


AREA CHART				
TOTAL PLOT AREA		=	2.00000	Acres
		OR	8093.70	Sq mt.
AREA FALLING UNDER 60.0 M WIDE GREEN BELT & 12.0 M WIDE SERVICE ROAD		=	0.159	Acres
10% OF THE SITE AREA		=	0.20000	Acres
NET PLANNED AREA		=	2.00000	Acres
		OR	8093.70	Sq mt.
PERMISSIBLE GROUND COVERAGE	35.00%	=	2832.795	Sq mt.
PROPOSED GROUND COVERAGE	35.00%	=	2832.625	Sq mt.
PERMISSIBLE F.A.R	150.00%	=	12140.550	Sq mt.

GROUND COVERAGE										
SR. NO.	TYPE	LENGTH	X	WIDTH	=	AREA (Sq. Mt.)	X	TOTAL NO'S	=	TOTAL AREA (Sq. Mt.)
1	S.C.O-A (1 to 4, 19 & 20)	8.500	X	17.500	=	148.750	X	6	=	892.500
2	S.C.O-B (5 to 15)	6.500	X	16.500	=	107.250	X	11	=	1179.750
3	S.C.O-C (16)	21.000	X	14.250	=	299.250	X	1	=	299.250
4	S.C.O-D (17 & 18)	13.175	X	17.500	=	230.563	X	2	=	461.125
GRAND TOTAL								20	=	2832.625
1	PUS	7.500	X	3.000	=	22.500	X	1	=	22.500


- To be read with Licence No. 12 of 2024 Dated 24/01/2024. LC-4801
- That this Layout plan for an area measuring 2.00 acres (Drawing No. DTCP-9180 dated 24.1.2024) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by Madhuban Colonizers Pvt. Ltd., in the revenue estate of Village-Butana, Sector-14, Nilokheri-Taraori, District-Karnal 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
 - That the high-tension lines (if any) 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 the demarcation plans as per site of Commercial site 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 General, Town & Country Planning, Haryana.
 - 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, 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 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.
 - That no property/plot shall derive access directly from the carriage way of 30 meters or 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 licensee.
 - The portion of the sector/development plan roads/green belts as provided in the development plan or appurtenant 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 you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 coloniser/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-SP 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY FOR AN AREA MEASURING 2.00 ACRES, FALLING IN SECTOR-14, NILOKHERI BEING DEVELOPED BY MADHUBAN COLONIZERS PVT. LTD.

ARCHITECT



AR. AMANDEEP BANSAL
CA/2015/72157




ARCHPOINT

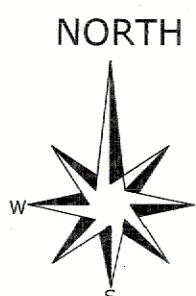
TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING.

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

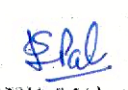
OWNER




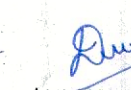
V.M. SINGH

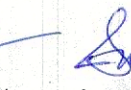



NORTH


 SATYA PAL
JD (HQ)

 RAHUL BHATNAGAR
ATP (HQ)

 DIVYA DOGRA
DTP (HQ)

 SUNITA SETHI
STP (HQ)

 P.K. SINGH
ATP (HR)

 ANIL KHATRI, IAS
DGTCP (HR)