



To be read with Licence No. 126 OF 2025 Dated 23-07-2025

This layout plan for an area measuring 20.65625 acres (Drawing no. D.T.C.P. 4276 Dated 23-07-25) comprised of license which is issued in respect of Residential Plotted Colony being developed by NEE Homes LLP in Sector-29, Kaithal 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 and Commercial and Community sites 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.
- 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 D.T.C.P./Hr. 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 D.T.C.P., 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- 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 licences.
- At the time of demarcation plan, if required percentage of NP/NL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- 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.
- 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 Rule 49 of the Rule, 1965. 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.
- 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)(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 plots 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 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.
- That the colonizer 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 colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- 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.
- 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.

**LEGEND:-**

- SITE BOUNDARY
- EWS PLOTS SHOWN THUS
- NP/NL PLOTS SHOWN THUS
- GREEN AREA
- COMMERCIAL PLOT
- PLOTS FALLING UNDER ROW OF HT. LINE SHALL BE KEPT FREEZED AND SHALL NOT BE SOLD TILL SHIFTING OF THE HT. LINE

**APPROVED BY:**

**ROHMAN KHATRI** (ATP(HQ))

**DIVYA DOGRA** (DTP (HQ))

**HITHESH SHARMA** (STP (HQ))

**BHUVNESH KUMAR** (CTP(HR))

**AMIT KHATRI, IAS** (DTPC (HR))

**SATYA PAI** (JD(HQ))

AREA STATEMENT			
AREA OF THE SCHEME	=	20.65625 ACRES	83592.745 SQ.M.
DEDUCTION OF AREA UNDER 22.5M OF 45M WIDE SECTOR ROAD	=	0.802 ACRES	3245.755
50% OF AREA FALLING UNDER 22.5M OF 45M WIDE SECTOR ROAD	=	0.401 ACRES	1622.878
NET PLANNED AREA	=	20.25523 ACRES	81969.868 SQ.M.
MAX PERMISSIBLE DENSITY ON NET PLANNED AREA @300 PPH	=	2459.096 PERSONS	
PERMISSIBLE AREAS			
UNDER PLOTS 51% OF NET PLANNED AREA	=	10.330 ACRES	41804.633 SQ.M.
AREA UNDER COMMERCIAL OF NET PLANNED AREA (4%)	=	0.810 ACRES	3278.795 SQ.M.
NET PERMISSIBLE SALABLE	=	11.140 ACRES	45083.427 SQ.M.
AREAS ACHIEVED			
AREA UNDER PLOTS	=	10.728 ACRES	43415.728 SQ.M.
AREA UNDER COMMERCIAL OF NET PLANNED AREA	=	0.412 ACRES	1667.688 SQ.M.
TOTAL ACHIEVED SALABLE AREA	=	11.140 ACRES	45083.416 SQ.M.
GREEN AREA REQUIRED			
ORGANISED GREEN AREA	=	1.518 ACRES	6142.500 SQ.M.
2457 X 2.50 = 6142.5	=		
GREEN AREA PROVIDED	=	2.160 ACRES	8743.016 SQ.M.

DETAIL OF PLOTS					
CATEGORY	SIZE	AREA	NOS.	TOTAL	
A	21.740 X 27.000	586.980	2	1173.960	SQM
B	21.240 X 27.000	573.480	3	1720.440	SQM
C	20.300 X 24.500	497.350	2	994.700	SQM
D	16.650 X 24.500	407.925	4	1631.700	SQM
E	16.764 X 24.000	402.336	4	1609.344	SQM
F	13.400 X 27.000	361.800	8	2894.400	SQM
G	11.104 X 22.500	249.840	7	1748.880	SQM
H	9.578 X 19.240	184.281	9	1658.526	SQM
J	9.133 X 21.720	198.369	9	1785.319	SQM
K	9.133 X 24.630	224.946	9	2024.512	SQM
L	11.036 X 14.917	164.624	5	823.120	SQM
M	9.699 X 20.839	202.117	1	202.117	SQM
M1	9.699 X VARIES	201.902	1	201.902	SQM
M2	9.699 X VARIES	199.947	1	199.947	SQM
M3	9.699 X VARIES	197.773	1	197.773	SQM
M4	9.699 X 20.346	197.336	4	789.343	SQM
N	9.894 X 21.863	216.313	9	1946.813	SQM
P	10.961 X 22.000	241.142	5	1205.710	SQM
Q	10.961 X 22.590	247.609	5	1238.045	SQM
R	9.722 X 22.500	218.745	14	3062.430	SQM
S	9.722 X 20.119	195.597	4	782.388	SQM
S1	9.722 X 20.119	195.597	10	1955.969	SQM
T	11.342 X 24.000	272.208	12	3266.496	SQM
U	11.342 X 27.500	311.905	12	3742.860	SQM
V	13.700 X 21.625	296.263	8	2370.100	SQM
W	15.000 X 21.323	319.845	1	319.845	SQM
X	13.327 X 24.000	319.848	6	1919.088	SQM
Y	4.000 X 12.500	50.000	35	1750.000	SQM
Y2	4.348 X 11.500	50.000	4	200.000	SQM
TOTAL PLOTS INCLUDING EWS		195		43415.728	SQM
				10.728	ACRES
				52.97	%
COMMERCIAL AREA PROVIDED				1667.688	SQM
				0.412	ACRES
				2.03	%
DENSITY					
MAIN PLOTS	156	X	13.500	2106.000	PERSONS
EWS	39	X	9.000	351.000	PERSONS
TOTAL				2457.000	PERSONS
				299.744	PPH

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Park - 1	2609.102	0.6447
Park - 2	1728.935	0.4272
Park - 3	593.632	0.1467
Park - 4	2794.325	0.6905
Park - 5	1017.022	0.2513
TOTAL	8743.016	2.1604

	REQ.	PROVIDED
E.W.S	39	39
N.P.N.L	48.75	49
DETAIL OF COMMUNITY SITE		
MILK & VEG. BOOTH	1	1

PROJECT

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 20.65625 ACRES AT VILLAGE SHERGARH, SECTOR-29, TEHSIL & DISTT. KAITHAL, (HARYANA) BEING DEVELOPED BY M/S NEE HOMES LLP.

ARCHITECT'S SIGN

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OWNER'S SIGN

**NEE HOMES LLP.**  
**Ar. Vikas Dubey**  
AUTH. SIGNATORY

# LAYOUT PLAN