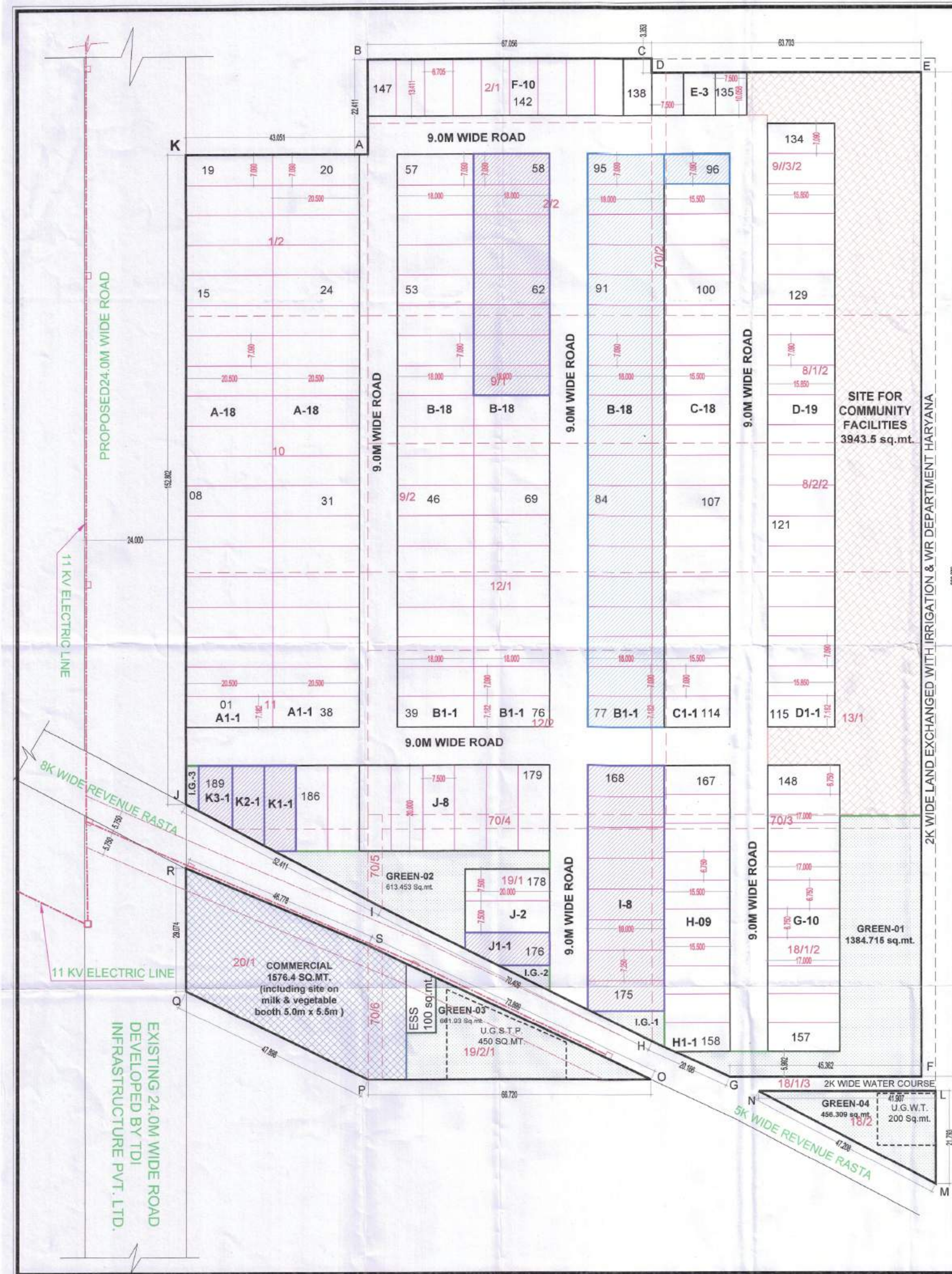




TOTAL AREA OF LAND = 9.740625 ACRES (39418.848 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.731	2956.414	7.5	0.770	3116.407	7.906
10% area to be transferred free of cost to the govt.	0.974	3941.885	10.0	0.974	3943.500	10.004
Permissible commercial area	0.390	1576.754	4.0	0.390	1576.400	3.999
Area Under Plots	5.942	24045.497	61.0	5.812	23521.379	59.670
Total permissible area	6.331	25622.251	65.0	6.202	25097.779	63.669
Permissible Density	240-400 ppa			347.81 PPA		
Achieved Density	347.81			347.81		

PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	7.090	20.500	145.345	02-37	36	5232.420
A1	7.182	20.500	147.231	01-38	2	294.462
B	7.090	18.000	127.620	40-75,78-95	54	6891.480
B1	7.182	18.000	129.278	39,76,77	3	387.828
C	7.090	15.500	109.895	96-113	18	1978.110
C1	7.182	15.500	111.321	114	1	111.321
D	7.090	15.850	112.377	116-134	19	2135.154
D1	7.182	15.850	113.835	115	1	113.835
E	7.500	10.058	75.435	135-137	3	226.305
F	6.705	13.411	89.921	138-147	10	899.208
G	6.750	17.000	114.750	148-157	10	1147.500
H	6.750	15.500	104.625	159-167	9	941.625
H1	PLINE		103.733	158	1	103.733
I	7.250	18.000	130.500	168-175	8	1044.000
J	7.500	20.000	150.000	177-186	10	1500.000
J1	PLINE		139.000	176	1	139.000
K1	PLINE		148.421	187	1	148.421
K2	PLINE		125.578	188	1	125.578
K3	PLINE		101.400	189	1	101.400
TOTAL					169	23521.379

GREEN AREA DETAILS						
GREEN AREA 01 = 1384.715 Sq.mt.						
GREEN AREA 02 = 613.453 Sq.mt.						
GREEN AREA 03 = 450.000 Sq.mt.						
GREEN AREA 04 = 456.309 Sq.mt.						
TOTAL AREA = 3116.407 Sq.mt.						

INCIDENTAL GREEN AREA DETAILS						
I.G.- 01 = 72.485 Sq.mt.						
I.G.- 02 = 36.000 Sq.mt.						
I.G.- 03 = 29.362 Sq.mt.						
TOTAL AREA = 137.847 Sq.mt.						

10% MORTGAGE PLOT FOR IDW						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
B	7.090	18.000	127.620	58-65	8	1020.960
J1	PLINE		139.000	176	1	139.000
I	7.250	18.000	130.500	168-175	8	1044.000
K1	PLINE		148.421	187	1	148.421
K2	PLINE		125.578	188	1	125.578
K3	PLINE		101.400	189	1	101.400
TOTAL					20	2678.369

10% MORTGAGE PLOT FOR EDC						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
B	7.090	18.000	127.620	78-85	8	1020.960
B1	7.182	18.000	129.278	77	1	129.278
C	7.090	15.500	109.895	96	1	109.895
TOTAL					20	2636.331

To be read with Licence No. 187 of 2024 Dated 14/12/2024 LC-5021

That this layout plan for over an area measuring 9.740625 acres (Drawing No. DTCP-10709 Dated: 19-12-24) for Residential Plotted Colony falling in village Faridpur, Sector-39, Panipat being developed by Suparvesh Developers Pvt. Ltd. is hereby approved subject to the following conditions:-

- That this 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 plans as per site 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 DTCP for the modification of layout plans of the colony.
- That the revenue rasta 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 DTCP, 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 sectors as shown on 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 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation, if required percentage of HPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- No plot will derive an access from less than 12 metres wide road would mean 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 3(3)(a)(iii) 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 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 HSNV 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 coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(JAIDEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (JITENDER SHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILLA) ATP (HQ)

LEGEND:-	
	COMMERCIAL
	COMMUNITY FACILITY TO BE TRANSFERRED TO GOVT.
	OPEN/GREEN
	10% MORTGAGED PLOTS AGAINST EDC
	10% MORTGAGED PLOTS AGAINST IDW

TITLE:
PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN AREA OF 9.740625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE FARIDPUR, SECTOR-39, PANIPAT (HR) BEING DEVELOPED BY - M/S SUPARVESH DEVELOPERS PVT. LTD.

OWNERS SIGNATURE: For Suparvesh Developers Pvt. Ltd. (Signature)
ARCHITECT SIGNATURE: (Signature)
Auth. Signatory

DRAWING TITLE:
LAYOUT PLAN
DATE: JULY, 2024 NORTH
SCALE: 1:500(A1) SHEET NO. 01