

To be read with Licence No. 233 of 2023 Dated 02/11/2023.
 That this layout plan for an area measuring 3.350 acres (Drawing No. _____) Dated _____ is comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sunlit Infracon LLP, falling in the revenue estate of Village Billa, in Sector-16, Kot-Beha Urban Complex, District Panchkula 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 General, 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 DGTC/HR, 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 DGTC/HR, 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 and 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 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensor.
- 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 licensed area.
- No plot will derive an access from less than 9 meters wide road which 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 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.
- 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only LED 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.

(SATYA PAL) (RAHUL SINGLA) (ANISH KUMAR) (SUNITA SETHI) (T.J. SATYAPRASHAD) (DGTCP (HR))

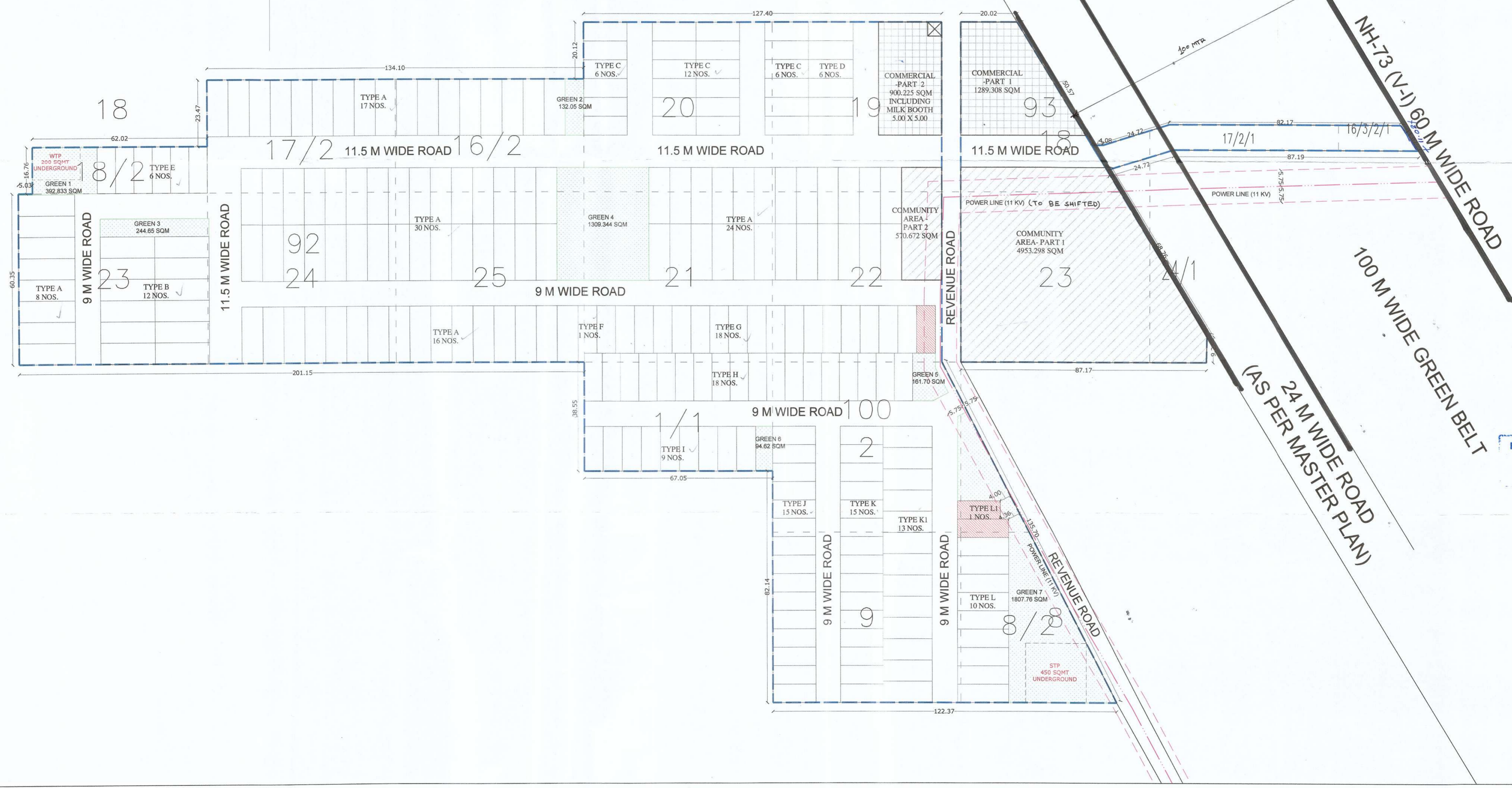
AREA STATEMENT					
A	APPLIED LAND	13.650	Acres	55239.694	SQ.M.
B	LAND UNDER 100 M WIDE GREEN BELT	0.192	Acres	778.050	SQ.M.
C	LAND UNDER 24 M WIDE ROAD PART OF GREEN BELT	0.056	Acres	224.643	SQ.M.
D	BALANCE SITE AREA	13.402	Acres	54237.001	SQ.M.
E	50% OF (B+C)	0.124	Acres	501.347	SQ.M.
F	NET PLANNED AREA (A - 50% OF (B+C))	13.526	Acres	54738.348	SQ.M.

	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN SQ.M.)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	1.365	5523.97	10.00	5523.97	1.365	10.00%
GREEN AREA UNDER PARKS 7.5%	1.024	4142.98	7.50	4142.98	1.024	7.50%
AREA UNDER COMMERCIAL 4%	0.541	2189.53	4.00	2189.53	0.541	4.00%
AREA UNDER PLOTS	8.251	33390.39	61.00	30767.724	7.603	56.21%
TOTAL SALEABLE AREA	8.792	35579.93	65.00	32957.257	8.144	60.21%

GREEN AREA			COMMERCIAL AREA			COMMUNITY AREA		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)	AREA (SQ.M.)	AREA (IN ACRE)	AREA (SQ.M.)	AREA (IN ACRE)	AREA (SQ.M.)	AREA (IN ACRE)
1	392.833	0.097	1	1289.308	0.319	1	4953.298	1.224
2	132.055	0.033	2	900.225	0.222	2	570.672	0.141
3	244.657	0.060						
4	1309.344	0.324						
5	161.703	0.040						
6	94.620	0.023						
7	1807.764	0.447						
TOTAL	4142.98	1.024	TOTAL	2189.533	0.541	TOTAL	5523.970	1.365

SUMMARY OF PLOTS						
TYPE	PLOT DIMENSIONS (METERS)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	
A	7.50	20.00	150.00	95	14250.00 SQ.M.	
B	7.50	19.28	144.57	12	1734.81 SQ.M.	
C	6.69	15.49	103.56	24	2485.55 SQ.M.	
D	6.69	16.00	106.95	6	641.72 SQ.M.	
E	6.50	16.76	108.96	6	653.78 SQ.M.	
F	AS PER SITE		119.63	1	119.63 SQ.M.	
G	6.70	16.89	113.09	18	2035.70 SQ.M.	
H	6.50	16.89	109.80	18	1976.40 SQ.M.	
I	6.78	15.77	106.98	9	962.78 SQ.M.	
J	6.53	15.25	99.54	15	1493.10 SQ.M.	
K	6.53	15.20	99.21	15	1488.20 SQ.M.	
K1	7.53	17.46	131.51	13	1709.61 SQ.M.	
L	6.50	17.19	111.75	10	1117.51 SQ.M.	
L1	6.50	15.22	98.94	1	98.94 SQ.M.	
TOTAL				243	30767.724 SQ.M.	
TOTAL					7.603 ACRES	

DENSITY				
TOTAL POPULATION	243	X	13.5	3280.5 PERSONS
DENSITY PERMISSIBLE		240 TO 400	PPA	
ACHIEVED DENSITY		242.53	PPA	



LEGEND	
[Symbol]	GREEN SPACE
[Symbol]	COMMERCIAL
[Symbol]	COMMUNITY
[Symbol]	BOUNDARY LINE
[Symbol]	FREEZE PLOTS TLL H.T. LINE IS SHIFTED
[Symbol]	POWER LINE (11 KV)
[Symbol]	SET BACK OF POWER LINE (11KV)

OWNER'S SIGNATURE: FOR SUNLIT INFRACON LLP
 ARCHITECT'S SIGNATURE: AR. NITIN MANOJAL ROHATGI
 DESIGNATED PARTNER

OWNER: M/s SUNLIT INFRACON LLP

PROJECT: AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME FOR AREA MEASURING 13.65 ACRES FALLING IN SECTOR-16, DISTRICT PANCHKULA EXTENSION- HARYANA, BEING DEVELOPED BY M/S SUNLIT INFRACON LLP.

DRAWING TITLE: LAYOUT PLAN

North
 SCALE: 1:750 @ A1
 DATE: 31.10.2023