

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

- REFERENCE :-**
- PROPOSED H.T. LINE ON 11 MTR. LONG PCC POLE WITH 80MM² ACSR CONDUCTOR SHOWN AS :-
 - PROPOSED L.T. LINE ON 9 MTR. LONG PCC POLE WITH 30MM² ACSR CONDUCTOR SHOWN AS :-
 - PROPOSED 200 KVA TRANSFORMER SHOWN AS :-
 - PROPOSED 9 MTR. LONG OCTAGONAL POLE WITH 250 WATT SPVS FITTINGS (Single Bracket) FOR 24 MTR. ROAD WITH 16 80MM² X 4 CORE UNDER GROUND CABLE SHOWN AS :-
 - PROPOSED PEDESTAL SHOWN AS :-
 - PROPOSED 150WATT HPSV FITTING SHOWN AS :-
 - EXISTING H.T. LINE SHOWN AS :-

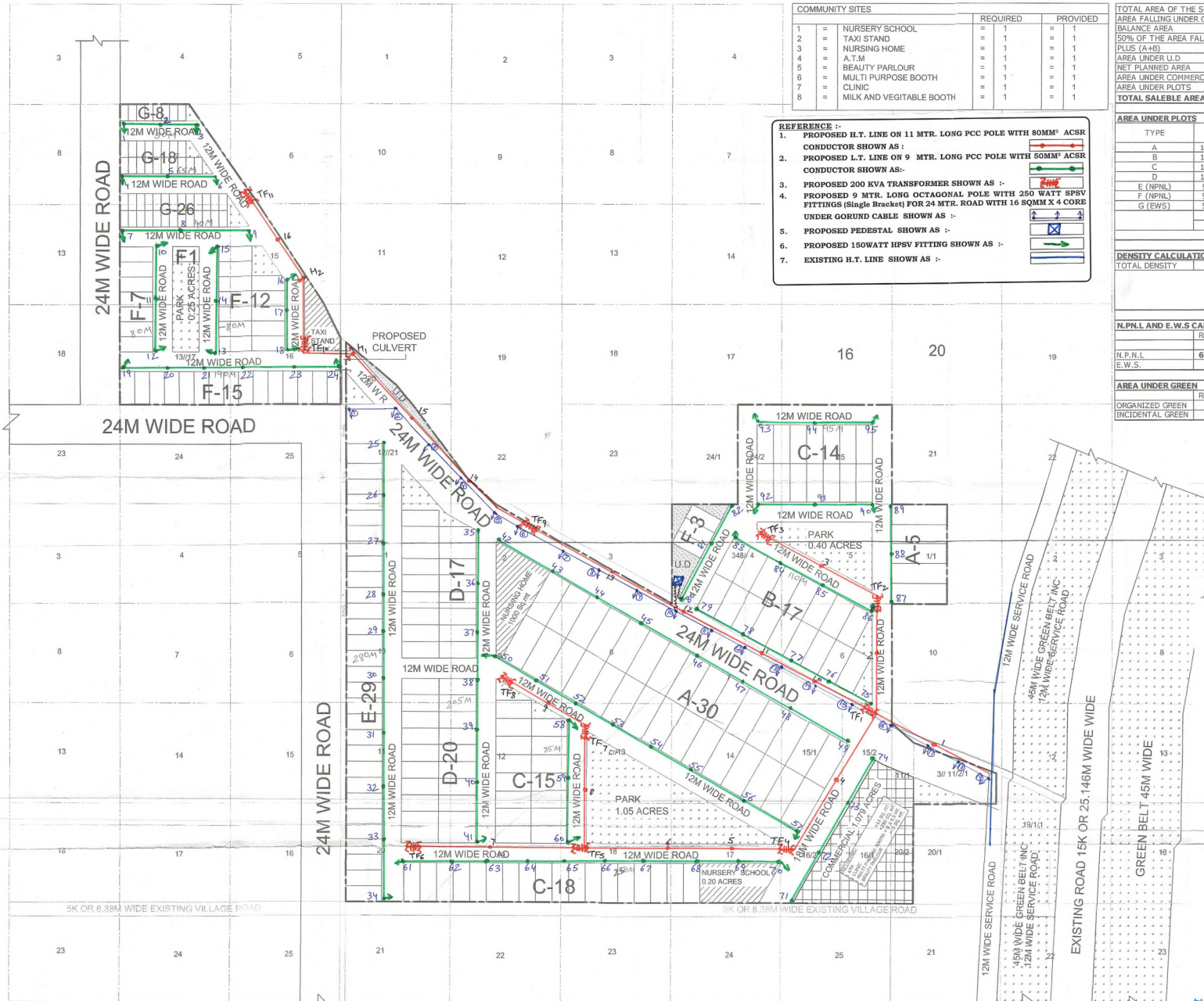
TOTAL AREA OF THE SCHEME		= 27.00 Acres
AREA FALLING UNDER GREEN BELT	=	0.020 Acres
BALANCE AREA	=	26.980 Acres
50% OF THE AREA FALLING UNDER GREEN BELT	=	0.010 Acres
PLLS (A+H)	=	26.990 Acres
AREA UNDER U.D	=	0.110 Acres
NET PLANNED AREA	=	26.880 Acres
AREA UNDER COMMERCIAL	=	1.075 Acres
AREA UNDER PLOTS	=	13.706 Acres
TOTAL SALEABLE AREA	=	14.781 Acres
		54.99 %

AREA UNDER PLOTS							
TYPE	SIZE	AREA	NO	TOTAL AREA	Sq. Mt.	Sq. Yard	
A	14.00 X 30.00	420.00	36	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.	259	
E (NPNL)	9.50 X 22.00	209.00	29	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	
				1000.00	Sq. Mt.		
				1000.00	Sq. Mt.		
				13.706	Acres		

DENSITY CALCULATION			
TOTAL DENSITY	=	(203 X 13.5)	+ (52 X 9)
	=	2740.50	+ 468.00
	=	3208.50	+ 26.880
	=	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
E.W.S.	51	20%	52

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



- To be read with licence No. 152 of 2013 dated 02-11-2013
- This Layout Plan for 27.00 acres (Eng. No. 265/TP-287 dated 27.12.2013) comprised of licenses which were issued in respect of Residential Plotted Colony being developed by Gawar Infra Pvt. Ltd in Sector-11, Ratis is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - That the demarcation plan as per size of all the residential, commercial and institutional 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 Unplanned Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
 - 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 its norms.
 - 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.
 - That the revenue tract falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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 provision of the adjoining areas of the sections as shown on the Development Plan, proper integration of the plan with the proposals of the adjoining areas of the sections as shown on the Development Plan.
 - That no property/plot shall have access directly from the carriage way of 30 metres or more wide sector road.
 - 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
 - At the time of demarcation, if required percentage of trees/two plots shall be area under infrastructure are reduced, the same will be provided in the colony in the licensed area.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be applicable to the open space plots, which are to be developed in the licensed area.
 - No plot will drive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
 - The portion of the sector/sub-division plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(B)(ii) of the Act No.8 of 1975.
 - That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots would not have a frontage of less than 75% of the standard frontage when demarcated and area of the plot shall be increased.
 - That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA 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.
 - That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.D. 1533 (E) dated 14.2.2006 issued by Ministry of Environment and Forests, Government of India before starting the construction/execution of development works at site.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - 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.
 - That the colonizer/owner shall use only Compact Fluorescent Lamp fitting for internal lighting as well as Campus lighting.
 - That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station/Electric substation 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 Govt: [Signature]

For Gawar Infra Pvt. Ltd. [Signature]

Executive Engineer, HUDA, District Hisar

Executive Engineer, HUDA, District Hisar

Auth. Signatory: [Signature]

Supervising Engineer: [Signature]

Executive Engineer, HUDA, District Hisar

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	=	0.020	Acres	(A)
BALANCE AREA	=	26.980	Acres	(B)
50% OF THE AREA FALLING UNDER GREEN BELT PLUS (A+B)	=	26.990	Acres	
AREA UNDER U.D	=	0.110	Acres	
NET PLANNED AREA	=	26.880	Acres	
AREA UNDER COMMERCIAL	=	1.075	Acres	3.999 %
AREA UNDER PLOTS	=	13.706	Acres	50.99 %
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	37	34700.00	Sq.Mt 502
B	12.00 X 24.00	288.00	167	48960.00	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 (NP/IL)	9.50 X 22.00	209.00	29	6061.00	Sq.Mt 250
F (NP/IL)	9.00 X 20.00	180.00	38	6840.00	Sq.Mt 215
G (EWS)	5.00 X 10.00	50.00	1	1000.00	Sq.Mt 60
	Nursing Home	1900	1	1900.00	Sq.Mt
TOTAL AREA			255	55467.00	Sq.Mt
			OR	13.706	Acres

DENSITY CALCULATION			
TOTAL DENSITY	=	(203 X 13.5)	+ (52X9)
	=	2740.50	+ 468.00
	=	3208.5	+ 26.880
	=	119.364	PPA
	OR	294.948	PPH

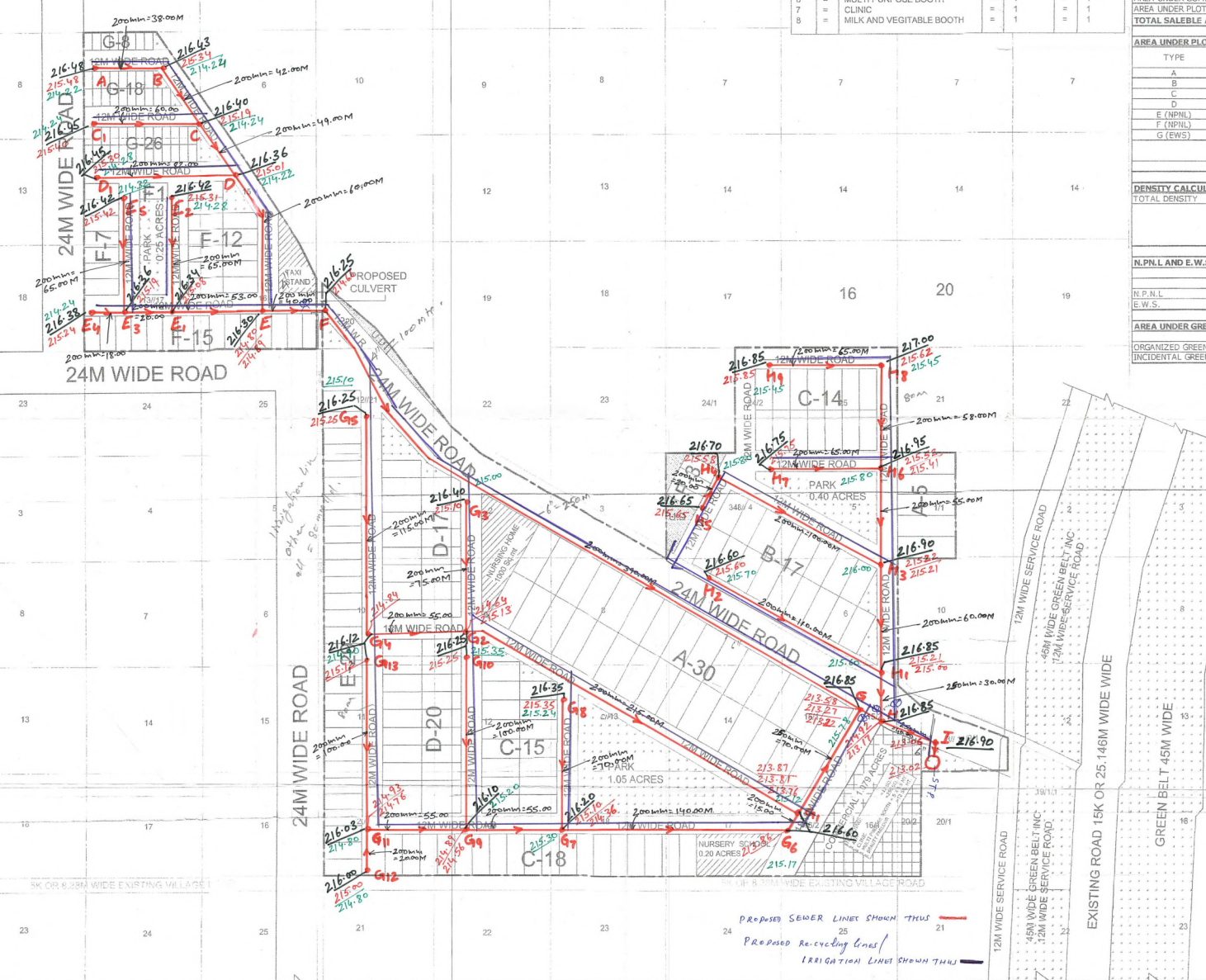
N.P.N.L AND E.W.S CALCULATION			
	REQUIRED	PROVIDED	
N.P.N.L	63.75	25%	67
E.W.S.	51	20%	52
			26.27%
			20.39%

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

To be read with licence No. 127 of 2013 dated 02.03.2013
 That the Layout Plan for 27.00 acres (Dy. No. DG/CP-487 dated 27.12.13) comprised of licenses which were issued in respect of Residential Plotted Colony being developed by Gawar Infra Pvt. Ltd in Sector-11, Ratia 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 bye-law 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 plan as per site 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 Areas Restriction of Unplanned 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 P.H. norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
6. That the revenue roads falling in the colony shall be free for circulation/movement as shown in the layout plan.
7. That the collector 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall have access directly from the cartage way of 50 metres or more wide sector road.
9. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Collector on the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the respective orders of the Licenses.
10. At the time of demarcation, if required percentage of NP/IL EWS plots and the area under infrastructure are reduced, the same will be provided by the collector in the licensed area.
11. Area reserved area other than the residential area under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be applicable on the remaining plots in the licensed area. There shall be no reduction in the number of units below the minimum number of units as per the provisions of the Rules, 1965.
13. No plot will drive on access less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/road/development plan roads (green belts) provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 8(B)(ii) of the Act of 1975.
15. The cost of the plots (including 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 footage when demolished and the area of no cost shall exceed 5 acres.
16. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority in this regard shall be binding in this regard.
17. That the collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (EWS) dated 14.9.2006 issued by M.O., Dept. of Environment and Forest, Government of India before starting the construction/development of the development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority/Haryana Govt. notification as applicable.
19. That the provision of solar water heating system shall be as per norms specified by HANESDA and shall be made operational where applicable before applying for an occupation certificate.
20. That the collector/owner shall use only Compact Fluorescent lamps fitting for internal lighting as well as Campus lighting.
21. That you shall comply the norms to power load requirement of your power utility to enable the provision of power to the concerned site for development/switching station/automatic substation as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

Director General
 Town & Country Planning
 Haryana



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

Gawar Infra Pvt. Ltd.
 9, Main Road, Sector-11, Ratia, Fatehabad, Haryana

Gawar Infra Pvt. Ltd.
 9, Main Road, Sector-11, Ratia, Fatehabad, Haryana





Checked by: [Signature]
 Approved by: [Signature]
 For Gawar Infra Pvt. Ltd.
 Executive Engineer, HUDA Division No. II, HISSAR

STORM WATER

TOTAL AREA OF THE SCHEME	=	27.00	Acres
AREA FALLING UNDER GREEN BELT	=	0.020	Acres
BALANCE AREA	=	26.980	Acres (A)
50% OF THE AREA FALLING UNDER GREEN BELT	=	0.010	Acres (B)
PLUS (A+B)	=	26.990	Acres
AREA UNDER U.D	=	0.110	Acres
NET PLANNED AREA	=	26.880	Acres
AREA UNDER COMMERCIAL	=	1.075	Acres
AREA UNDER PLOTS	=	13.706	Acres
TOTAL SALEABLE AREA	=	14.781	Acres 54.99%

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

REFERENCE :-

- PROPOSED STORM WATER LINE SHOWN AS :  216.45
- PROPOSED FORMATION LEVEL SHOWN AS :-  215.18
- PROPOSED BED LEVEL SHOWN AS :-  215.18
- GROUND LEVEL SHOWN AS :-  215.35

TYPE	SIZE	AREA	NO	TOTAL AREA	Sq.Mt	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	259
E (NPNL)	9.50 X 22.00	209.00	29	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			1	1000.00	Sq.Mt	
TOTAL AREA			255	55467.00	Sq.Mt	
			OR	13.706	Acres	

DENSITY CALCULATION

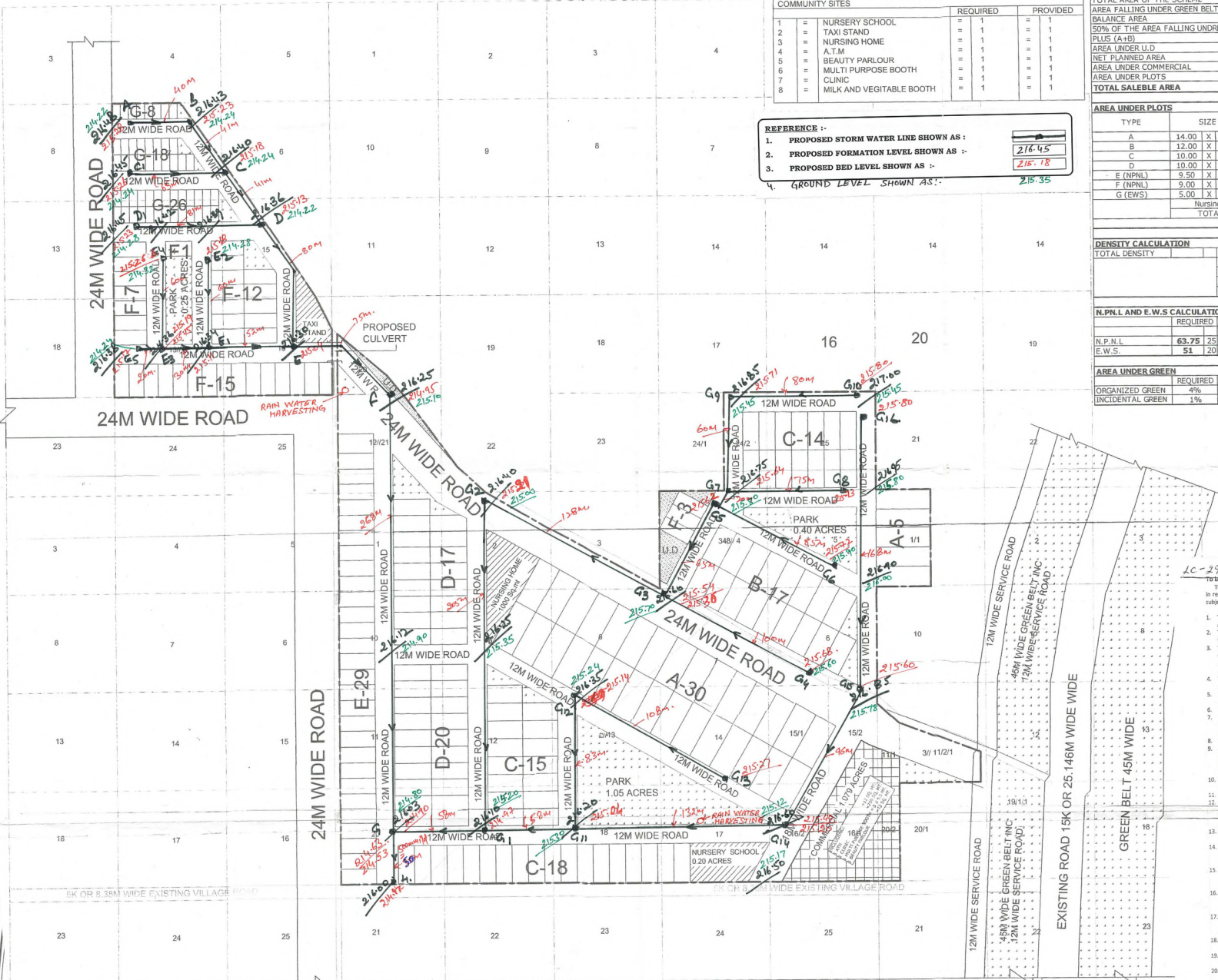
TOTAL DENSITY	=	(203 X 13.5)	+	(52X9)
	=	2740.50	+	468.00
	=	3208.5	+	26.880
	=	119.364	PPA	
OR		294.948	PPH	

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

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



- To Differ with Licence No. 12 of 2013 dated 01.12.2013
- This layout plan for 27.00 acres (Dtg. No. DG/CP-487 dated 27.12.2013) comprised of tenes which were issued in respect of Residential Plotted Colony being developed by Gawar Infra Pvt. Ltd in Sector-11, Ratia is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - That the demarcation plans as per site of all the residential, commercial and institutional 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.
 - 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 its norms.
 - That for proper planning an integration of services in the colony, the colonizer shall abide by the directions of the DG, TCP, Haryana and accordingly shall make necessary changes in the layout plan.
 - That the revenue rate falling in the colony shall be kept free for circulation/ movement as shown in the layout plan.
 - 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 of the sectors as shown on the Development Plan.
 - That no property/plot shall have access directly from the carriage way of 30 metres or more wide sector road.
 - 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
 - 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 colonizer in the licensed area.
 - Any extra area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The maximum number of units in a plot shall be as per the provision of the Rule 49 of the Rules, 1965. This condition shall apply to all plots which have been approved in this prospectus and to the plots which are approved in the future.
 - That the plot shall have an access from a less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
 - The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
 - That the odd site 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 plot shall exceed 1.50 ac.
 - That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA 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.
 - That the colonizer shall abide 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. modification as applicable.
 - That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operations where applicable before applying for an occupation certificate.
 - That the colonizer/owner shall use only Compact Fluorescent Lamp fitting for internal lighting as well as Campus lighting.
 - That you shall convey the 100mc power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station. Electric substation 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 Go: 

For Gawar Infra Pvt. Ltd. 

Checklist Subject to compliance of all conditions as per the approved plan.

Executive Engineer, HUDA Circle, HISAB.

Superintending Engineer, HUDA Division No. II, HISAB.

Executive Engineer, HUDA Division No. II, HISAB.

