



AREA CALCULATION

S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	7.66875	-	-	-
2	AREA UNDER ROAD	-	-	-	-
3	NET PLANNED AREA	7.66875	-	-	-
4	AREA UNDER RESIDENTIAL PLOT	4.0405	52.68 %	4.6779	61.00 %
5	AREA UNDER COMMERCIAL	0.3067	4.00 %	0.30675	4.00 %
6	TOTAL SALEABLE AREA (4+5)	4.3472	56.68%	4.98465	65.00%
7	OPEN SPACE/PARKS	0.5814	7.581%	0.5751	7.50%
8	COMMUNITY FACILITIES	0.76726	10.00%	0.766875	10.00%

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	irregular		131.18	1	131.18
A1	7.35	18.29	134.43	26	3495.22
B	7.35	19.02	139.80	18	2516.35
C	7.35	17.68	129.95	13	1689.32
C1	irregular		140.36	1	140.36
C2	irregular		74.98	1	74.98
C3	irregular		98.34	1	98.34
D	6.41	15.20	97.43	6	584.59
D1	irregular		86.86	1	86.86
D2	irregular		93.05	1	93.05
E	7.54	18.24	137.53	20	2750.59
E1	irregular		128.60	1	128.60
E2	irregular		133.86	1	133.86
F	6.10	15.00	91.50	3	274.50
F1	irregular		82.91	1	82.91
G	6.15	15.00	92.25	33	3044.25
H	6.71	15.30	102.66	10	1026.63
TOTAL.				138	16351.59

TOTAL AREA UNDER PLOTS = 4.0405 ACRES.

DETAIL OF GREEN

	AREA IN SQMTR.	AREA IN ACS.	AREA PROVIDE	AREA REQUIRED
GREEN-I	1636.90	0.4044	5.273 %	(2327.57 sqm.)
GREEN-II	716.60	0.177	2.308%	
TOTAL	2353.50	0.5814	7.581%	
UGT & STP MUMTY AREA	25.93			

0.76726 acres Land Reserved For Community Facilities for Transfer to Government.

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
138	13.5	1863.00	1863.00 / 7.66875 = 242.93 PPA SAY = 243.00 PPA

Signature of Architect
SEEMA RANI
 CA/2015/72259

AUTHORIZED SIGNATORY

CLIENT:-
M/S RANGOLI BUILDTech PVT. LTD.
 ADDRESS: 912, 9th Floor, Mercantile House, 15 Kasturba Gandhi Marg, New Delhi 110001.

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY) AT SECTOR-14, AREA MEASURING 7.66875 ACS. IN VILLAGE KOT, DISTRICT-PANCHKULA, HARYANA.

SCALE :- 1:1000 DATE:-04-SEP-2023 DESIGN BY:-PANKAJ KAPOOR M-8800093157

To be read with Licence No. 200 of 2023 Dated 04/10/2023 LC-4832

This layout plan for an area measuring 7.66875 acres (Drawing no. 9660 Dated 09-10-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Rangoli Buildtech Pvt. Ltd. falling in the revenue estate of village-Kot, in sector-14, Kot-Behla Urban Complex, Distt. Panchkula 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 General, 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 DGTCP, Haryana 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 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.
- 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 license.
- 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 derive an access from less than 9 meters 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 the Haryana Urban Development Authority.
- 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 colonizer/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 KHANNA) DTP (HQ) (SURITA SETHI) STP (HQ) (PANKAJ KAPOOR) DTP (HQ) (T.L. SATYA PRAKASH, IAS) DGTP (HR)

(RAKESH SINGLA) ATP (HQ) (SATYA PAL) ID (HQ)