

PROPOSED LAYOUT PLOTTED (159.76 ACS)

DETAILS OF PLOTS

CATEGORY	TYPE	SIZE		AREA	AS/APPROVED DEMARCATION CUM LAYOUT PLAN	% AGE
		LENGTH	WIDTH			
GENERAL	A	12.50	33.60	420.00	502.32	78
	A3	10.00	33.45	334.50	402.00	52
	A5	15.00	33.45	501.75	600.00	18
	A6	10.00	37.00	370.00	442.52	24
	A7	15.00	30.00	450.00	538.20	9
	B	10.00	28.00	280.00	339.00	413
	B1	10.00	28.50	285.00	340.86	4
NPL	C	10.00	22.50	225.00	269.10	283
	C1	10.00	19.91	199.10	238.12	30
	C2	8.50	23.45	199.33	238.39	2
EWS	D	4.00	12.50	50.00	59.80	240
	EWS				240	20.81%
TOTAL PLOTS					1158	
NURSING HOME				1003.00	1199.59	1
				1184.00	1416.06	1

DETAIL OF AREA (Township)

DETAIL OF AREA (Township)	AREA (Acres)	% AGE	% AGE Provided
TOTAL AREA OF LAND	159.759		
AREA UNDER TOWNSHIP (A)	159.759		
AREA UNDER 45M SECTOR ROAD (B)	18.270		
AREA DEDUCTED UNDER 45M SECTOR ROAD (50%) (C)	9.135		
AREA UNDER UNDETERMINED USE (D)	148.331		
NET AREA FOR PLOTTED DEVELOPMENT (A-(C+D))	5.16	4%	3.48%
AREA UNDER COMMERCIAL	64.30	51%	44.67%
AREA UNDER RESIDENTIAL PLOTS	71.46	55%	48.17%
TOTAL SALEABLE AREA			

POPULATION (TOWNSHIP)

TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
A NON EWS PLOTS	913	13	13329.50
B EWS PLOTS	240	9	2160.00
POPULATION OF PLOTTED			14489.50
TOTAL POPULATION			14489.50

DENSITY PLOTTED

POPULATION/NET AREA = 14489.50/148.331 = 97.656 PERSON/ACRES

PROVISION OF INFRASTRUCTURE

S NO	DESCRIPTION	Number as/ Demarcation	Area as/ Demarcation (Ac)	Approved Demarcation (Ac)
1	NURSERY SCHOOL	4	4	0.81
2	CRèche	1	1	0.26
3	PRIMARY SCHOOL	2	2	2.25
4	HIGH SCHOOL	1	1	5.00
5	RELIGIOUS BUILDING	1	1	0.20
6	COMMUNITY CENTRE	1	1	2.00
7	DISPENSARY	1	1	1.25
8	TAXI STAND	2	2	1.00
9	STP	2	2	0.762
10	ELECTRIC SUB STN	1	1	0.68
11	ORGANISED GREEN	5	5	7.19
12	UNDETERMINED USE			2.29

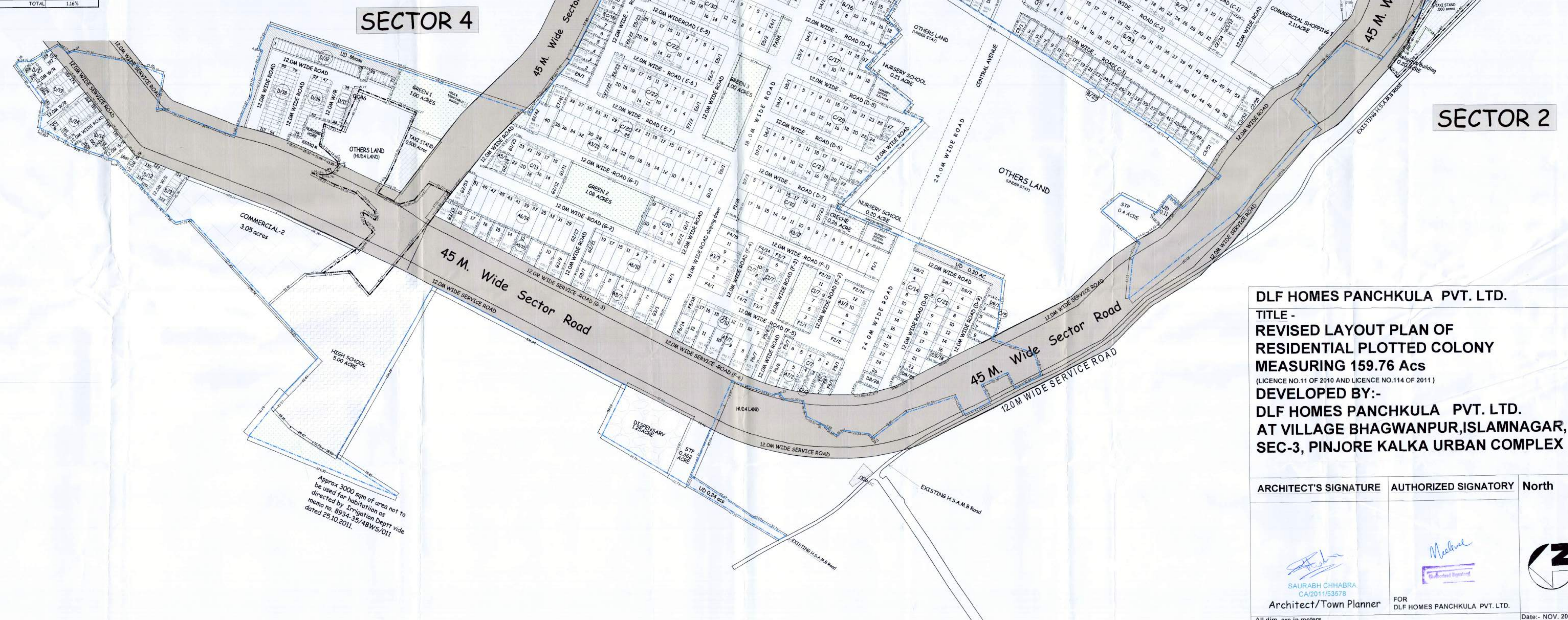
FACILITIES TO BE PROVIDED IN COMM. COMPLEX FOR TOWNSHIP

DESCRIPTION	Area (sqm)	REQUIRED	PROVIDED	TOTAL
13 NURSING HOME	1000	2	2	2
14 CLINIC	250	4	4	4
15 ATM	12	4	4	4
16 BEAUTY PARLOR	12	4	4	4
17 SUB POST OFFICE	40	1	1	1
18 MULTI PURPOSE BOTH	27.5	4	4	4

AREA UNDER GREEN

DESCRIPTION	PROVIDED (Ac)	TOTAL (Ac)
ORGANISED GREEN	10.110+1.041+0.8+3.11	7.19
INCIDENTAL GREEN	0.022+0.031+0.05+0.024+0.44+0.04+0.14	1.732
		1.16%

- This Revised Layout Plan for Residential Plotted Colony having area measuring 159.759 acres (Drawing No. 159.759/2010) bearing Licence No. 11 of 2010 dated 02.12.2010 and Licence No. 114 of 2011 dated 21.12.2011 being developed by Greet Builders & Constructors Pvt. Ltd. and offers in collaboration with DLF Homes Panchkula Pvt. Ltd. Sector 3 & 4, Pinjore Kalka Urban Complex is hereby approved subject to the following conditions:
- That this Revised 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 55% 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 plan as per size of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That the DCP Pipe Line and High-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per 15 norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DCP for the modification of layout plan of the colony.
- That the revenue rates falling in the colony shall be kept free for circulation movement as shown in the revised layout plan.
- That the colonizer shall abide by the directions of the DCP, 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 far proper integration of the planning proposals of the adjoining areas.
- That no property/line shall derive access directly from the carry way of 30 meters or more wide sector road if applicable.
- All green belts provided in the revised layout plan within the licensed area 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 in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation plan, if required percentage of NPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 12 meters wide road which would mean a minimum clear width of 12 meters between the plots.
- Any access area over and above the permissible 4% under commercial use shall be deemed to be open space.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer with the plot buyers.
- 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 313(a)(ii) of the Act No. 8 of 1975.
- That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
- That you will have no objection to the regularization of the boundaries of the licensee through eye 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 colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.D. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- 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 Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting. No 22.5/2200/50watt below dated 21.03.2015 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 194/2014-59 dated 31.03.2014 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- That the colonizer/owner shall transfer the area falling under sector road & 24 mtr. wide internal road free of cost to the Government.



SECTOR 4

SECTOR 2

Approx. 3000 sqm of area not to be used for fabrication as directed by Irrigation Deptt vide memo no. 8934/35/48Ms/011 dated 25.10.2011.

DLF HOMES PANCHKULA PVT. LTD.
TITLE - REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 159.76 ACS
 (LICENCE NO.11 OF 2010 AND LICENCE NO.114 OF 2011)
DEVELOPED BY:- DLF HOMES PANCHKULA PVT. LTD. AT VILLAGE BHAGWANPUR, ISLAMNAGAR, SEC-3, PINJORE KALKA URBAN COMPLEX

ARCHITECT'S SIGNATURE	AUTHORIZED SIGNATORY	North
Saurabh CHHABRA CA/2011/53578 Architect/Town Planner	FOR DLF HOMES PANCHKULA PVT. LTD.	Date:- NOV. 2022

