



AREA STATEMENT			
AREA OF THE SCHEME	=	13.00625 ACRES	52634.343 SQM.
AREA FALLING UNDER 30 MTR. GREEN BELT	=	0.67500 ACRES	
50% OF AREA FALLING UNDER 30 MTR. GREEN BELT	=	0.33750 ACRES	
NET PLANNED AREA	=	12.669 ACRES	51268.531 SQM.
MAX PERMISSIBLE DENSITY ON NET PLANNED AREA @120PPA	=	1520.250 PERSONS	
PERMISSIBLE AREAS			
UNDER PLOTS 51% OF NET PLANNED AREA	=	6.461 ACRES	26146.951 SQM. 51%
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	=	0.507 ACRES	2050.741 SQM. 4%
NET PERMISSIBLE SALABLE AREA	=	6.968 ACRES	28197.692 SQM. 55%
AREAS ACHIEVED			
AREA UNDER PLOTS	=	6.461 ACRES	26146.917 SQM. 51%
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	=	0.507 ACRES	2050.630 SQM. 4%
TOTAL ACHIEVED SALABLE AREA	=	6.968 ACRES	28197.547 SQM. 55%
GREEN AREA REQUIRED			
2.5 SQM PER PERSON	=	3657.50 SQM OR 0.904 ACRES	
GREEN AREA PROVIDED	=	1.336 ACRES	5408.520 SQM. 10.54%

DETAIL OF PLOTS						
CATEGORY	SIZE	AREA	NOS.	TOTAL		
A	11.150 X	22.300	248.645	5	1243.225	SQM
A1	11.475 X	22.300	255.893	2	511.785	SQM
B	11.000 X	26.650	293.150	5	1465.750	SQM
B1	11.850 X	26.650	315.803	2	631.605	SQM
C	11.000 X	26.650	293.150	5	1465.750	SQM
C1	11.850 X	26.650	315.803	2	631.605	SQM
D	12.500 X	26.800	335.000	4	1340.000	SQM
D1	14.350 X	26.800	384.580	2	769.160	SQM
E	15.250 X	33.400	509.350	3	1528.050	SQM
E1	16.475 X	33.400	550.265	2	1100.530	SQM
F	15.500 X	27.000	418.500	3	1255.500	SQM
F1	16.100 X	27.000	434.700	2	869.400	SQM
G	9.700 X	21.600	209.520	6	1257.120	SQM NPPL
G1	10.250 X	21.600	221.400	2	442.800	SQM
H	11.100 X	21.010	233.211	5	1166.055	SQM
H1	11.600 X	21.010	243.716	2	487.432	SQM
J	9.350 X	24.040	224.774	12	2697.288	SQM NPPL
J1	11.300 X	24.040	271.652	4	1086.608	SQM
K	10.000 X	24.040	240.400	10	2404.000	SQM
K1	10.350 X	24.040	248.814	2	497.628	SQM
L	9.382 X	16.000	150.112	9	1351.008	SQM NPPL
M	9.382 X	21.174	198.654	2	397.309	SQM NPPL
M1	9.382 X	21.174	198.654	2	397.309	SQM
N	AS/DETAIL	50.000		23	1150.000	SQM EWS
TOTAL PLOTS INCLUDING EWS				116	26146.917	SQM
					6.461	ACRES
						51.00 %
COMMERCIAL AREA PROVIDED				2050.630	SQM	
				0.507	ACRES	4.00 %
DENSITY						
MAIN PLOTS	93.000 X		13.500	1255.500		PERSONS
EWS	23.000 X		9.000	207.000		PERSONS
TOTAL				1462.500		PERSONS
						115.442 PPA

	REQ	PROVIDED
E.W.S	23	23
N.P.N.L	29	29
MILK & VEG. BOOTH	1	1

GREEN AREA DETAILS		
SR.NO	DETAIL	AREA IN SQM
1	GREEN-1	1645.11
2	GREEN-2	1249.78
3	GREEN-3	1389.29
4	GREEN-4	924.34
	TOTAL	5408.52

To be read with Licence No. 171 of 2022 Dated 21/10/2022

LC-4804

This Layout Plan for an area measuring 13.00625 acres in Sector-3, Shahabad District Kurukshetra being developed by Tavinder Kaur and others in collaboration with SVSJV Buildcon Pvt. Ltd. This layout is 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 and Commercial and Community 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 ISI 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided in the layout plan within the licensed area 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation plan, if required percentage of NPPL/EWS plots and the area under Infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 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.
14. 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 3(3)(a)(iii) 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 plots shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the license 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.
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 Light-Emitting Diode Lamps (LED) fitting for internal lighting as well as Campus lighting.
21. 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.
22. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
23. That the colonizer/owner shall transfer the area falling under 24 mtr. wide internal road free of cost to the Government.

NOTE:- THE LAYOUT PLAN IS APPROVED SUBJECT TO CONDITION THAT YOU SHALL SUBMIT THE NOC FROM NHAI BEFORE APPROVAL OF ZONING PLAN.

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY ON A TOTAL LAND AREA MEASURING 13.00625 ACRES AT SECTOR-3, SHAHABAD, KURKSHETRA, HARYANA FOR M/S SVSJV BUILDCON PVT. LTD.

ARCHITECT'S SIGN

(Signature)

OWNER'S SIGN

(Signature)

(PARVEEN KUMAR) JD (HQ) (M. PARAKASH) ATP (HQ) (BABITA GUPTA) DTP (HQ) (SUNITA SETHI) STP (HR.) (P.P. SINGH) CTP(HR.) (T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

- LEGEND:-**
- SITE BOUNDARY
 - EWS PLOTS SHOWN THUS
 - NPPL PLOTS SHOWN THUS
 - GREEN AREA
 - COMMERCIAL PLOT