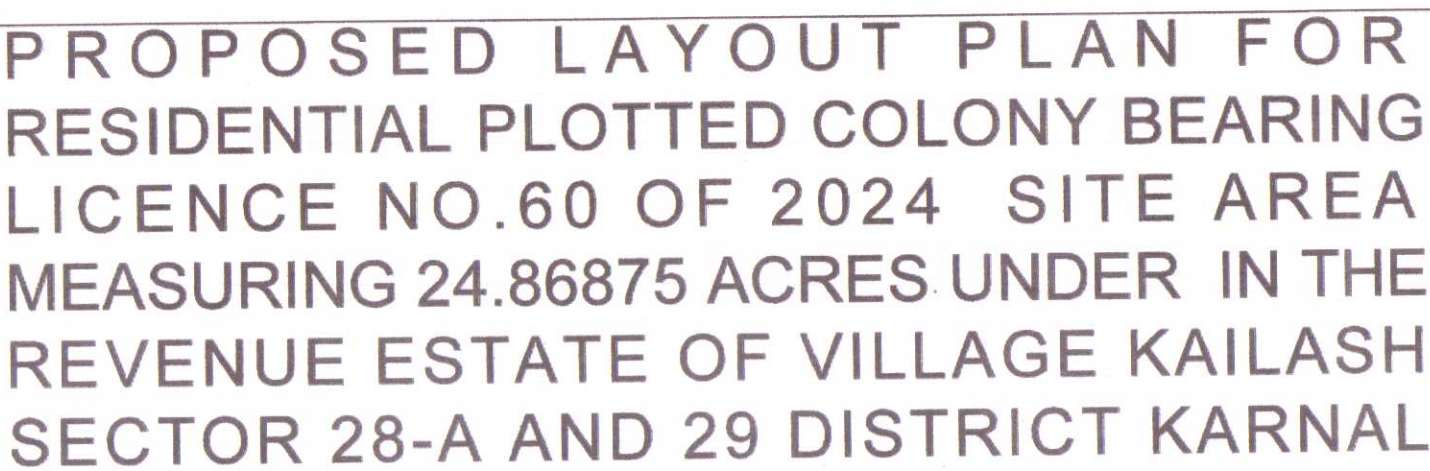




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authority shall be binding in this regard.

2. The contractor shall obtain the Clearance/NOI as per the provisions of the Notification No. SO, 15633 of Ministry of Environment and Forest, Government of India before starting the construction work at site.

3. The rain water harvesting system shall be provided as per Central Ground Water Authority norms as applicable.

4. The contractor/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as exterior/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of the Government order dated 21.01.2016 issued by Haryana Government, Renewable Energy Department.

5. The contractor/owner shall strictly comply with the directions issued vide No. 1916/2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Act, 2001.

LC-5062

To be read with License No. 60 of 2024 Dated 10.06.2024

This that Revised layout plan for area measuring 24.86875 acres (Draving No. DTC/ 10906) Dated 01-05-21, comprised of license which is issued in respect of Residential Plotting Colony being developed by Haryana Promoters Pvt. Ltd. in Sector-28A & B, Karnal is hereby approved subject to the following conditions:-

1. This Revised 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 95% of the net planned area of the colony. The entire area reserved for communal 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 and Commercial and Community sites shall be got approved from the Director, Town and Country Planning, Haryana and the layout plan shall be prepared by the Haryana Building Code-2017 and the Zoning Plan approved by the Director Town & Country Planning, Haryana.

4. 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 IS norms.

5. That the planning and integration of services in the area adjacent to the colony, the coloniser shall abide by the directions of the DTC/PIR, for the modification of layout plans.

6. That the coloniser, even falling in the category of a large project, shall be required to submit the layout plan.

7. That the coloniser shall advise the directions of the DTC/PIR, Haryana and accordingly shall make necessary changes in the layout plan making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration or the planning proposals of the adjoining areas.

8. That no property/plots shall drive access directly from the carriage way of 30 metres or more wide sector/road as applicable.

9. That the proposed road network shall be developed in the form of a grid system and the coloniser shall be responsible for the layout plan, which shall be approved by the Director, Town and Country Planning, Haryana and accordingly shall make necessary changes in the layout plan making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration or the planning proposals of the adjoining areas.

10. That the portion of the sector/landed area shall be developed by the Haryana Urban Development Authority/colony on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.

11. As to the line of demarcation plan, if required percentage of NH/LE/MS plots and the area under infrastructure are reduced the layout will be provided by the coloniser to the licensee area.

12. A plot will deliver an access from 10m to 12m width road and would mean a minimum clear width of 12 metres between the plot.

13. Any area under cover and above the permissible 40% under commercial use shall be deemed to be open space.

14. The minimum number of dwelling units in a plot shall be as per the provision of the Rule 49 of the R.C. 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued to the colonizer to the plot holders.

15. The layout plan shall also be incorporated in the zoning plan and in the allotment letters being issued to the colonizer to the plot holders.

16. The portion of the sector/landed area shall be developed by the Haryana Urban Development Authority/colony on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.

17. The portion of the sector/landed area shall be developed by the Haryana Urban Development Authority/colony on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.

18. That no land use plan (except DTS plans 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 demanded and the area of plot should exceed 2 aanas.

19. That you will have no objection to the regularization of the boundaries of the licensee, through give and take with the said that the DTS is final and there is no objection to the regularization of planned development and integration of services. The decision of the respective authority shall be binding in this regard.

20. That the coloniser shall attach the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (4) dated 14.10.2006 issued by Ministry of Environment and Forest, Government of India, starting from the commencement/execution of development work at site.

21. That the rain water harvesting system shall be provided as per Central Ground Water Authority, Haryana Govt. notification as applicable.

22. That the coloniser shall provide the only Contract Floor/ceiling Limits (fitting for internal lighting up to and with Campuses lighting).

23. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions or order No.2719/2010-5-Power dated 21.03.2010 issued by Haryana Government, Renewable Energy Department.

24. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6-2016-5-Power dated 31.03.2016 issued by Haryana Government, Renewable Energy Department for enforcement of the Energy Conservation Building Code.