATP (HQ) (BABITA GUPTA) DTP (HQ) (VIJENDER SINGH) STP (HQ) (RUPESH SINGH) CTP (HR) (K. MAHARAND PANDURANG, IAS) DTCP (HR) (DINESH KUMAR) SD (HQ) (RAJESH DUTT) JD (HQ)