

To be read with Licence No. 45 Dated 13/03/2024

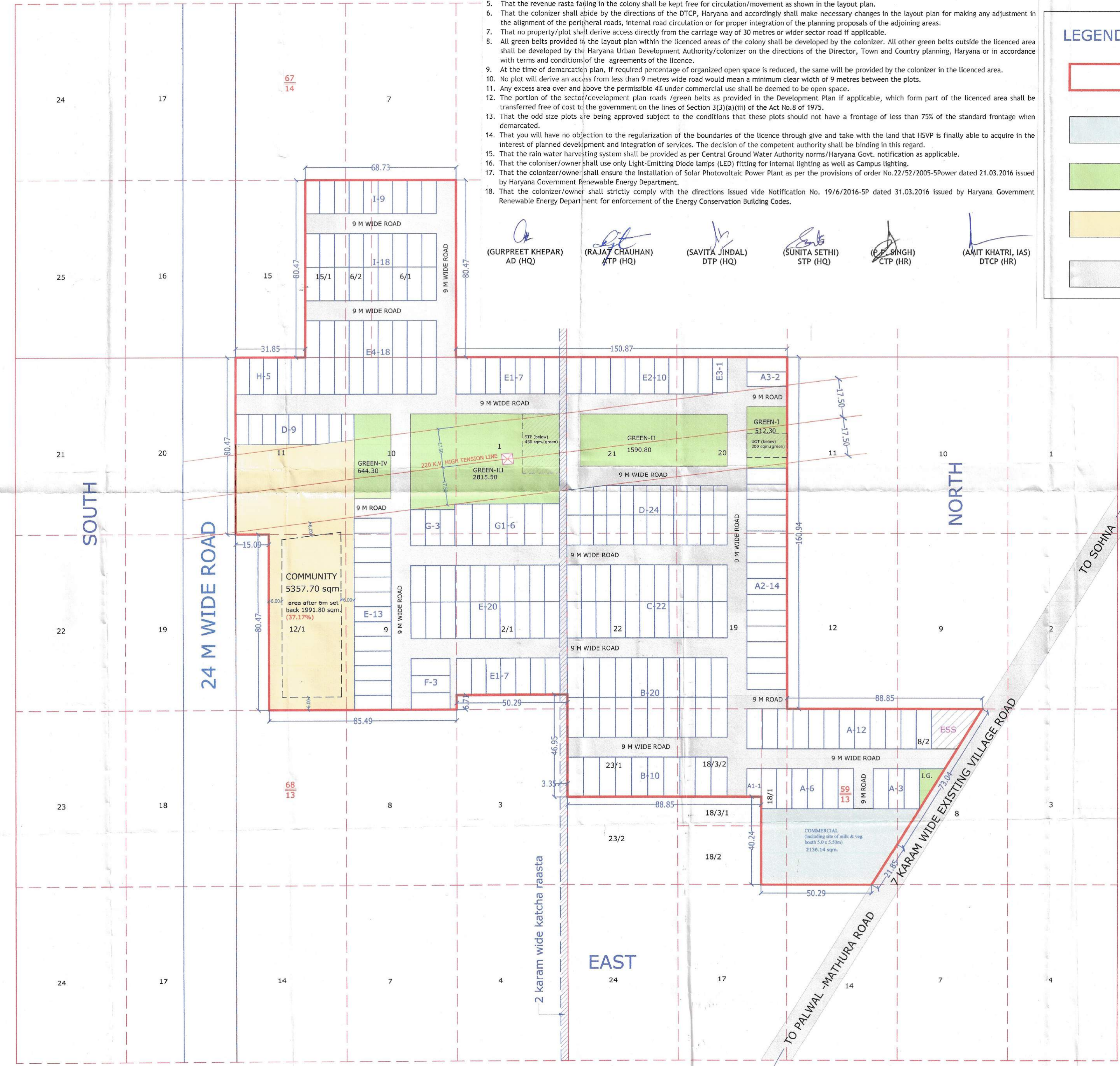
- That this Layout Plan for an area measuring 13.23125 acres (Drawing no. DTCP/0128 dated 13/03/24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Narendra Infra Buildtech LLP in the revenue estate of village-Prithla, sector-06, 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 planning proposals 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 licence.
 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 mean 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 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.
 13. 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.
 14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that H5VP 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.
 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 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.
 18. 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.

(GURPREET KHEPAR) AD (HQ) (RAJAT CHAUHAN) TP (HQ) (SAVITA JINDAL) DTP (HQ) (SUNITA SETHI) STP (HQ) (P. SINGH) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)



LEGEND:-

- OUTER BOUNDARY
- COMMERCIAL
- GREEN / OPEN SPACE
- COMMUNITY FACILITY
- 9M WIDE ROAD



AREA STATEMENT :

DESCRIPTION	AREA IN SQ.METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
TOTAL AREA OF THE SCHEME	53544.88	13.23125	—	65% (8.60 acs.)
A - AREA UNDER PLOTS Permissible 61% (32662.38 sqm.)	27551.783	6.808	51.42 %	ACHIEVED
B - AREA UNDER COMMERCIAL Permissible 4% (2141.79 sqm.)	2136.14	0.5278	3.99 %	(A+B) 55.41 %
TOTAL PLOTS	243			

REQUIRED AREA PROVIDE AREA

	REQUIRED AREA	PROVIDE AREA	
COMMUNITY FACILITY	10% 5354.49 (1.323125 acs.)	5357.70 (1.3239 acs.)	10.005%
GREEN	7.5% 4015.87 (0.9923 acs.)	5562.90 (1.3746 acs.)	10.39%

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	7.01	18.28	128.143	21	2690.999
A1	6.56	12.95	84.952	1	84.952
A2	7.25	18.29	132.603	14	1856.435
A3	6.71	18.28	122.659	2	245.318
B	7.32	18.24	133.517	30	4005.504
C	6.66	16.77	111.688	22	2457.140
D	6.10	13.72	83.692	33	2761.836
E	6.76	16.77	113.365	33	3741.052
E1	6.71	16.77	112.527	14	1575.374
E2	6.66	16.77	111.688	10	1116.882
E3	6.69	16.19	108.311	1	108.311
E4	6.63	16.77	111.185	18	2001.332
F	7.82	17.72	138.570	3	415.711
G	6.71	16.44	110.312	3	330.937
G1	7.92	18.93	149.926	6	899.554
H	6.37	16.77	106.825	5	534.125
I	6.63	15.23	100.975	27	2726.322
TOTAL.				243	27551.783

TOTAL AREA UNDER PLOTS = 6.808 ACS.

DETAIL OF GREEN

	AREA OF PLOTS IN SQM.	AREA IN ACRES	AREA REQUIRED
GREEN-I	512.30	0.1266	(4015.87 sqm.) 7.50%
GREEN-II	1590.80	0.3931	
GREEN-III	2815.50	0.6957	
GREEN-IV	644.30	0.1592	
TOTAL	5562.90	1.3746	

1.3232 acres Land Reserved For Community Facilities for Transfer to Government.

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
243	13.5	3280.50	3280.50 /13.23125 = 247.93 PPA SAY = 248.00 PPA

For Narendra Infra Buildtech LLP
Partner/ Auth. Signatory

Seema Rani
SEEMA RANI
CA/2015/72259

AUTHORIZED SIGNATORY ARCHITECT SIGNATURE

M/S NARENDRA INFRA BUILDTech LLP.

CLIENT:- OFFICE NO-202, VIKRAM ADITYA TOWER, KALAKA JI DELHI- 110001
ADDRESS.

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY) AT SECTOR-06, AREA MEASURING 13.23125 ACS. IN VILLAGE PRITHLA, DISTRICT-PALWAL, HARYANA.

SCALE :- 1:1000 DATE:-29-FEB-2024 DESIGN BY:-PANKAJ KAPOOR M-8800093157