



COMMUNITY SITES		
	REQUIRED	PROVIDED
1 = NURSERY SCHOOL	= 1	= 1
2 = TAXI STAND	= 1	= 1
3 = NURSING HOME	= 1	= 1
4 = A.T.M	= 1	= 1
5 = BEAUTY PARLOUR	= 1	= 1
6 = MULTI PURPOSE BOOTH	= 1	= 1
7 = CLINIC	= 1	= 1
8 = MILK AND VEGETABLE BOOTH	= 1	= 1

TOTAL AREA OF THE SCHEME		= 27.00 Acres
AREA FALLING UNDER GREEN BELT	=	26.980 Acres (A)
BALANCE AREA	=	0.020 Acres (B)
50% OF THE AREA FALLING UNDER GREEN BELT PLUS (A+B)	=	13.500 Acres (C)
AREA UNDER U.D	=	26.990 Acres
NET PLANNED AREA	=	0.110 Acres
AREA UNDER COMMERCIAL	=	26.880 Acres
AREA UNDER PLOTS	=	13.706 Acres 3.999 %
TOTAL SALEABLE AREA	=	14.781 Acres 54.99 %

AREA UNDER PLOTS					
TYPE	SIZE	AREA	NO	TOTAL AREA	Sq.Yard
A	14.00 X 30.00	420.00	35	14700.00	Sq.Mt 502
B	12.00 X 24.00	288.00	17	4896.00	Sq.Mt 344
C	10.00 X 23.50	235.00	47	11045.00	Sq.Mt 281
D	10.00 X 22.50	225.00	37	8325.00	Sq.Mt 269
E (NPNL)	9.50 X 22.00	209.00	20	6061.00	Sq.Mt 250
F (NPNL)	9.00 X 20.00	180.00	38	6840.00	Sq.Mt 215
G (EWS)	5.00 X 10.00	50.00	52	2600.00	Sq.Mt 60
Nursing Home		1000	1	1000.00	Sq.Mt
TOTAL AREA			358	52467.00	
			OR	13.706	Acres

DENSITY CALCULATION	
TOTAL DENSITY	= (203 X 13.5) + (52 X 9) = 2740.50 + 468.00 = 3208.5 PPA
	OR = 119.364 PPA
	OR = 294.948 PPH

N.P.N.L AND E.W.S CALCULATION			
	REQUIRED	PROVIDED	
N.P.N.L	63.75 25%	67	26.27%
E.W.S	51 20%	52	20.39%

AREA UNDER GREEN			
	REQUIRED	PROPOSED	
ORGANIZED GREEN	4%	1.70 ACRES (6.23%)	
INCIDENTAL GREEN	1%	MORE THEN 1%	

1. This Layout Plan shall be read in conjunction with the clauses appearing on the agreement entered under Rule 11 and the bye-laws.
2. That the plotted area of the colony shall not exceed 50% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as reserved for calculation of the area under plots.
3. That the demarcation plans as per size of all the residential, commercial and institutional sites shall be got approved from the Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1992 and the zoning plan approved by the Director General, Town & Country Planning, Haryana.
4. That the high tension lines existing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per norms.
5. That for proper planning or integration of services in the area adjacent to the colony, the collector shall plan by the directions of the DC, T.C.P, Haryana for the modification of layout plans of the colony.
6. That the revenue rate falls in the colony shall be kept free for circulation/renovation as shown in the layout plan. The collector shall also be responsible for making any adjustment in the alignment of the sewerage lines, internal road circulation or for proper integration of the plot within the colony.
7. That no property shall come across directly from the carriage way of 30 meters or more wide sector road.
8. All other green belts outside the licensed areas, if the colony shall be developed by the collector. Authority/developer on the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the license.
9. At the time of demarcation, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the collector in the licensed area.
10. Any excess area over and above the permissible area for commercial use shall be deemed to be open space.
11. The maximum number of dwellings units in a plot shall be as per the provision of the Rule 49 of the Rules, 1960. This condition also applies to the plots in the reserved area for the development of the colony.
12. No plot will drive an access less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
13. The portion of the sector/development plan roads/avenue belts as provided in the Development Plan, which form part of the licensed area shall be constructed free of cost to the government on the basis of section 3(3)(b) of the Act No. 1975.
14. That the odd size plots (except C-15 plots which are approved of standard dimensions) are being approved subject to the area of no plot shall exceed 2.5 acres.
15. The new will have objection to the regularization of the boundaries of the license through give and take with the land that NPNL is liable to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
16. That the collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 24.03.06 issued by Ministry of Environment and Forest, Government of India before starting the construction/regularization of development works at site.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable having awaiting for an occupation certificate.
19. That the collector/owner shall use only Compact Fluorescent Lamp (CFL) for internal lighting as well as Campus lighting.
20. That the site shall convey the minimum power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station (electric substations as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

LAYOUT PLAN

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 27.00 ACRES IN SECTOR-11 AT RATIA DISTT-FATEHABAD BEING DEVELOPED BY GAWAR INFRA PVT.LTD

ARCHITECT

OWNER

For G...
 (Signature) 20/11/2017
 (Signature) 20/11/2017
 (Signature) 20/11/2017
 (Signature) 20/11/2017