

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 General, 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 DG,TCP for the modification of layout plans of the colony.
5. That the revenue raster 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 DG,TCP, 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 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 licensee.
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 licensed area.
10. 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.
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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(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 licensee 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.
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 Power plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/1/2016-5P Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power plant as per the provisions of order No.22/52-2005-5P power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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.

(SANJAY KANG)
ATP (HQ)

(R.S. BATHI)
DTP (HQ)

(HITESH SHARMA)
STP (M) HQ

(P. SINGH)
CTP (HR)




(T.L. SATYAPRAKASH, IAS)
DC, TCP (HR)



(RAM AVTAR BASSI)
ID (HQ)

PLOTS AREA CALCULATION						
S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	1-28	6.345	17.575	111.513	28	3122.375
2	29-31	6.705	22.110	148.247	3	444.741
3	32-39, 42-57, 60-67	7.000	17.000	119.000	32	3808.000
4	68-75, 77-87	6.365	17.000	108.205	19	2055.895
5	40, 41, 58, 59	8.525	17.000	144.925	4	579.700
6	76	6.480	17.000	110.160	1	110.160
7	88	ODD SIZE		106.450	1	106.450
8	89-100	6.750	14.985	101.149	12	1213.785
9	101	9.155	14.985	137.188	1	137.188
10	102-108	7.500	18.090	135.675	7	949.725
	TOTAL				108	12528.018
	IN ACRE					3.09574

AREA CALCULATION				
S.NO	DISCRPTION	%	AREA IN ACRE	AREA IN SQM.
1	TOTAL SITE AREA		6.00000	24281.12
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.66000	14811.48
3	PROPOSED AREA UNDER PLOTTING	51.60%	3.09574	12528.01
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.60000	2428.11
5	AREA PROVIDED FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10.00%	0.60000	2428.12
6	REQUIRED MIN. GREEN AREA.	7.5%	0.45000	1821.08
7	PROVIDED GREEN AREA	8.02%	0.48109	1946.90
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.24000	971.24
9	PROPOSED AREA UNDER COMMERCIAL	2.03%	0.12158	492.00
10	PERMISSIBLE POPULATION	240-400	1440.00	2400.00
11	PROPOSED POPULATION	108X13.5	1458	243 PERSONS/AC.

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	1326.40	0.32776
2	GREEN 2	247.20	0.06108
3	GREEN 3	373.30	0.09224
	TOTAL	1946.90	0.48109

<div style="text-align: center;"> <div style="display: flex; justify-content: space-around; width: 100px;"> </div> </div>	
	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA

	 DAULAT RAM GARG CA 2001 / 28031
OWNER/AUTH. SIGN.	ARCHITECT'S SIGN.