

That this revised layout plan for an area of 9.51 acres (Drawing No. DTPC-6119 dated 17.10.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deem Dajal Jan Awash Yojna- 2016) being developed by Santur Spaces Pvt. Ltd. in Sector-35, Karnal 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 DTPC 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 DTPC, 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 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 Director General, 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 licensed 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 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 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 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 coloniser/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.
- That coloniser/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.
- That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT KINCH) SD(PH) (OM PARKASH) ATP(HQ) (VIJENDER KINCH) DTP (HQ) (R.D. SHARMA) STY (NEW) (LITENDER SHARMA) T.L. SATYAPRAKASH (IAS) DTPC (HR)

RESIDENTIAL PLOTS AREA CALCULATIONS									
AREA OF QUADRILATERAL = (SUM OF PERPENDICULAR) x 1/2 x DIAGONAL = (A+B) x 1/2 x H									
AREA OF TRAPEZIUM = (SUM OF PARALLEL SIDES) x 1/2 x PERPENDICULAR = (A+B) x 1/2 x H									
AREA OF RIGHT TRIANGLE = 1/2 x BASE x HEIGHT = 1/2 x B x H									
AREA OF RECTANGLE = LENGTH x BREADTH = A x H									
RESIDENTIAL PLOT AREA CALCULATIONS									
PLOT NO	SHAPE	A	B	H	NOS				
A1 TO A3	RECTANGLE	10.990		X	14.884	3	449.990	SQM	
A4 TO A11	RECTANGLE	9.800		X	15.620	8	1220.000	SQM	
A12	RECTANGLE	3.374		X	14.885	1	50.155	SQM	
A12	TRAPEZIUM	14.885	10.833	7.508	1	72.746	SQM		
A12	TRIANGLE	0.500	8.541	X	6.334	1	27.049	SQM	
A12 TOTAL						148.950			
A TOTAL						1798.040			
B1 TO B20	RECTANGLE	7.200		X	14.885	20	2142.000	SQM	
B21	RECTANGLE	9.000		X	14.885	1	133.768	SQM	
B22 TO B38	RECTANGLE	7.200		X	14.885	15	1620.000	SQM	
B39 TO B51	RECTANGLE	9.000		X	14.885	15	2005.738	SQM	
B TOTAL							5886.540	SQM	
C1 TO C21	RECTANGLE	9.000		X	14.885	40	5351.400	SQM	
C22 TO C24	RECTANGLE	7.200		X	14.885	3	321.084	SQM	
C TOTAL							5672.484	SQM	
D1	TRAPEZIUM	19.874	18.995	7.500	1	145.759	SQM		
D2	TRAPEZIUM	18.995	18.158	7.500	1	139.324	SQM		
D3	TRAPEZIUM	18.158	17.322	7.500	1	133.050	SQM		
D4	TRAPEZIUM	17.322	16.486	7.500	1	126.780	SQM		
D5	TRAPEZIUM	16.486	15.616	7.500	1	120.510	SQM		
D6	TRAPEZIUM	15.616	14.748	7.500	1	115.412	SQM		
D7	TRAPEZIUM	14.748	13.843	7.500	1	110.785	SQM		
D8	TRAPEZIUM	13.843	12.940	7.500	1	106.471	SQM		
D9	TRAPEZIUM	12.940	11.576	7.500	1	101.986	SQM		
D10	TRAPEZIUM	11.576	10.041	7.500	1	97.187	SQM		
D TOTAL						1311.523			
E1	TRAPEZIUM	13.471	13.858	10.795	1	147.508	SQM		
E2	TRAPEZIUM	13.858	14.242	10.795	1	148.802	SQM		
E3 TO E15	RECTANGLE	14.000		10.795	13	1092.000	SQM		
E16	TRAPEZIUM	8.233	5.648	14.000	1	97.167	SQM		
E17	TRAPEZIUM	9.897	7.372	14.000	1	121.513	SQM		
E18 TO E31	RECTANGLE	14.000		8.000	14	1120.000	SQM		
E32 & E33	RECTANGLE	14.000		8.000	2	224.000	SQM		
E34	TRAPEZIUM	8.233	8.830	14.000	1	120.071	SQM		
E35	TRAPEZIUM	8.830	9.337	14.000	1	127.189	SQM		
E36 TO E49	RECTANGLE	14.000		8.000	14	1120.000	SQM		
E50	TRAPEZIUM	7.372	4.780	14.000	1	85.134	SQM		
E51	TRAPEZIUM	9.338	9.977	14.000	1	135.649	SQM		
E52	TRAPEZIUM	14.046	14.047	8.000	1	84.279	SQM		
E53	TRAPEZIUM	14.047	14.049	8.000	1	84.288	SQM		
E54	TRAPEZIUM	14.049	14.051	8.000	1	84.300	SQM		
E55	TRAPEZIUM	14.051	14.053	8.000	1	84.312	SQM		
E56	TRAPEZIUM	14.053	14.054	8.000	1	84.321	SQM		
E57	TRAPEZIUM	14.054	14.056	8.000	1	84.330	SQM		
E58	TRAPEZIUM	14.056	14.058	8.000	1	84.342	SQM		
E59	TRAPEZIUM	14.058	14.059	8.000	1	84.351	SQM		
E60	TRAPEZIUM	14.059	14.061	8.000	1	84.360	SQM		
E61	TRAPEZIUM	14.061	14.063	8.000	1	84.372	SQM		
E62	TRAPEZIUM	14.063	14.065	8.000	1	84.384	SQM		
E63	TRAPEZIUM	14.065	14.068	8.000	1	84.393	SQM		
E64	TRAPEZIUM	14.068	14.068	8.000	1	84.402	SQM		
E65	TRAPEZIUM	14.068	14.070	8.000	1	84.414	SQM		
E66	TRAPEZIUM	14.070	14.071	8.000	1	84.423	SQM		
E67	QUADRILATERAL	6.493	7.003	14.071	1	94.951	SQM		
E TOTAL						8634.976			
TOTAL AREA UNDER RESIDENTIAL PLOTS							20755.082	SQM	