

To be read with Licence No. 122 of 2023 Dated 5/6/2023

- That this Layout plan for an area measuring 5.05625 acres (Drawing no. DTCP9307 dated 06-06-23) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Suparvesh Buildwell Pvt. Ltd. in the revenue estate of village-Kabri, in Sector-39, Panipat 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 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.
 - 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.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
 - That the revenue rasta 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 DTCP, 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - 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 licenced area.
 - 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.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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)(ii) of the Act No.8 of 1975.
 - 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.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that H5VP 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 rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - 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.
 - 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.

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LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- FREEZE AREA AGAINST BG OF EDC
- FREEZE AREA AGAINST BG OF IDW

AREA STATEMENT					
TOTAL SITE AREA	5.05625		ACRES		20461.885
AREA FALLING UNDER 50 MTR WIDE GREEN BELT	0.09056		ACRES		366.483
BALANCE SITE AREA	4.96569		ACRES		20095.403
50% AREA UNDER 50 MTR WIDE GREEN BELT	0.04528		ACRES		183.241
NET PLANNED AREA	5.01097		ACRES		20278.644
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	0.5056	2046.189	10.00	2047.30	0.5059
GREEN AREA UNDER PARKS	0.3792	1534.641	7.50	1574.53	0.3891
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	0.2004	811.146	4.0000	810.58	0.2003
AREA UNDER PLOTS	3.0567	12369.973	61.0000	10312.796	2.5484
TOTAL SALABLE AREA	3.2571	13181.119	65.00	11123.38	2.7487

SUMMARY OF PLOTS						
TYPE	PLOT DIMENSIONS (METRES)	AREA(SQ.M.)	AREA (SQ.YD.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	TOTAL AREA (SQ.M.)
A	6.915 18.130	125.369	149.816	32.000	4011.806	SQ.M.
B	7.543 18.130	136.755	163.422	16.000	2188.073	SQ.M.
C	7.045 12.977	91.423	109.250	24.000	2194.151	SQ.M.
D	6.915 14.908	103.089	123.191	8.000	824.711	SQ.M.
E	6.705 18.130	121.562	145.266	9.000	1094.055	SQ.M.
				89.000	10312.796	SQ.M.
					2.5484	ACRES
DENSITY TOTAL	89	X		13.5	1201.5	PERSONS
DENSITY ACHIEVED		240 TO 400		PPA		
		231-17~240				

AREA UNDER MORTGAGE FOR EDC (10%)					
TYPE	PLOT DIMENSIONS (METRES)	AREA(SQ.M.)	AREA (SQ.YD.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
B	7.543 18.130	136.755	163.422	8.000	1094.037
				8.000	1094.037
					0.2703

AREA UNDER MORTGAGE FOR IDW (10%)					
TYPE	PLOT DIMENSIONS (METRES)	AREA(SQ.M.)	AREA (SQ.YD.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
B	7.543 18.130	136.755	163.422	8.000	1094.037
				8.000	1094.037
					0.2703

NOTE:-

- Mortgaged saleable area marked as being frozen with the restriction on any further sale/alotment to any third party without the approval of Director. However, development/construction activities can be carried out by the colonizer on such frozen area.
- The development of such frozen plots (under mortgaged) shall be taken up along with the remaining colony in the first phase.
- A proper notice board mentioning details of the mortgaged land/flats/shops should be displayed prominently on the mortgaged site.
- Such disclosure shall also be made in the documents filed with HRERA for obtaining registration and regular updation purpose.

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 ON THE LAND MEASURING 5.05625 ACRES, VILLAGE- KABRI, SECTOR-39, PANIPAT, HARYANA

CLIENT:-

Signature

ARCHITECT :-

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ARCHITECTURE PLAN
WORKING DRAWING
INTERIOR DESIGN
VALUATION
TURNKEY PROJECT



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ARCHITECTS, INTERIORS, CONSTRUCTION

SCO-7, SECOND FLOOR, PRIME SQUARE
CHANDIGARH-AMBALA HIGHWAY, NEAR BEST,
PRICE, OPPO-COSMO MALL, ZIRAKPUR, PUNJAB

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