To be read with Licence No. 257 of 2023 Dated 29/11/23

That this Layout plan for an area of **251.90 acres (Drg. No. DTCP-4835 dated 29-11-23)** comprised of licence which was issued in respect of **Integrated Residential Plotted Colony under NILP policy** being developed by **M/s Uttirna Infra Projects Pvt. Ltd. & Others** in Sector-36, 37, 38, 39, District- Panipat 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 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, Town & Country Planning, Haryana.
3. 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 ISI norms.
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 DGTCP 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 DGTCP, 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.
7. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
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 General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
9. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
10. 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.
11. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(1)(a)(iii) of the Act No.8 of 1975.
12. 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 and area of no plot shall exceed 2 kanals.
13. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
14. That the colonizer/owner 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, if applicable.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.
19. That the colonizer/owner shall strictly comply with the provisions of NILP policy-2016 and amendment dated 11.05.2022.

(ASHISH SHARMA) DTP (HQ)	(SANJAY KUMAR) STP (HQ)	(P.P. SINGH) SDE (HR)	(AMIT KHATRI, IAS) DTCP(HQ)
(NARINDER KUMAR) JD (HQ)	(YAJAN CHAUDHARY) ATP (HQ)		

PLOTS AREA DETAILS - UNDER NILP

S.NO.	PLOT TYPE	PLOT WIDTH (MTS)	PLOT LENGTH (MTS)	Plot Size (Sq. Mt)	NO	TOTAL AREA (Sq. mt)	MINIMUM PERMISSIBLE FAR (RATIO) PER PLOT	PROPOSED FAR (RATIO) PER PLOT	FAR / PLOT (SQ.MTS)	TOTAL PLOT FAR (SQ.MTS)
1	A	18.88	50.00	833.00	9	7497.00	1.00	1.85	1541.05	13869.45
2	A1	18.50	45.00	810.00	32	25920.00	1.00	1.85	1498.50	47962.00
3	A2	16.00	40.00	640.00	28	17920.00	1.00	1.85	1184.00	33152.00
4	A3	15.85	38.10	603.89	7	4227.20	1.00	1.85	1117.19	7820.31
5	A4	13.00	33.00	429.00	18	7722.00	1.00	1.85	793.65	14285.70
6	B	15.50	39.00	604.50	10	6045.00	1.00	1.85	1118.33	11183.25
7	B1	16.00	40.95	655.20	79	51006.80	1.00	1.85	1212.12	94543.39
8	B2	14.00	35.00	490.00	95	46550.00	1.20	1.85	906.50	86117.50
9	B3	14.50	36.80	533.60	72	38419.20	1.00	1.85	987.16	71075.62
10	C	15.00	30.00	300.00	289	86700.00	1.20	1.85	555.00	160395.00
11	C1	10.00	25.00	250.00	6	1500.00	1.20	1.85	462.50	2775.00
12	C2	12.50	31.00	387.50	30	13950.00	1.20	1.85	716.88	25807.50
13	D	7.55	20.00	151.00	211	31881.50	1.45	1.85	279.38	58942.85
14	D1	8.50	17.80	151.30	103	15583.90	1.45	1.85	279.91	28830.22
15	D2	11.45	26.95	308.58	6	1851.47	1.30	1.85	570.67	3425.21
16	D3	10.00	20.00	200.00	30	6000.00	1.45	1.85	370.00	11100.00
17	E	7.55	25.00	188.75	34	6417.50	1.45	1.85	348.18	11872.38
18	F	13.90	40.95	569.21	6	3418.23	1.00	1.85	1053.03	6318.18
19	G	14.60	45.02	657.00	3	1971.00	1.00	1.85	1215.45	3646.35
20	G1	13.80	40.95	565.52	2	1113.04	1.00	1.85	1030.30	2060.60
21	H	20.15	40.00	806.00	2	1612.00	1.00	1.85	1491.10	2982.20
22	H1	12.50	36.80	460.00	6	2760.00	1.20	1.85	851.00	5100.00
23	H2	16.00	35.00	560.00	2	1120.00	1.00	1.85	1036.00	2072.00
24	K	12.90	36.80	474.72	4	1898.88	1.20	1.85	878.23	3512.93
25	K1	17.00	36.80	625.60	2	1251.20	1.00	1.85	1157.36	2314.72
26	L	18.45	35.00	575.75	2	1151.50	1.00	1.85	1065.14	2130.28
27	L1	19.00	35.00	665.00	2	1330.00	1.00	1.85	1230.25	2460.50
28	L2	12.40	35.00	434.00	4	1736.00	1.20	1.85	802.90	3211.60
29	M	17.35	35.00	607.25	2	1214.50	1.00	1.85	1123.41	2246.83
30	N	10.30	30.85	317.76	46	14616.73	1.20	1.85	587.85	27040.95
31	N1	13.80	30.00	414.00	8	3312.00	1.30	1.85	765.90	6127.20
32	N2	15.10	30.85	465.84	2	931.67	1.30	1.85	861.79	1723.59
33	P-1	12.50	30.00	376.50	1	376.50	1.00	1.85	696.53	696.53
34	P-2	17.45	40.95	714.58	1	714.58	1.00	1.85	1321.97	1321.97
35	P-3	17.45	40.95	714.58	1	714.58	1.00	1.85	1321.97	1321.97
36	P-4	16.70	45.00	706.50	1	706.50	1.00	1.85	1307.03	1307.03
37	P-5			354.00	1	354.00	1.20	1.85	654.90	654.90
38	P-6			363.82	1	363.82	1.20	1.85	673.07	673.07
39	P-7			286.62	1	286.62	1.30	1.85	530.35	530.35
40	P-8			307.37	1	307.37	1.30	1.85	568.63	568.63
41	P-9			355.58	1	355.58	1.20	1.85	657.82	657.82
42	P-10			836.72	1	836.72	1.00	1.85	1547.93	1547.93
43	P-11			819.89	1	819.89	1.00	1.85	1516.80	1516.80
44	P-12			803.54	1	803.54	1.00	1.85	1486.55	1486.55
45	P-13			786.84	1	786.84	1.00	1.85	1455.65	1455.65
46	P-14			786.21	1	786.21	1.00	1.85	1454.84	1423.04
47	P-15			751.13	1	751.13	1.00	1.85	1389.99	1389.59
48	P-16			732.44	1	732.44	1.00	1.85	1355.01	1355.01
49	P-17	16.00	20.00	320.00	1	320.00	1.30	1.85	592.00	592.00
50	P-18	14.40	20.00	288.00	1	288.00	1.30	1.85	532.80	532.80
51	P-19	13.00	20.00	260.00	1	260.00	1.30	1.85	481.00	481.00
52	P-20	7.50	25.00	187.50	1	187.50	1.45	1.85	346.88	346.88
53	P-21			285.93	1	285.93	1.30	1.85	528.97	528.97
54	P-22			272.95	1	272.95	1.30	1.85	504.96	504.96
55	P-23			256.50	1	256.50	1.30	1.85	475.27	475.27
56	P-24			246.13	1	246.13	1.45	1.85	455.34	455.34
57	P-25	14.30	31.00	443.30	1	443.30	1.20	1.85	820.11	820.11
58	P-26	18.90	35.00	661.50	1	661.50	1.00	1.85	1223.78	1223.78
59	P-27	13.90	33.00	458.70	1	458.70	1.20	1.85	848.60	848.60
60	P-28			178.98	1	178.98	1.45	1.85	331.11	331.11
61	P-29			161.62	1	161.62	1.45	1.85	299.00	299.00
62	P-30			152.84	1	152.84	1.45	1.85	282.75	282.75
63	P-31			157.82	1	157.82	1.45	1.85	291.97	291.97
64	P-32			160.19	1	160.19	1.45	1.85	296.35	296.35
65	P-33			157.75	1	157.75	1.45	1.85	291.84	291.84
66	P-34			154.83	1	154.83	1.45	1.85	286.44	286.44
67	P-35			164.88	1	164.88	1.45	1.85	305.03	305.03
68	P-36			158.35	1	158.35	1.45	1.85	292.95	292.95
69	P-37			171.56	1	171.56	1.45	1.85	317.39	317.39
70	P-38	12.00	30.00	360.00	1	360.00	1.20	1.85	665.00	665.00
71	P-39	14.00	30.00	420.00	1	420.00	1.20	1.85	777.00	777.00
72	NURSING HOME			1000.00	4	4000.00	1.50	1.50	1500.00	6000.00
TOTAL PLOTS					1196					
TOTAL AREA (Sq. Mt.)						428463.46				791257.392
TOTAL AREA (Acres)						105.875				195.524
TOTAL PLOTS					1196			INOS		

AREA SUMMARY- NILP @ 251.90 Acres

S.NO.	DESCRIPTION	AREA IN ACRES	PERCENTAGE
1	LAND AREA UNDER TOWNSHIP TO BE MIGRATED FROM LICENCE NO. 06 OF 2010	251.90	
2	AREA UNDER 60M WIDE ROAD + 60M GREEN BELT + 30M GREEN BELT	46.7410	
3	BALANCE AREA ----------(A)	205.1590	
3	50% OF THE AREA UNDER 60M WIDE ROAD + 60M GREEN BELT + 30M GREEN BELT ---(B)	23.3705	
4	NET PLANNED AREA (A +B)=(C)	228.52950	
5	AREA UNDER UN-DETERMINED--------(D)	8.700	
6	AREA UNDER FUTURE DEVELOPMENT PHASE-II---------(E)	20.063	
7	TOTAL AREA AVALIABLE FOR SCHEME (C - D- E)= (F)	199.76650	
8	PROPOSED AREA UNDER COMMERCIAL USE	3.995	2%
9	BALANCE AREA UNDER RESIDENTIAL USE	195.771	
10	PROPOSED AREA UNDER RESIDENTIAL USE	105.875	52.999%
11	TOTAL PROPOSED SALEABLE AREA	109.870	55.00%

		PERMISSIBLE (Acres)	PERMISSIBLE %AGE	PROPOSED (Acres)	PROPOSED %AGE
12	RESIDENTIAL AREA	105.875	53.00%	105.875	52.999%
13	COMMERCIAL AREA (FAR @ 1.5)	3.995	2.00%	3.995	2.00%
	RESIDNETAIL FAR DETAILS				
14	RESIDENTIAL FAR	244.71	1.25	195.524	99.87%

	POPULATION		
	DESCRIPTION	PLOTS	POPULATION
13.1	TOTAL NO OF PLOTS (@ 13.5 PER,/PLOT)	1196.00	16146.00
	TOTAL POPULATION	1196.00	16146.00
	DENSITY ACHIEVED (PPA)		80.82

14	GREEN AREA		
		REQUIRED	
14.1	RESIDENTIAL PLOTTED GREEN AREA @2.5 SQMT / PERSON	9.974	10.33

LEGEND

- COMMERCIAL
- COMMUNITY SITES
- U.D. AREA
- GREEN
- REVENUE RASTA
- 2 K. WIDE KHAL

15	COMMUNITY FACILITIES		
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED
1	HIGH SCOOL @ 2.0 ACRES	1	1
2	PRIMARY SCHOOL @ 0.50 ACRE	2	2
3	NURSERY SCHOOL @ 0.20 ACRE	3	3
4	CRECHE @0.20 ACRE	1	1
5	RELIGIOUS BUILDING @ 0.20 ACRE	1	1
6	Club/Community centre@ 2.0 ACRES	1	1
7	DISPENSARY @ 1.25 ACRES	1	1
8	TAXI STAND @ 0.50 ACRES	4	4
9	MILK & VEGETABLE BOOTH @ 5.0M X 5.50	1	1

16	AMENITIES FORMING PART OF 55% OF RESIDENTIAL / COMMERCIAL COMPONENT IN THE LAYOUT PLAN OF PLOTTED COLONIES			
SR. NO.	DESCRIPTION	REQUIRED	PROVIDED	
1	NURSING HOME	4	4	
2	SUB POST OFFICE @ 40 SQMT	1	1	IN COMMERCIAL
3	CLINIC	6	6	IN COMMERCIAL
4	ATM	6	6	IN COMMERCIAL
5	BEAUTY PARLOUR	6	6	IN COMMERCIAL
6	MULTYPURPOSE BOOTH	6	6	IN COMMERCIAL

OOS AREA DETAILS - UNDER NILP

S.NO.	TYPE	Area (Sq. Mt)	Area (Sq. Mt)
1	OOS-1	114.731	0.028
2	OOS-2	9133.810	2.257
3	OOS-3	1844.360	0.456
4	OOS-4	1842.980	0.455
5	OOS-5	167.990	0.041
6	OOS-6	69.260	0.017
7	OOS-7	2132.420	0.527
8	OOS-8	3354.530	0.829
9	OOS-9	4916.372	1.215
10	OOS-10	708.979	0.187
11	OOS-11	1028.727	0.254
12	OOS-12	1389.442	0.343
13	OOS-13	1394.745	0.346
14	OOS-14	914.472	0.226
15	OOS-15	1367.774	0.338
16	OOS-16	1372.094	0.339
17	OOS-17	1397.012	0.345
18	OOS-18	34.250	0.023
19	OOS-19	1680.784	0.465
20	OOS-20	1598.580	0.395
21	OOS-21	854.650	0.211
22	OOS-22	452.360	0.112
23	OOS-23	999.890	0.247
24	OOS-24	439.450	0.109
25	OOS-25	360.930	0.089
26	OOS-26	85.751	0.021
27	OOS-27	274.970	0.068
28	OOS-28	181.400	0.040
29	OOS-29	192.180	0.047
30	OOS-30	135.420	0.033
31	OOS-31	323.750	0.080
32	OOS-32	754.280	0.186
TOTAL AREA		41807.38 Sq. Mt.	10.33 Acres

UD AREA DETAILS - UNDER NILP

S.NO.	TYPE	Area (Sq. Mt)	Area (Sq. Mt)
1	UD-01	2630.710	0.650
2	UD-02	1430.340	0.353
3	UD-03	4414.305	1.091
4	UD-04	7926.940	1.959
5	UD-05	5645.250	1.444
6	UD-06	4985.020	1.232
8	UD-07	435.580	0.108
9	UD-08	292.142	0.072
10	UD-09	1798.410	0.444
11	UD-10	4800.590	1.186
12	UD-11	261.480	0.065
13	UD-12	202.143	0.050
14	UD-13	182.317	0.045
TOTAL AREA		35205.31 Sq. Mt.	8.700 Acres

10% saleable area required in lieu of BG of IDW & 10 % in lieu of BG of EDC = 21.974 acres (20%)

Provided saleable area in lieu of BG of IDW & EDC = 23.061 acres (20.989%)

10% of plots in lieu of bank guarantee mortgaged for IDW & 10% of plots in lieu of bank guarantee mortgaged for EDC

DETAIL OF PLOTS MORTGAGED IN LIEU OF BG OF IDW & EDC

S.NO.	PLOT TYPE	PLOT WIDTH (MTS)	PLOT LENGTH (MTS)	Plot Size (Sq. Mt)	NO. OF PLOTS	TOTAL AREA (Sq. mt)
1	A1	18.00	45.00	810.00	2	1620.00
2	A2	16.00	40.00	640.00	12	6400.00
3	A4	13.00	33.00	429.00	18	7722.00
4	B1	16.00	40.95	655.20	11	7207.20
5	B2	14.00	35.00	490.00	19	9310.00
6	C	15.00	30.00	300.00	84	25200.00
7	C1	10.00	25.00	250.00	6	1500.00
8	C2	12.50	31.00	387.50	12	4650.00
9	D	7.55	20.00	151.00	63	9513.00
10	D1	8.50	17.80	151.30	37	5598.10
11	D1	13.80	40.95	565.92	2	1113.84
12	F			569.72	1	836.72
13	P-11			819.89	1	819.89
14	P-12			803.54	1	803.54
15	P-13			786.84	1	786.84
16	P-14			786.21	1	786.21
17	P-15			751.13	1	751.13
18	P-16			732.44	1	732.44
19	P-25	14.30	31.00	443.30	1	443.30
20	P-26	18.90	35.00	661.50	1	661.50
21	P-27	13.90	33.00	458.70	1	458.70
22	P-28			178.98	1	178.98
23	P-29			161.62	1	161.62
24	P-30			152.84	1	152.84
25	P-31			157.82	1	157.82
26	P-32			160.19	1	160.19
27	P-33			157.75	1	157.75
28	P-34			154.83	1	154.83
29	P-35			164.88	1	164.88
30	P-36			158.35	1	158.35
31	P-37			171.56	1	171.56
32	P-39	14.00	30.00	420.00	1	420.00
TOTAL PLOTS					285	
TOTAL AREA (Sq. Mt.)						89930.23
TOTAL AREA (Acres)						21.977
PERCENT						20.992%

DETAIL OF ADDITIONAL PLOTS MORTGAGED IN LIEU OF BG OF IDW & EDC						
1	D1	8.50	17.80	151.30	29	4387.70
GRAND TOTAL AREA (Sq. Mt.)						85323.93
GRAND TOTAL AREA (Acres)						23.061
PERCENT						20.989%

RESIDENTIAL PLOTTED COLONY UNDER NILP POLICY OVER AN AREA MEASURING 251.90 ACRES (AFTER MIGRATION FROM LICENCE NO. 08 OF 2010 DATED 14.10.2010 GRANTED FOR SETTING UP OF RESIDENTIAL PLOTTED COLONY FOR AN AREA MEASRING 314.808 ACRES IN THE REVENUE ESTATE OF VILLAGE KABRI AND TARAF INSAR, AT SECTOR 36, 37, 38, 39 PANIPAT BEING DEVELOPED BY M/s UTTRINA INFRA PROJECTS PRIVATE LIMITED & OTHERS

DRAWING TITLE

LAYOUT PLAN

AUTHORIZED SIGNATORY

For Uttrina Infraprojects Pvt. Ltd.

Director/Authorised Signatory

ARCHITECT SIGNATURE

Ar. Praveen Kr. Verma
CA / 2014 / 85157

DATE:

SHEET-01

SCALE

NORTH