

24M WIDE SECTOR ROAD

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EXISTING ROAD

To be read with Licence No. 11 Dated 24/01/2024 LC-5214

That this Layout plan for an area measuring 6.583 acres (Drawing no. DTCP 9975 dated 25/9/24) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Harish Gupta S/o Sh. Dharampal Gupta in the revenue estate of village-Simla Mulana, in sector-40, 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 licence.
- 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)(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 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.

(ASHISH SHARMA) DTP (HQ)
 (SANJAY KUMAR) STP (SEV)
 (P. P. SINGH) CTP (HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (GURPREET KHEPAR) AD (HQ)
 (YAJAN CHAUDHARY) ATP (HQ)

AREA STATEMENT

TOTAL SITE AREA	6.583	ACRES	=	26,641.6276		
	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 10%	0.658	2664.163	10.00	2664.082	0.658	10.000%
GREEN AREA UNDER PARKS 7.5%	0.494	1998.122	7.50	2010.629	0.497	7.547%
AREA UNDER COMMERCIAL 4%	0.263	1065.665	4.00	918.646	0.227	3.448%
AREA UNDER PLOTS	4.016	16251.39	61.00	14392.661	3.557	54.023%
TOTAL SALABLE AREA	4.279	17317.058	65.00	15311.307	3.784	57.471%

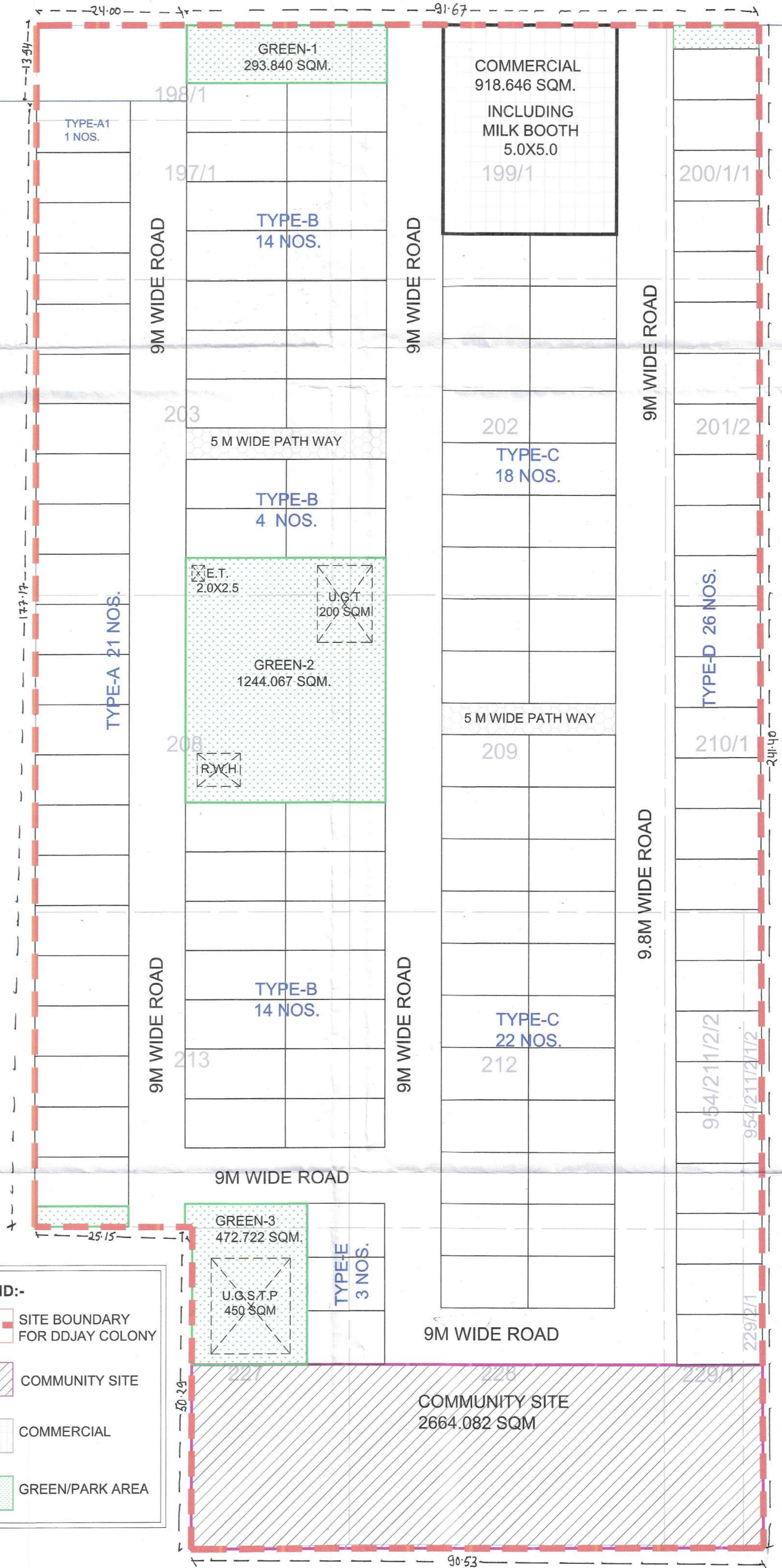
SUMMARY OF PLOTS

TYPE	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	
A1	8.200	15.000	123.00	1	123.000	SQ.M.
A	7.970	15.000	119.55	21	2,510.550	SQ.M.
B	7.822	16.000	125.15	32	4,004.864	SQ.M.
C	8.281	13.833	114.55	40	4,582.043	SQ.M.
D	8.039	13.650	109.73	26	2,853.041	SQ.M.
E	8.511	12.500	106.39	3	319.163	SQ.M.
TOTAL				123.000	14,392.661	SQ.M.
					3.5565	ACRES

DENSITY			
TOTAL POPULATION	123.000	X	13.5
DENSITY PERMISSIBLE		240 TO 400	PPA
ACHIEVED DENSITY		252.23	PPA

LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL
- GREEN/PARK AREA



LAYOUT PLAN

PROJECT:- LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY -2016 POLICY ON THE LAND MEASURING 6.583 ACRE, VILLAGE-SIMLA, MULANA, SECTOR-40, TEHSIL & DISTRICT- PANIPAT, HARYANA. BEING DEVELOPED BY-SH. HARISH GUPTA S/O SH. DHARAMPAL GUPTA	OWNER:- 	ARCHITECT :- Ar. VIKAS DUBEY M.Arch, B.Arch CA/2014/66168 Mob.-9915725569	NOTE :- • LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSPV • LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HVPNL/DHVPNL • PRIMA-FACIE NO PLOT IS EFFECTED BY HT LINES. HOWEVER, AT THE TIME OF DEMARCATION PLAN IF ANY PLOT EFFECTED BY ANY HT LINE THEN THE SAME SHALL BE FREEZE ACCORDINGLY.	ARCHITECTS ,INTERIORS ,CONSTRUCTION SCO-7, 2ND FLOOR PRIME SQUARE OPPO- COSMO MALL CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB E-mail:- vastudecore@hotmail.com MOB. +91-9915725569, 7015875179 We Design Your Dreams	ARCHITECTS ,INTERIORS ,CONSTRUCTION SCO-7, 2ND FLOOR PRIME SQUARE OPPO- COSMO MALL CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB E-mail:- vastudecore@hotmail.com MOB. +91-9915725569, 7015875179 This drawing is the property of the consultants. no part of this shall be used, copied or reproduced without their written permission
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