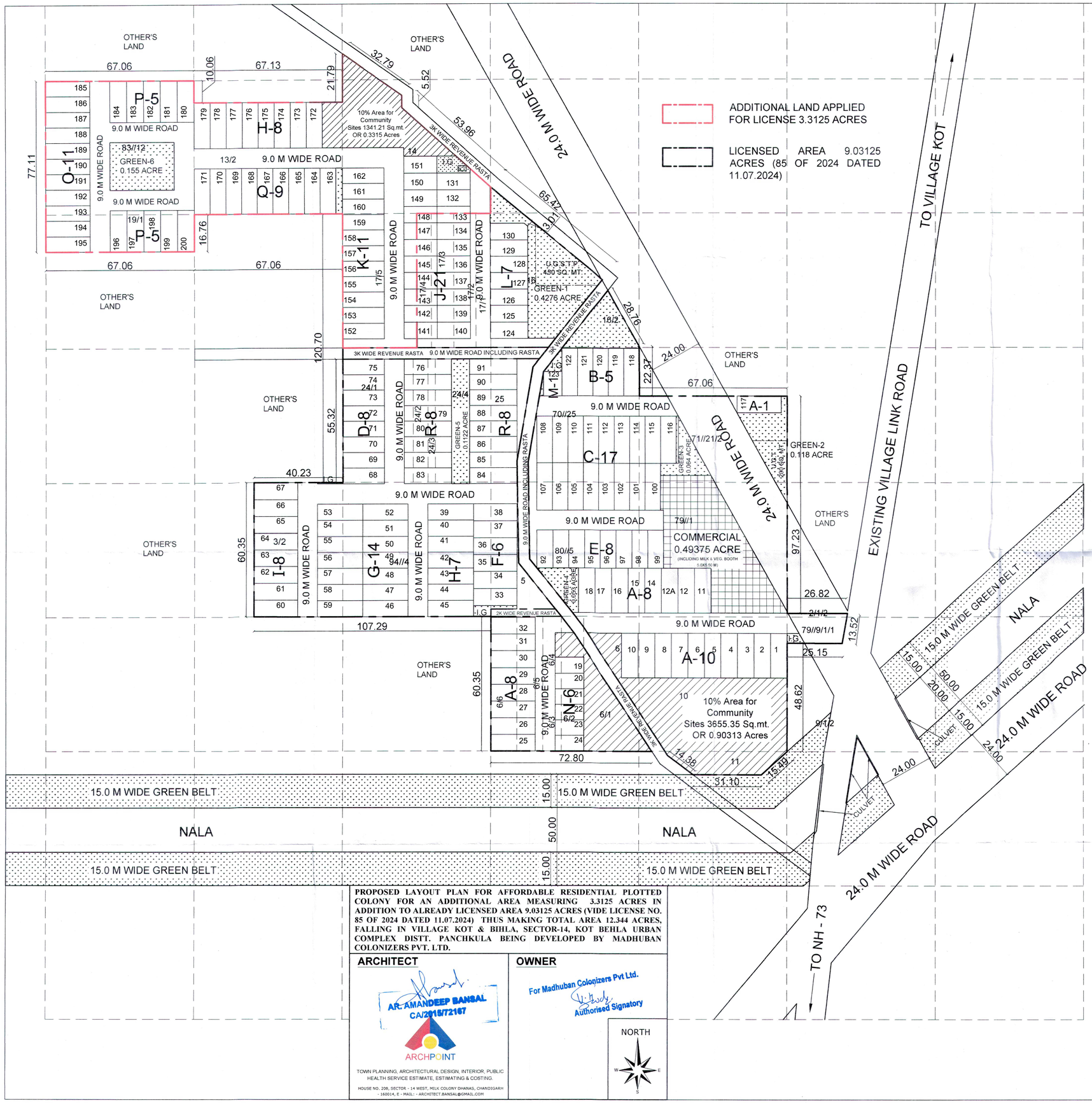

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY FOR AN ADDITIONAL AREA MEASURING 3.3125 ACRES IN ADDITION TO ALREADY LICENSED AREA 9.03125 ACRES (VIDE LICENSE NO. 85 OF 2024 DATED 11.07.2024) THUS MAKING TOTAL AREA 12.344 ACRES, FALLING IN VILLAGE KOT & BIHLA, SECTOR-14, KOT BEHLA URBAN COMPLEX DISTT. PANCHKULA BEING DEVELOPED BY MADHUBAN COLONIZERS PVT. LTD.

ARCHITECT

AR. AMANDEEP BANSAL
CA/2015/72167

ARCHPOINT

TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING.

HOUSE NO. 208, SECTOR - 14 WEST, MILK COLONY DHANAS, CHANDIGARH - 160014, E - MAIL: - ARCHITECT.BANSAL@GMAIL.COM

OWNER

For Madhuban Colonizers Pvt Ltd.
Authorised Signatory

NORTH

AREA STATEMENT

TOTAL AREA OF THE SCHEME (9.03125 + 3.3125)	=	12.34375	Acres		
NET PLANNED AREA	=	**12.34375**	**Acres**		

DISCRIPTION	PERMISSIBLE		=	PROPOSED			
AREA UNDER COMMERCIAL	4.00%	0.49375	=	0.49375	Acres	4.000	%
AREA UNDER PLOTS	61.00%	7.52969	=	6.85965	Acres	55.572	%
TOTAL SALEBLE AREA	65.00%	8.02344	=	7.35340	Acres	59.572	%

AREA UNDER PLOTS

TYPE	SIZE			AREA	TOTAL PLOTS	=	TOTAL AREA	
A	7.50	X	20.00	150.00	27	=	4050.00	Sq.Mt
B	7.00	X	21.40	149.80	5	=	749.00	Sq.Mt
C	7.00	X	21.00	147.00	17	=	2499.00	Sq.Mt
D	7.00	X	18.80	131.60	8	=	1052.80	Sq.Mt
E	7.16	X	17.23	123.37	8	=	986.93	Sq.Mt
F	7.65	X	19.61	150.02	6	=	900.10	Sq.Mt
G	7.25	X	20.50	148.63	14	=	2080.75	Sq.Mt
H	7.25	X	20.65	149.71	15	=	2245.69	Sq.Mt
I	7.54	X	19.75	148.92	8	=	1191.32	Sq.Mt
J	7.45	X	15.00	111.75	21	=	2346.75	Sq.Mt
K	7.00	X	18.80	131.60	11	=	1447.60	Sq.Mt
L	7.40	X	17.00	125.80	7	=	880.60	Sq.Mt
M	8.34	X	11.04	92.07	1	=	92.07	Sq.Mt
N	7.00	X	13.00	91.00	6	=	546.00	Sq.Mt
O	7.01	X	20.00	140.20	11	=	1542.20	Sq.Mt
P	7.61	X	18.75	142.69	10	=	1426.88	Sq.Mt
Q	7.12	X	20.65	147.03	9	=	1323.25	Sq.Mt
R	7.00	X	21.42	149.94	16	=	2399.04	Sq.Mt
				TOTAL	**200**	=	**27759.98**	**Sq.Mt**
						OR =	**6.85965**	**Acres**

DENSITY CALCULATION

TOTAL DENSITY	=	200	x	18.00	@ Person's per Plot
	=	3600	÷	12.34375	Acres
	=	291.646	**PPA**	**Against 240 - 400 PPA permissible**	

AREA UNDER GREEN

REQUIRED GREEN	=	0.92578	Acres	7.50% of Total area of the Scheme

GREEN AREA PROPVIDED

ORGANISED GREEN	=	GREEN-1	=	0.4276	Acres
	=	GREEN-2	=	0.1180	Acres
	=	GREEN-3	=	0.0640	Acres
	=	GREEN-4	=	0.0530	Acres
	=	GREEN-5	=	0.1122	Acres
	=	GREEN-6	=	0.1550	Acres
TOTAL GREEN PROVIDED			**=**	**0.9298**	**Acres** **7.53** **%**

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	1.234375	Acres	10.00%
PROVIDED AREA -1	=	0.90313	Acres	7.32%
PROVIDED AREA -2	=	0.33150	Acres	2.69%
PROVIDED AREA	=	**1.23463**	**Acres**	**10.00%**

LC-5073-B

To be read with Licence No. 83 of 2025 Dated 27/05/2025 and L. No. 85 of 2024 dated 11.07.2024

That this revised layout plan for an additional area measuring 3.3125 acres (Drawing No. 11141 Dated: 23-05-2025) in addition to licensed site of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna -2016) area measuring 9.03125 acres comprising of License No. 85 of 2024 dated 11.07.2024, thereby totaling 12.34375 acres being developed by Madhuban Colonisers Pvt. Ltd. in the revenue estate of village-Kot-Behla, in Sector-14, Kot-Behla Urban Complex, District Panchkula is hereby approved subject to the following conditions:-

1. 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.
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 DTCP for the modification of layout plans of the colony.
5. That the revenue rasta 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 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.
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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licence.
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 licenced 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 licenced 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.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAMAN KUMAR) ATP(HQ)	(DIVYA DOGRA) DTP(HQ)	(HITESH SHARMA) STP(HQ)	(BHUNESH KUMAR) CTP(HR)	(AMIT KHATRI, IAS) DTCP (HR)

(SATYA PAL) JD(HQ)