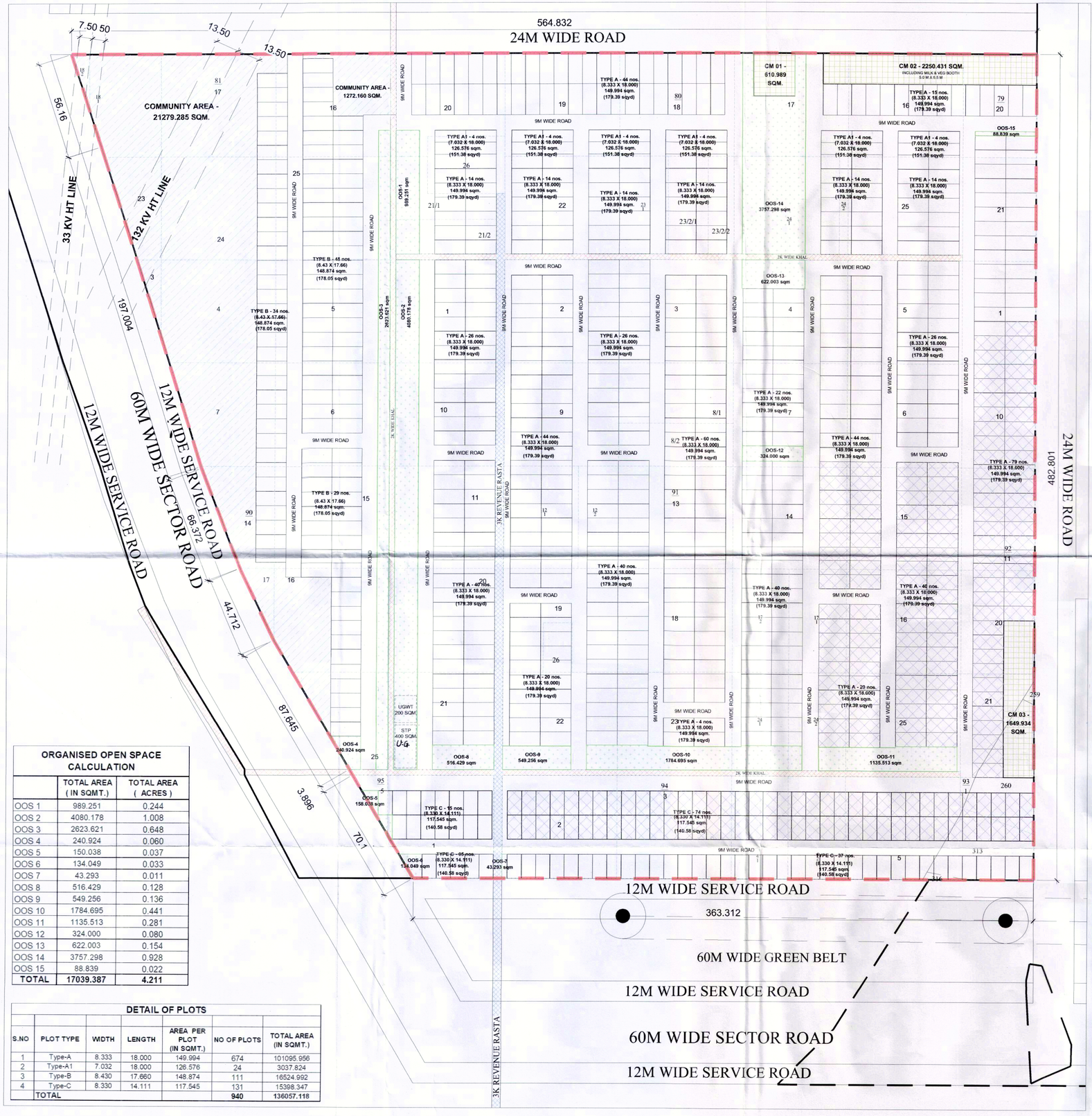

PROPOSED AREA DETAIL OF DDAJY LICENCE LAND OF 55.72396 ACRES

55.72396	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
TOTAL LICENCED AREA	55.72396	225506.842				
AREA UNDER UD	0.00000	0.000				
BALANCE AREA	55.72396	225506.842				
NET BALANCE AREA (A)	55.72396	225506.842				100.000
ORGANISED OPEN SPACE (ON APPLIED AREA)	4.179	16912.988	7.500	4.211	17039.387	7.556
COMMUNITY FACILITIES (ON APPLIED AREA)	5.572	22550.684	10.000	5.573	22551.445	10.000
COMMERCIAL AREA (ON NET PLANNED AREA)	2.229	9020.260	4.000	1.115	4511.354	2.001
AREA UNDER PLOTS (ON NET PLANNED AREA)	33.992	137558.970	61.000	33.620	136057.118	60.334
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	36.221	146579.230	65.000	34.735	140568.472	62.335
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS	743		
ACHIEVED DENSITY	303.64	PPA	ACHIEVED PLOTS	940		
Total Population	940	@ 18 person per plot		16920		Persons

To be read with Licence No. 85 of 2023 Dated 18-04-2023

That this Layout plan for an area measuring **55.72396 acres** (after part migration from Licence No. 6 of 2010 granted for setting up of RPL colony for 314.808 acres) **(Drawing No.** 9170 **Dated** 18-04-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed **Uttirna Infra Projects Pvt. Ltd., 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, 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, 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 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.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.3 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 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.
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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DIVYA DOGRA) DTP(HQ) — (SANJAY KUMAR) STP(HQ) — (P.K. SINGH) CTP(HR) — (T.L. SATYAPRAKASH, IAS) DG,TCP(HR)

(YAJAN CHAUDHRY) ATP(HQ) — (DINESH KUMAR) PA(HQ) — (Varinder Kumar) AD(HQ)

Dng. No : DGTCP 9170 dated 18/4/2023

10% saleable area required in lieu of BG of IDW & 10 % in lieu of BG of EDC = 28113.6944 sqm (20%)
Provided saleable area in lieu of BG of IDW & EDC = 28197.523 sqm (20.06%)

DETAIL OF PLOTS in LIEU OF BG of IDW & EDC

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	Type-A	8.333	18.000	149.994	130	19499.220
2	Type-C	8.330	14.111	117.545	74	8698.303
	TOTAL				204	28197.523
	Percent					20.06

10% of plots in lieu of bank guarantee required for IDW &
10% of plots in lieu of bank guarantee required for EDC

ORGANISED OPEN SPACE CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (ACRES)
OOS 1	989.251	0.244
OOS 2	4080.178	1.008
OOS 3	2623.621	0.648
OOS 4	240.924	0.060
OOS 5	150.038	0.037
OOS 6	134.049	0.033
OOS 7	43.293	0.011
OOS 8	516.429	0.128
OOS 9	549.256	0.136
OOS 10	1784.695	0.441
OOS 11	1135.513	0.281
OOS 12	324.000	0.080
OOS 13	622.003	0.154
OOS 14	3757.298	0.928
OOS 15	88.839	0.022
TOTAL	17039.387	4.211

DETAIL OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	Type-A	8.333	18.000	149.994	674	101095.956
2	Type-A1	7.032	18.000	126.576	24	3037.824
3	Type-B	8.430	17.660	148.874	111	16524.992
4	Type-C	8.330	14.111	117.545	131	15398.347
	TOTAL				940	136057.118

PROJECT NAME AND ADDRESS

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 OVER AN AREA MEASURING 55.72396 ACRES (AFTER MIGRATION FROM LICENCE NO. 6 OF 2010 DATED 14.01.2010) IN THE REVENUE ESTATE OF VILLAGE KAERI & TARAF INSAAR IN SECTOR-37 , PANIPAT (HR.) BEING DEVELOPED BY U T T I R N A I N F R A P R O J E C T S P R I V A T E L I M I T E D

DRAWING TITLE: LAYOUT PLAN

AUTHORIZED SIGNATORY: M/s Uttirna Infraprojects Pvt. Ltd. Authorized Signatory

ARCHITECT SIGNATURE: Ar. Praveen Kr. Verma CA/2014/65167

DATE:

SHEET-01

SCALE

NORTH