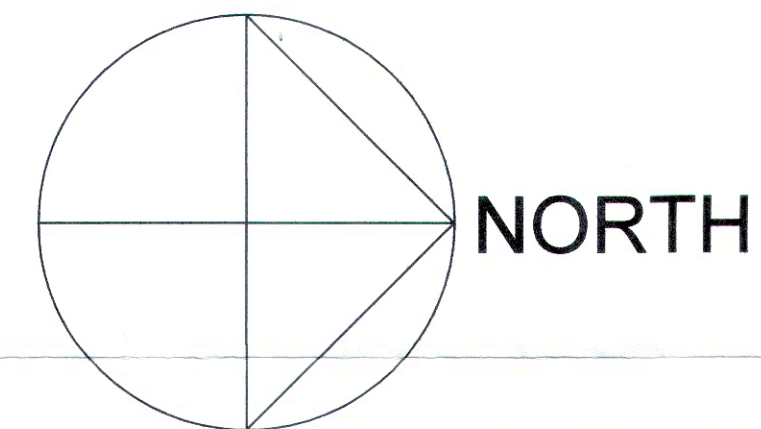


AREA STATEMENT			
AREA OF THE SCHEME	=	15.04375 ACRES	60879.800 SQM.
<b>NET PLANNED AREA</b>	=	<b>15.04375 ACRES</b>	<b>60879.800 SQM.</b>
MAX/MIN PERMISSIBLE DENSITY ON NET PLANNED AREA @100 PPA +/- 20% VARIATION		1805.25 MAX 1203.5 MIN	PERSONS
<b>PERMISSIBLE AREAS</b>			
UNDER PLOTS 51% OF NET PLANNED AREA	=	7.67231 ACRES	31048.698 SQM. 51%
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	=	0.60175 ACRES	2435.192 SQM. 4%
<b>NET PERMISSIBLE SALABLE AREA</b>	=	<b>8.27406 ACRES</b>	<b>33483.890 SQM. 55%</b>
<b>AREAS ACHIEVED</b>			
AREA UNDER PLOTS	=	7.90434 ACRES	31987.668 SQM. 52.542%
AREA UNDER COMMERCIAL	=	0.36970 ACRES	1496.112 SQM. 2.457%
<b>TOTAL ACHIEVED SALABLE AREA</b>	=	<b>8.27404 ACRES</b>	<b>33483.780 SQM. 55%</b>
<b>GREEN AREA REQUIRED</b>			
@2.5 SQ.M. PER PERSON (2.5 x 1485 persons)	=	0.91738 ACRES	3712.500 SQM. 6.098%
<b>GREEN AREA PROVIDED</b>	=	<b>1.08743 ACRES</b>	<b>4400.683 SQM. 7.228%</b>

DETAIL OF PLOTS						
CATEGORY	SIZE	AREA SQ.M.	NOS.	TOTAL		
A	18.500 X 37.400	691.900	7	4843.300	SQM	
A1	18.030 X 37.400	674.322	6	4045.932	SQM	
A2	21.200 X 37.400	792.880	2	1585.760	SQM	
B	10.650 X 26.000	276.900	23	6368.700	SQM	
B1	11.450 X 26.000	297.700	4	1190.800	SQM	
C	10.400 X 25.000	260.000	5	1300.000	SQM	
D	11.246 X 23.718	266.733	6	1600.396	SQM	
E	11.250 X 20.000	225.000	6	1350.000	SQM	NPNL
F	12.913 X 26.350	340.258	3	1020.773	SQM	
G	11.250 X 22.575	253.969	6	1523.813	SQM	
H	10.000 X 22.500	225.000	18	4050.000	SQM	NPNL
J	12.415 X 22.500	279.338	2	558.675	SQM	
K	11.246 X 20.000	224.920	6	1349.520	SQM	NPNL
L	4.000 X 12.500	50.000	15	750.000	SQM	EWS
M	5.000 X 10.000	50.000	9	450.000	SQM	EWS
<b>TOTAL PLOTS INCLUDING EWS</b>			<b>118</b>	<b>7.90434 ACRES</b>	<b>31987.668 SQM</b>	<b>52.542 %</b>
<b>COMMERCIAL AREA PROVIDED</b>				<b>1496.112 SQM</b>		
				<b>0.36970 ACRES</b>	<b>2.457 %</b>	
<b>DENSITY</b>						
MAIN PLOTS	94	X	13.500	1269.000	PERSONS	
EWS	24	X	9.000	216.000	PERSONS	
<b>TOTAL</b>				<b>1485.000 PERSONS</b>		
				<b>98.712 PPA</b>		

To be read with Licence No. 201 of 2023 Dated 09/10/2023. LC-5122  
 That this Layout plan for an area measuring 15.04375 acres (Drawing No. DGTCR-9664, dated 10-10-2022) comprised of licence which is issued in respect of Residential Plotted Colony in revenue estate of Village Umri, Sector-30, Kurukshetra being developed by Shamisha Land Developers Pvt. Ltd. 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 and Commercial and Community 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 DGTCR, Hr.
- That the IOC Pipe Line and 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 ISI 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 DGTCR, 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 DGTCR, Hr. and accordingly shall make necessary changes in the layout plan for making any adjt of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- All green belts provided in the layout plan within the licensed areas 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 DGTCR, Hr. or in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation plan, 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.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- 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 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.
- 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 provided by the colonizer to the Government of Haryana for the use of the Government of Haryana.
- That the odd size 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 such plots shall exceed 2 kanals.
- 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.
- That the colonizer shall obtain 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. notification as applicable.
- That the colonizer/owner shall use only Compact Fluorescent Lamps 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- That the colonizer/owner shall transfer the area falling under sector road 24 mtr. wide internal road free of cost to the Government.



**LEGEND:-**

- SITE BOUNDARY
- EWS PLOTS SHOWN THUS
- NPNL PLOTS SHOWN THUS
- GREEN AREA
- COMMERCIAL PLOT
- FREEZED PLOTS SHOWN THUS TILL SHIFTING OF LT LINE

	REQ	PROVIDED	AREA PROVIDED
E.W.S	24.2	24	GREEN-1 450
N.P.N.L	30.25	30	GREEN-2 1956.312
General		64	GREEN-3 1994.371
			<b>TOTAL 4400.683</b>

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY ON A TOTAL LAND AREA MEASURING 15.04375 ACRES AT SECTOR-30, KURKSHETRA, HARYANA FOR M/S SHAMISHA LAND DEVELOPERS PVT. LTD.

ARCHITECT'S SIGN  
 AR. PANKAJ NEGI  
 M.ARCH, B.ARCH  
 CA/2015/68636

OWNER'S SIGN  
 M/S SHAMISHA LAND DEVELOPERS PVT. LTD.  
 AUTHORIZED SIGNATORY

(ASHISH SHARMA) DTP (HQ)  
 (SUNETA SETHI) SEP (HQ)  
 (P. K. SINGH) (HR)  
 (T.L. SATYAPRAKASH, IAS) DGTCR (HR)  
 (RAHUL SINGHA) ATP(HQ)  
 (SATYA PAL) JD(HQ)