

To be read with Licence No. 58 of 2023 Dated 21/3/2023
 That this layout plan for an area measuring 6.375 acres (Drawing no. DD/JAY/2016/23/23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Open Dayal Jan Awas Yojna-2014) being developed by Address Infrastructures Pvt. Ltd. falling in, Sector-23, 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 DGTCF 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 DGTCF, 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 area 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.

Divya Dogra
 (DIVYA DOGRA) DTP (HQ)
Sanjay Kumar
 (SANJAY KUMAR) STP (E&V)
Sitender Singh
 (SITENDER SINGH) CTP (TNS)
Satyaprakash IAS
 (SATYAPRAKASH, IAS) DGTCF (HR)
Yash Chaudhary
 (YASH CHAUDHARY) ATP (HQ)
Dinesh Kumar
 (DINESH KUMAR) PA (HQ)
Vijender Kumar
 (VIJENDER KUMAR) AD (HQ)

AREA CALCULATION			
TOTAL AREA OF THE SCHEME	6.375	Acres	27.41
AREA UNDER COMMERCIAL	0.847	Acres	3.47
AREA UNDER PLOTS	5.188	Acres	21.14
TOTAL GREEN AREA	0.340	Acres	1.38
PROPOSED COMMUNITY FACILITY OF TOTAL	0.340	Acres	1.38
PROPOSED COMMUNITY AREA	0.340	Acres	1.38
PROPOSED OPEN GREEN AREA	0.340	Acres	1.38
PROPOSED OPEN GREEN AREA	0.340	Acres	1.38

DETAILS OF RESIDENTIAL PLOTS					
S.NO.	PLOT NO.	SECTION	AREA (SQ.M)	NO. OF PLOTS	TOTAL AREA (SQ.M)
1	01	1	13.72	1	13.72
2	02	1	13.72	1	13.72
3	03	1	13.72	1	13.72
4	04	1	13.72	1	13.72
5	05	1	13.72	1	13.72
6	06	1	13.72	1	13.72
7	07	1	13.72	1	13.72
8	08	1	13.72	1	13.72
9	09	1	13.72	1	13.72
10	10	1	13.72	1	13.72
11	11	1	13.72	1	13.72
12	12	1	13.72	1	13.72
13	13	1	13.72	1	13.72
14	14	1	13.72	1	13.72
15	15	1	13.72	1	13.72
16	16	1	13.72	1	13.72
17	17	1	13.72	1	13.72
18	18	1	13.72	1	13.72
19	19	1	13.72	1	13.72
20	20	1	13.72	1	13.72
21	21	1	13.72	1	13.72
22	22	1	13.72	1	13.72
23	23	1	13.72	1	13.72
24	24	1	13.72	1	13.72
25	25	1	13.72	1	13.72
26	26	1	13.72	1	13.72
27	27	1	13.72	1	13.72
28	28	1	13.72	1	13.72
29	29	1	13.72	1	13.72
30	30	1	13.72	1	13.72
31	31	1	13.72	1	13.72
32	32	1	13.72	1	13.72
33	33	1	13.72	1	13.72
34	34	1	13.72	1	13.72
35	35	1	13.72	1	13.72
36	36	1	13.72	1	13.72
37	37	1	13.72	1	13.72
38	38	1	13.72	1	13.72
39	39	1	13.72	1	13.72
40	40	1	13.72	1	13.72
41	41	1	13.72	1	13.72
42	42	1	13.72	1	13.72
43	43	1	13.72	1	13.72
44	44	1	13.72	1	13.72
45	45	1	13.72	1	13.72
46	46	1	13.72	1	13.72
47	47	1	13.72	1	13.72
48	48	1	13.72	1	13.72
49	49	1	13.72	1	13.72
50	50	1	13.72	1	13.72
51	51	1	13.72	1	13.72
52	52	1	13.72	1	13.72
53	53	1	13.72	1	13.72
54	54	1	13.72	1	13.72
55	55	1	13.72	1	13.72
56	56	1	13.72	1	13.72
57	57	1	13.72	1	13.72
58	58	1	13.72	1	13.72
59	59	1	13.72	1	13.72
60	60	1	13.72	1	13.72
61	61	1	13.72	1	13.72
62	62	1	13.72	1	13.72
63	63	1	13.72	1	13.72
64	64	1	13.72	1	13.72
65	65	1	13.72	1	13.72
66	66	1	13.72	1	13.72
67	67	1	13.72	1	13.72
68	68	1	13.72	1	13.72
69	69	1	13.72	1	13.72
70	70	1	13.72	1	13.72
71	71	1	13.72	1	13.72
72	72	1	13.72	1	13.72
73	73	1	13.72	1	13.72
74	74	1	13.72	1	13.72
75	75	1	13.72	1	13.72
76	76	1	13.72	1	13.72
77	77	1	13.72	1	13.72
78	78	1	13.72	1	13.72
79	79	1	13.72	1	13.72
80	80	1	13.72	1	13.72
81	81	1	13.72	1	13.72
82	82	1	13.72	1	13.72
83	83	1	13.72	1	13.72
84	84	1	13.72	1	13.72
85	85	1	13.72	1	13.72
86	86	1	13.72	1	13.72
87	87	1	13.72	1	13.72
88	88	1	13.72	1	13.72
89	89	1	13.72	1	13.72
90	90	1	13.72	1	13.72
91	91	1	13.72	1	13.72
92	92	1	13.72	1	13.72
93	93	1	13.72	1	13.72
94	94	1	13.72	1	13.72
95	95	1	13.72	1	13.72
96	96	1	13.72	1	13.72
97	97	1	13.72	1	13.72
98	98	1	13.72	1	13.72
99	99	1	13.72	1	13.72
100	100	1	13.72	1	13.72
101	101	1	13.72	1	13.72
102	102	1	13.72	1	13.72
103	103	1	13.72	1	13.72
104	104	1	13.72	1	13.72
105	105	1	13.72	1	13.72
106	106	1	13.72	1	13.72
107	107	1	13.72	1	13.72
108	108	1	13.72	1	13.72
109	109	1	13.72	1	13.72
110	110	1	13.72	1	13.72
111	111	1	13.72	1	13.72
112	112	1	13.72	1	13.72
113	113	1	13.72	1	13.72
114	114	1	13.72	1	13.72
115	115	1	13.72	1	13.72
116	116	1	13.72	1	13.72
117	117	1	13.72	1	13.72
118	118	1	13.72	1	13.72
119	119	1	13.72	1	13.72
120	120	1	13.72	1	13.72
121	121	1	13.72	1	13.72
122	122	1	13.72	1	13.72
123	123	1	13.72	1	13.72
124	124	1	13.72	1	13.72
125	125	1	13.72	1	13.72
126	126	1	13.72	1	13.72
127	127	1	13.72	1	13.72
128	128	1	13.72	1	13.72
129	129	1	13.72	1	13.72
130	130	1	13.72	1	13.72
131	131	1	13.72	1	13.72
132	132	1	13.72	1	13.72
133	133	1	13.72	1	13.72
134	134	1	13.72	1	13.72
135	135	1	13.72	1	13.72
136	136	1	13.72	1	13.72
137	137	1	13.72	1	13.72
138	138	1	13.72	1	13.72
139	139	1	13.72	1	13.72
140	140	1	13.72	1	13.72
141	141	1	13.72	1	13.72
142	142	1	13.72	1	13.72
143	143	1	13.72	1	13.72
144	144	1	13.72	1	13.72
145	145	1	13.72	1	13.72
146	146	1	13.72	1	13.72
147	147	1	13.72	1	13.72
148	148	1	13.72	1	13.72
149	149	1	13.72	1	13.72
150	150	1	13.72	1	13.72

PLOTS AREA RESERVED UNDER 15% EDG				
S.NO.	PLOT NO.	SECTION	AREA (SQ.M)	TOTAL AREA (SQ.M)
1	01	1	13.72	13.72
2	02	1	13.72	13.72
3	03	1	13.72	13.72
4	04	1	13.72	13.72
5	05	1	13.72	13.72
6	06	1	13.72	13.72
7	07	1	13.72	13.72
8	08	1	13.72	13.72
9	09	1	13.72	13.72
10	10	1	13.72	13.72
11	11	1	13.72	13.72
12	12	1	13.72	13.72
13	13	1	13.72	13.72
14	14	1	13.72	13.72
15	15	1	13.72	13.72
16	16	1	13.72	13.72
17	17	1	13.72	13.72
18	18	1	13.72	13.72
19	19	1	13.72	13.72
20	20	1	13.72	13.72
21	21	1	13.72	13.72
22	22	1	13.72	13.72
23	23	1	13.72	13.72
24	24	1	13.72	13.72
25	25	1	13.72	13.72
26	26	1	13.72	13.72
27	27	1	13.72	13.72