

This Layout plan for an area of 251.90 acres (Dtg. No. DTC-16/55 dated 29/10/23) comprised of licence which was issued in respect of Integrated Residential Plotted Colony under NILP policy being developed by M/s. UTTARA INFRA PROJECTS PVT. LTD. & Others in Sector 36, 37, 38, 39, District Panipat is hereby approved subject to the following conditions:

- This Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the material agreement.
- That the development plan as per size of all the residential, commercial and institutional 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 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 ISI 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 DCTCP for the modification of layout plans of the colony.
- That the revenue rate 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 DCTCP, 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 of the sector as shown in the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
- All green belts provided in the 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 on the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
- Any excess area over and above the permissible 45 under commercial use shall be deemed to be open space.
- No plot will derive an access from less than 12 metres wide road which maintain a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 31(3)(a)(ii) of the Act No.8 of 1975.
- 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 and area of no plot shall exceed 2 kanals.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that is not fully 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/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) dated 14.5.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site, if applicable.
- 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 comply with the directions issued under Notification No. 19/0-2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/22/2005-POWER dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the provisions of NILP policy 2016 and amendment dated 11.05.2022.

(ADISH CHAMRA) DTP (HQ)
(SARJAY KUMAR) STP (HQ)
(P. P. SINGH) SPT (HQ)
(AMIT KHATRI) DTP (HQ)
(NARINDER KUMAR) DTP (HQ)
(YASJAN CHAUDHARY) ATP (HQ)

PLOTS AREA DETAILS - UNDER NILP									
S.NO.	PLOT TYPE	PLOT WIDTH (MTS)	PLOT LENGTH (MTS)	PLOT SIZE (Sq. Mt.)	NO.	TOTAL AREA (Sq. Mt.)	PERMISSIBLE PER PLOT	PROPOSED PER PLOT	TOTAL PLOT AREA (Sq. Mt.)
1	A	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
2	A1	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
3	A2	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
4	A3	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
5	A4	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
6	A5	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
7	A6	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
8	A7	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
9	A8	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
10	A9	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
11	A10	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
12	A11	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
13	A12	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
14	A13	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
15	A14	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
16	A15	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
17	A16	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
18	A17	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
19	A18	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
20	A19	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
21	A20	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
22	A21	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
23	A22	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
24	A23	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
25	A24	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
26	A25	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
27	A26	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
28	A27	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
29	A28	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
30	A29	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
31	A30	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
32	A31	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
33	A32	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
34	A33	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
35	A34	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
36	A35	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
37	A36	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
38	A37	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
39	A38	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
40	A39	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
41	A40	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
42	A41	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
43	A42	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
44	A43	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
45	A44	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
46	A45	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
47	A46	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
48	A47	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
49	A48	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
50	A49	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
51	A50	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
52	A51	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
53	A52	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
54	A53	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
55	A54	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
56	A55	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
57	A56	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
58	A57	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
59	A58	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
60	A59	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
61	A60	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
62	A61	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
63	A62	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
64	A63	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
65	A64	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
66	A65	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
67	A66	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
68	A67	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
69	A68	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
70	A69	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
71	A70	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
72	A71	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
73	A72	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
74	A73	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
75	A74	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
76	A75	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
77	A76	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
78	A77	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
79	A78	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
80	A79	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
81	A80	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
82	A81	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
83	A82	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
84	A83	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
85	A84	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
86	A85	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
87	A86	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
88	A87	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
89	A88	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
90	A89	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
91	A90	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
92	A91	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
93	A92	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
94	A93	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
95	A94	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
96	A95	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
97	A96	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
98	A97	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
99	A98	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
100	A99	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
101	A100	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
102	A101	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
103	A102	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
104	A103	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
105	A104	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
106	A105	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
107	A106	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
108	A107	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00
109	A108	18.00	45.00	810.00	32	25920.00	1.00	1.85	14880.00</