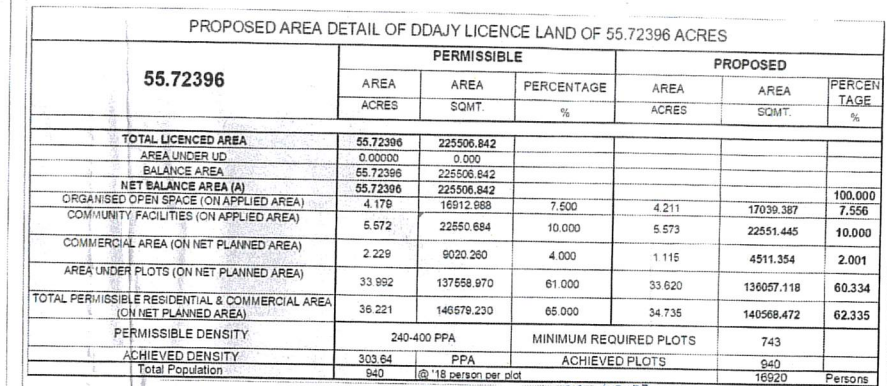




1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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 DGTPC for interconnection of layout plans of the colony.
5. That the revenue roads 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 DGTPC, 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, 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)(ii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that those plots should not have a frontage of less than 23% of the standard C.P. zone 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Board 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.22/51/2005-SP 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. 19/26/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.


 (DIVYA DOGRA)
 DTP(HQ)


 (SAKJAYA KUMAR)
 STP(HQ)


 (P. R. SINGH)
 CTP(HR)

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


 (YAJAN CHAUDHARY)
 ATP(HQ)


 (DINESH KUMAR)
 PA(HQ)


 (Varinder Kumar)
 AD(HQ)

Day. No. : DG/TCP 9170 dated 13/4/2023

10% saleable area required in lieu of BG of IDW & 10 % in lieu of BG of EDC = 28113.6944 sqm (20%)
 Provided saleable area in lieu of BG of IDW & EDC = 28197.523 sqm (20.06%)

DETAIL OF PLOTS in LIEU OF BG OF IDW & EDC						
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	Type-A	8.333	18.000	149.994	130	19499.220
2	Type-C	8.330	14.111	117.545	74	8698.303
TOTAL					204	28197.523
Percent						20.06

10% of plots in lieu of bank
guarantee required for IDW &
10% of plots in lieu of bank
guarantee required for EDC

PROJECT NAME AND ADDRESS

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY
UNDER DEEN DAYAL JAN AWAS YOUNA SCHEME-2016 OVER AN
AREA MEASURING 55.72396 ACRES (AFTER MIGRATION FROM
LICENCE NO. 6 OF 2010 DATED 14.01.2010) IN THE REVENUE ESTATE
OF VILLAGE KAERI & TARAF INSAAR IN SECTOR-37 , PANIPAT (HR.)
BEING DEVELOPED BY
UTTIRNA INFRAPROJECTS PRIVATE LIMITED

DRAWING TITLE

LAYOUT PLAN

ARCHITECT SIGNATURE

Ar. Praveen Kr. Verma
Ct / 2014 / 65167

AUTHORIZED SIGNATORY

M/s Uttima Infraprojects Pvt. Ltd.
Authorized Signatory

DATE: _____

SHEET-01

SCALE

NORTH