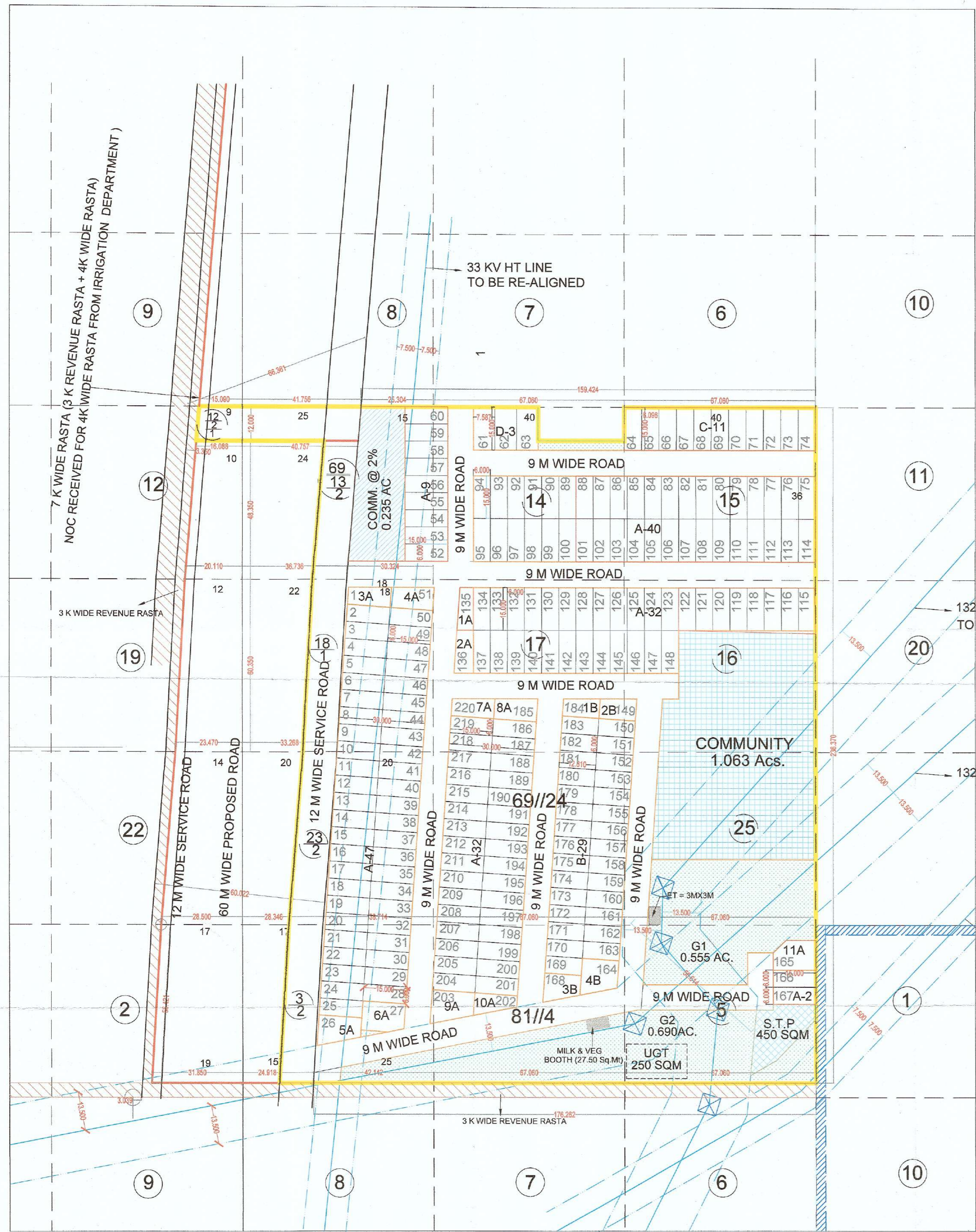


That this layout plan for an area measuring 10.63125 acres (Drawing no. 8725 Dated 07-11-2022) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Kuber Spinex Pvt. Ltd. In collaboration with Pushprattan Developers Pvt. Ltd. in the revenue estate of village Kabri, Sector-37, Panipat 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 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 General, 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 DGTCP for the modification of layout plans of the colony.
5. That the revenue rasta 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 DGTCP, 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 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 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 licenced 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 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.
13. 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.
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) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(PARVEN KUMAR) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (P. P. SINGH) CTP (HR)
 (T.L. SATYAPRAKASH, IAS) DGTCP (HR)
 (ASHISH SHARMA) ATP (HQ)
 (RAJESH DUTT) JD (HQ)



AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	10.63125 Acres	
AREA UNDER SECTOR ROAD	=	0.7483 Acres	
NET PLANNED AREA	=	10.63125-(0.7483/2) 10.2571 Acres	
AREA UNDER COMMERCIAL	=	0.235 Acres	2.29 %
AREA UNDER PLOTS	=	4.905 Acres	47.82 %
TOTAL SALEBLE AREA	=	5.140 Acres	50.11 %

AREA UNDER PLOTS					
TYPE	SIZE	AREA	TOTAL PLOTS		TOTAL AREA
A	6.00 x 15.00	90.00	162	=	14580.00 Sq.Mt
1A	AS PER SITE	78.759	1	=	78.76 Sq.Mt
2A	AS PER SITE	94.49	1	=	94.49 Sq.Mt
3A	AS PER SITE	97.87	1	=	97.87 Sq.Mt
4A	AS PER SITE	113.60	1	=	113.60 Sq.Mt
5A	AS PER SITE	131.52	1	=	131.52 Sq.Mt
6A	AS PER SITE	149.91	1	=	149.91 Sq.Mt
7A	AS PER SITE	97.86	1	=	97.86 Sq.Mt
8A	AS PER SITE	113.60	1	=	113.60 Sq.Mt
9A	AS PER SITE	150.00	1	=	150.00 Sq.Mt
10A	AS PER SITE	90.08	1	=	90.08 Sq.Mt
11A	AS PER SITE	148.02	1	=	148.02 Sq.Mt
B	6.00 x 12.81	76.86	29	=	2228.94 Sq.Mt
1B	AS PER SITE	82.60	1	=	82.60 Sq.Mt
2B	AS PER SITE	94.07	1	=	94.07 Sq.Mt
3B	AS PER SITE	110.50	1	=	110.50 Sq.Mt
4B	AS PER SITE	143.82	1	=	143.82 Sq.Mt
C	6.09 x 15.00	91.35	11	=	1004.85 Sq.Mt
D	7.58 x 15.00	113.70	3	=	341.10 Sq.Mt
TOTAL			220	=	19849.59 Sq.Mt
			OR	=	4.905 Acres

DENSITY CALCULATION			
TOTAL DENSITY	=	220	x 13.50 @ Person's per Plot
	=	2970	+ 10.2571 Acres
	=	289.556	PPA Against 240 - 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	=	0.797/Acres	7.50% of Total area of the Scheme
GREEN AREA PROPOSED			
GREEN - 1	=	0.555/Acres	
GREEN - 2	=	0.690/Acres	
TOTAL GREEN PROPOSED	=	1.245/Acres/ 10.63125 Acres	11.71 %

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	1.063/Acres	10.00%
PROPOSED AREA	=	1.063/Acres	10.00%

- LEGEND**
1. SCHEME BOUNDARY SHOWN THUS
 2. STP AREA (450 SQMTRS)
 3. UGT AREA (200 SQMTRS)
 4. ET AREA (3MX3M)
 5. GREEN AREA SHOWN THUS
 6. COMMERCIAL AREA SHOWN THUS
 7. COMMUNITY FACILITY SHOWN THUS

SCALE: _____ NORTH:

SIGNATURE OF AUTH. SIGN: _____ SIGNATURE OF ARCHITECT: _____

LAYOUT OF PROPOSED AFFORDABLE PLOTTED RESIDENTIAL COLONY UNDER DDJAY, TOTAL AREA MEASURING 10.63125 ACRES, FALLING IN VILLAGE KABRI, SECTOR-37, PANIPAT, BEING DEVELOPED BY PUSHPRATTAN DEVELOPERS PVT. LTD