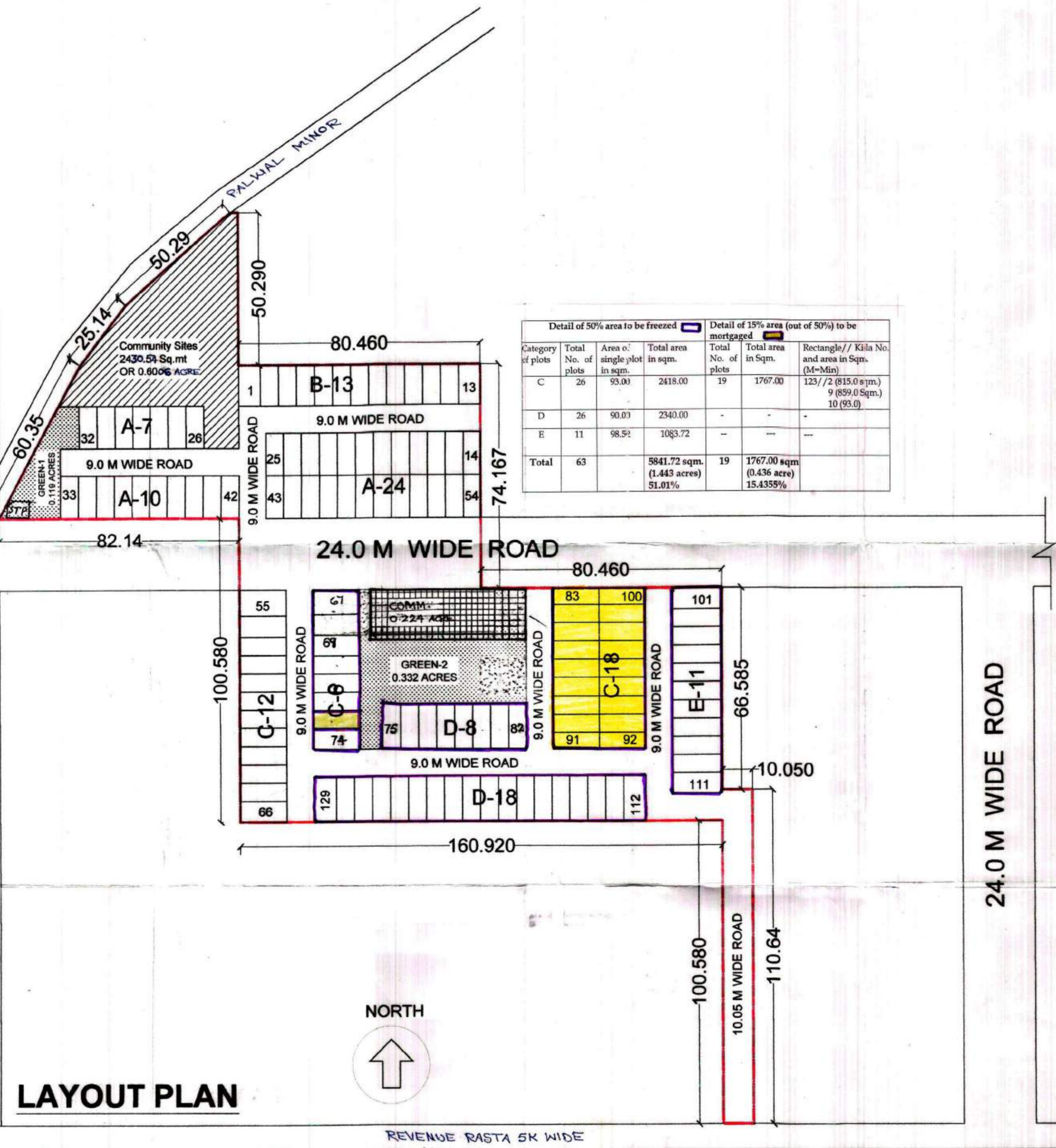


24.0 M WIDE ROAD

24.0 M WIDE ROAD

24.0 M WIDE ROAD



Detail of 50% area to be freed			Detail of 15% area (out of 50%) to be mortgaged			
Category of plots	Total No. of plots	Area of single plot in sqm.	Total area in sqm.	Total No. of plots	Total area in Sqm.	Rectangle// Killa No. and area in Sqm. (M=Min)
C	26	93.00	2418.00	19	1767.00	123 / 2 (815.0 sqm.) 9 (859.0 sqm.) 10 (93.0)
D	26	90.00	2340.00	-	-	-
E	11	98.52	1083.72	-	-	-
Total	63		5841.72 sqm. (1.443 acres)	19	1767.00 sqm. (0.436 acre)	

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	6.00625 Acres	
NET PLANNED AREA	=	6.00625 Acres	
AREA UNDER COMMERCIAL	=	0.224 Acres	3.729 %
AREA UNDER PLOTS	=	2.825 Acres	47.034 %
TOTAL SALEABLE AREA	=	3.049 Acres	50.763 %

AREA UNDER PLOTS				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
A	6.00 x 14.00	84.00	41	3444.00 Sq.M
B	6.00 x 13.29	79.74	13	1036.62 Sq.M
C	6.00 x 15.50	93.00	26	2418.00 Sq.M
D	6.00 x 15.00	90.00	26	2340.00 Sq.M
E	6.00 x 16.42	98.52	11	1083.72 Sq.M
TOTAL			129	11432.34 Sq.M
			OR	2.825 Acres

DENSITY CALCULATION			
TOTAL DENSITY	=	129	x 13.50 @ Person's per Plot
	=	1742	+ 6.00625 Acres
	=	290.03	PPA Against 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	=	0.45047 Acres	7.50% of Total area of the Scheme
GREEN AREA PROVIDED			
ORGANISED GREEN	=	GREEN-1	= 0.119 Acres
	=	GREEN-2	= 0.332 Acres
TOTAL GREEN PROVIDED	=	0.451 Acres	7.51%

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.6006 Acres	10.00%
PROVIDED AREA	=	0.6006 Acres	10.00%

To be read with Licence No. 73 of 2017 Dated 05/9/2017 LC-3459

- This Layout Plan for an area measuring 6.00625 acres (Drawing No. DTCP-5922 dated 06.06.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Avesh Yojna) being developed by Suryanesh Realtech Pvt Ltd and Propex Realty Services Pvt. Ltd in collaboration with Propex Realty Services Pvt. Ltd in Sector-8, Palwal 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 DTCP 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 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 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 licensee.
 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 which means 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 maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 13. 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.
 14. That the odd size plots are hereby approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
 15. That you will have no objection to the regularization of the boundaries of the licence 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.
 16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 18. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.21/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 20. 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.

(DINESH KUMARI) (DIPAK KUMAR) (VINEET KUMAR) (P. SINGH) (KAMAL KUMAR) (T.L. SATYAPRAKASH, IAS) (SPOHQ) (A) (DTP HQ) (DTP HQ) (DTP HQ) (CTP HQ) (DTP HQ)

LAYOUT PLAN



REVENUE RASTA 5M WIDE

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AN AREA MEASURING 6.00 ACRES IN SECTOR-8, PALWAL BEING DEVELOPED BY PROPEX REALTY SERVICES PVT. LTD.

OWNER
FOR: For Propex Realty Services Pvt. Ltd.
Director/Author Signatory

ARCHITECT
Ar. Amandeep Bansal
CA/2016/72167

Architects: - AAKRITI CONSTRUCTION CONSULTANTS
ARCHITECTS, ENGINEERS & PLANNER
SCF 218, FIRST FLOOR, HUDA MARKET, SECTOR 9, FARIDABAD
PH. NO.- 9999104030, 9212209774
E.MAIL- aakriticonsultants@gmail.com

