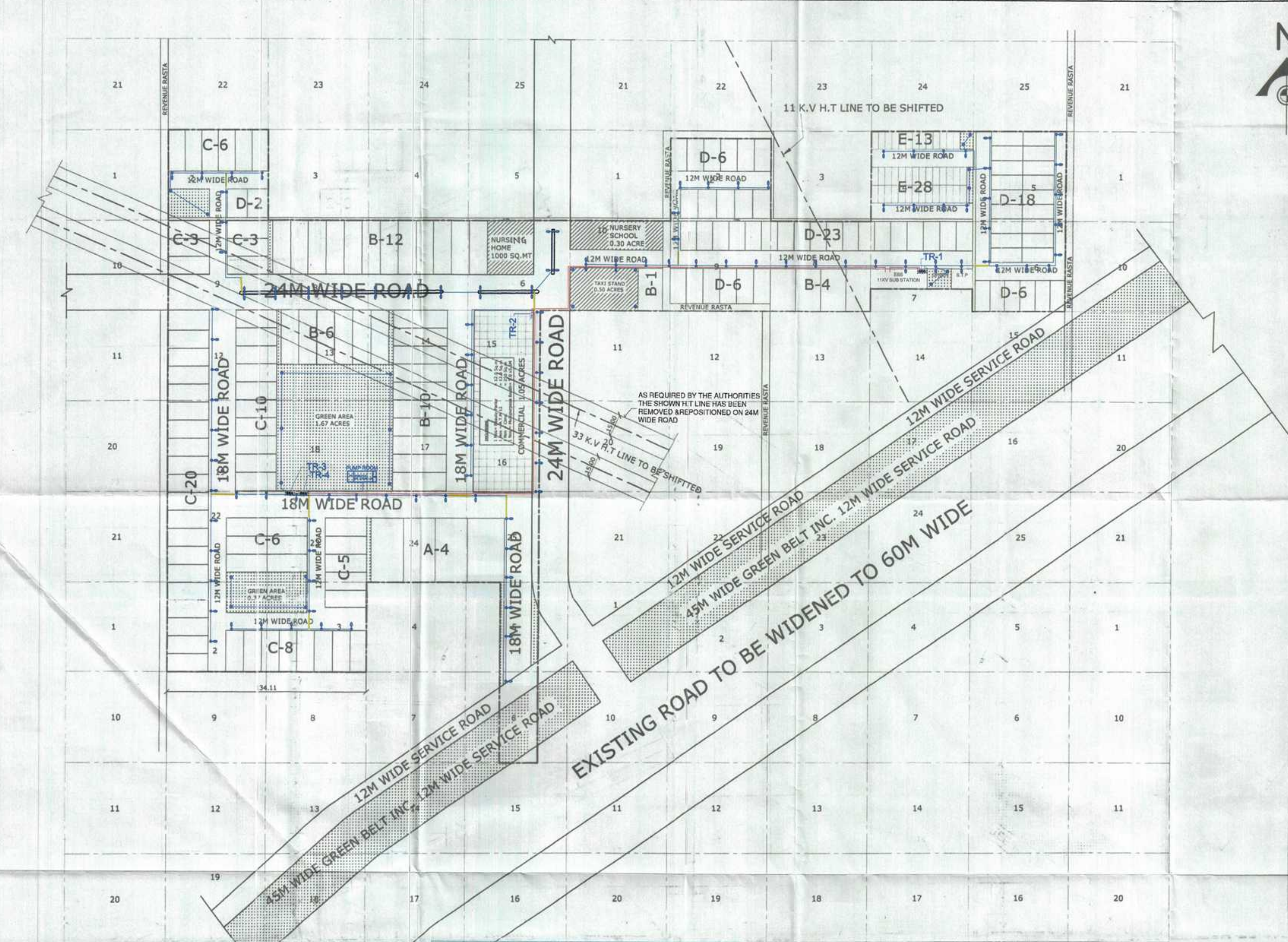


ELECTRICAL LAYOUT PLAN



AREA CALCULATION

TOTAL AREA OF THE SCHEME	=	26.443	Acres
AREA FALLING UNDER GREEN BELT AND SECTOR ROAD	=	0.306	Acres
BALANCE AREA	=	26.137	Acres
50% OF THE AREA FALLING UNDER GREEN BELT AND	=	0.153	Acres
PLUS (A+B)	=	26.290	Acres
NET PLANNED AREA	=	26.290	Acres
AREA UNDER COMMERCIAL	=	1.050	Acres
AREA UNDER PLOTS	=	13.409	Acres
TOTAL SALEABLE AREA	=	14.459	Acres

AREA UNDER PLOTS

TYPE	SIZE	AREA	NO	TOTAL AREA	Sq.Yard
A	20.60 X 42.50	875.50	4	3502.00	1047
B	12.00 X 36.50	438.00	33	14454.00	524
C	12.00 X 27.50	330.00	61	20130.00	395
D	10.00 X 21.25	212.50	61	12962.50	254
E	4.50 X 12.00	54.00	41	2214.00	65
NURSING HOME				1000.00	1
TOTAL AREA				201	54262.50
OR				13.409	Acres

DENSITY CALCULATION

TOTAL DENSITY	=	(159 X 13.5) + (41 X 9)
	=	2146.5 + 369
	=	2515.5 + 26.29
	=	95.683 PPA
	OR	236.432 PPH

N.P.N.L AND E.W.S CALCULATION

	REQUIRED	PROVIDED
N.P.N.L	= 50.00	25%
E.W.S	= 40.00	20%
	= 51	25.50%
	= 41	20.50%

AREA UNDER GREEN

	REQUIRED	PROVIDED
ORGANIZED GREEN	= 4%	(1.67 Acres + 0.37 Acres)
INCIDENTAL GREEN	= 1%	2.04 Acres or 7.71% of Total Site Area
		MORE THEN 1%

COMMUNITY SITES

	REQUIRED	PROPOSED
1 NURSERY SCHOOL	= 1	1
2 CLINIC (250 Sq.Mt EACH)	= 1	1
3 A.T.M (12 Sq.Mt EACH)	= 1	1
4 BEAUTY SALOON (12 Sq.Mt EACH)	= 1	1
5 MULTI PURPOSE BOOTH (5.0M X 5.50M)	= 1	1
6 MILK & VEG BOOTH	= 1	1
7 TAXI STAND	= 1	1

- To be read with licence No. 77 of 2011 dated 0.9.2011
- This Layout Plan for an area of 26.443 acres (Drg. No. DG, TCP-2716 dated 30.8.2011) comprised of licenses which were issued in respect of Residential Colony being developed by Sh. Varinder Singh, Sh. Narinder Singh Sa/o Sh. Jasjit Singh and others in collaboration with M/s Cititech Township Pvt. Ltd. in Sector-11A, Karnal 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 in 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, 1995 and the Zoning Plan approved by the Director General, 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 IS 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 DG, TCP for the modification of layout plans of the colony.
 - That the revenue roads 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 DG, TCP, 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 30 metres or more wide sector road.
 - All green belts provided in the layout plan within the licensed area 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 General, 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 N.P.N.L, E.W.S plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - Any access 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 Rules, 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.
 - No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres (39 feet 4 inches).
 - The portion of the sector/development plan within green belts as provided in the Development Plan, which is a part of the licensed area shall be transferred free of cost to the government on the lines of section 3(1)(a) of the Act No. 8 of 1975.
 - That the odd size plots (except 30x30 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 kapes.
 - 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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupancy certificate.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
 - That you shall comply the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.
 - The layout plan is being approved subject to the condition that the HT lines of 33 KV and 11 KV would be shifted before approval of demarcation/zoning plan, otherwise you shall provide required Right of Way of these HT lines in the demarcation plan/zoning plan.

S. No.	LEGEND	SYMBOLS	OWNER	ARCHITECT
1	TRANSFORMER (TR) WITH BUS-BAR CHAMBER, ISOLATOR AND FEEDER PILLAR		AUTHORIZED SIGNATORY/ DIRECTOR FOR:- M/s CITITECH TOWNSHIPS PVT.Ltd.	 Dr. Anil Mohan CA/02/1940 A.L.A. No. 14546 Haryana No. 10875
2	HT CABLE 11 KV			
3	STREET LIGHT CABLE ROUTE			
4	HUME PIPE FOR CABLE			
5	SINGLE ARMED SWAGED POLES			
6	DOUBLE ARMED SWAGED POLES			
7	HI MAST POLES			
8	POST TOP LANTERN			

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 26.443 ACRES IN SECTOR-11A, ASSANDH, DISTT-KARNAL BEING DEVELOPED BY M/s CITITECH TOWNSHIPS PVT.Ltd.

Director
Town & Country Planning
Haryana, Chandigarh

(VJAY KUMAR) DTP (HQ)
(KARAL KUMAR) STP (HQ)
(J.S. REDHU) CTP (HR)
(T.C. GUPTA, IAS) DG, TCP (HR)

Executive Engineer,
HUDA Division, Karnal

Supervising Engineer,
Haryana Urban Development Authority
Sector-11A, Karnal

ROAD LAYOUT PLAN

LEGEND	
24M WIDE ROAD	
18M WIDE ROAD	
12M WIDE ROAD	
NATURAL GROUND LEVEL =	±00
FORMATION LEVEL =	+475MM
ROAD LEVEL =	+ 800MM
WALK WAY LEVEL =	+ 600MM
EXISTING MAIN ROAD LVL=	+1100MM
TYPES OF ROAD =	3
LENGTH	
24M WIDE ROAD	= 303M.
18M WIDE ROAD	= 666M.
12M WIDE ROAD	= 1180M.
FORMATION LVL.	(100.35)
GROUND LVL.	(100.00)

<p>OWNER</p> <p>For Cititech Townships Pvt. Ltd.</p> <p><i>[Signature]</i> Auth. Signatory/M. Director</p> <p>AUTHORIZED SIGNATORY/ DIRECTOR FOR:- M/s CITITECH TOWNSHIPS Pvt.Ltd.</p>	<p>ARCHITECT</p> <p><i>[Signature]</i></p> <p>Executive Engineer (HQA) for Chief Engineer HUDA Panchsala</p>
<p>PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 26.443 ACRES IN SECTOR-11A, ASSANDH, DISTT-KARNAL BEING DEVELOPED BY M/s CITITECH TOWNSHIPS Pvt.Ltd.</p>	

AREA CALCULATION	
TOTAL AREA OF THE SCHEME	= 26.443 Acres
AREA FALLING UNDER GREEN BELT AND SECTOR ROAD	= 0.306 Acres
BALANCE AREA	= 26.137 Acres (A)
50% OF THE AREA FALLING UNDER GREEN BELT AND	= 0.153 Acres (B)
PLUS (A+B)	= 26.290 Acres
NET PLANNED AREA	= 26.290 Acres
AREA UNDER COMMERCIAL	= 1.050 Acres 3.99 %
AREA UNDER PLOTS	= 13.409 Acres 51.00 %
TOTAL SALEBLE AREA	= 14.459 Acres 54.99 %

AREA UNDER PLOTS					
TYPE	SIZE	AREA	NO	TOTAL AREA	Sq.Yard
A	20.60 X 42.50	875.50	4	3502.00 Sq.Mt	1047
B	12.00 X 36.50	438.00	33	14454.00 Sq.Mt	524
C	12.00 X 27.50	330.00	61	20130.00 Sq.Mt	395
D	10.00 X 21.25	212.50	61	12962.50 Sq.Mt	254
E	4.50 X 12.00	54.00	41	2214.00 Sq.Mt	65
				NURSING HOME	1000.00
				TOTAL AREA	54262.50 Sq.Mt
				OR	13.409 Acres

DENSITY CALCULATION	
TOTAL DENSITY	= (159 X 13.5) + (41 X 9)
	= 2146.5 + 369
	= 2515.5 + 26.29
	= 95.683 PPA
OR	236.432 PPH

N.P.N.L AND E.W.S CALCULATION			
	REQUIRED	PROVIDED	
N.P.N.L	= 50.00	25 %	= 51
E.W.S	= 40.00	20 %	= 41

AREA UNDER GREEN	
	REQUIRED
	PROVIDED
	(1.67 Acres +0.37 Acres)
ORGANIZED GREEN	= 4% = 2.04 Acres or 7.71 % of Total Site Area
INCIDENTAL GREEN	= 1% = MORE THEN 1%

COMMUNITY SITES		
	REQUIRED	PROPOSED
1 NURSERY SCHOOL	= 1	1
2 CLINIC (250 Sq.Mt EACH)	= 1	1
3 A.T.M (125 Sq.Mt EACH)	= 1	1
4 BEAUTY SALOON (12 Sq.Mt EACH)	= 1	1
5 MULTI PURPOSE BOOTH (5.0M x 5.50M)	= 1	1
6 MILK & VEG BOOTH	= 1	1
7 TAXI STAND	= 1	1

To be read with license No. 77 of 2011 dated 09.09.2011

That this Layout Plan for an area of 26.443 acres (Drg. No. DG, TCP-2716 dated 30.8.2011) comprised of schemes which were issued in respect of Residential Colony being developed by Sh. Varinder Singh, Sh. Narinder Singh, Sh. Jasjit Singh and others in collaboration with M/s Cititech Townships Pvt. Ltd. in Sector-11A, Karnal 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 General, 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 IS 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 DG, TCP 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 DG, TCP, 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 30 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed area 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 in the directions of the Director General, 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 NPNL/ 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 Rule 49 of the Rules, 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.
- That the portion of the sector/development plan area (green belts as provided in the Development Plan) which forms part of the licensed area shall be transferred free of cost to the government on the lines of section 3(1)(a) of the Act No.2 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 kalis.
- 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/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.
- The layout plan is being approved subject to the condition that the HT lines of 33 KV and 11 KV would be shifted before approval of demarcation/zoning plan, otherwise you shall provide required Right of Way of these HT lines in the demarcation plan/zoning plan.

[Signatures]
 (VIJAY KUMAR) DTP (HQ)
 (KHAL KUMAR) STP (HQ)
 (J.S. REDHU) CTP (HR)
 (T.C. GUPTA, IAS) DG, TCP (HR)

Executive Engineer, HUDA Division, Karnal

Superintending Engineer, Haryana Urban Development Authority

LAYOUT PLAN OF SEWERAGE SCHEME

LEGEND	
SEWER LINE	
MANHOLE	
SEWAGE TREATMENT PLAN	
GROUND LEVEL	GL
INVERT LEVEL	IL
CONNECTION LEVEL	CL

- NOTES**
1. ALL SEWER LINE IS R.C.NP2RRR PIPE WITH DIA. & SLOPE AS SPECIFIED IN LAYOUT PLAN
 2. DEPTH OF STARTING MANHOLE SHALL NOT BE LESS THAN 700MM
 3. FOR GL, CL & IL OF MANHOLES REFER, DESIGN SHEET OF EXT. SEWERAGE SCHEME

<p>OWNER</p> <p>For Cititech Townships Pvt. Ltd.</p> <p><i>[Signature]</i> Auth. Signatory/ Director</p> <p>AUTHORIZED SIGNATORY/ DIRECTOR FOR:- M/s CITITECH TOWNSHIPS PVT.LTD.</p>	<p>ARCHITECT</p> <p><i>[Signature]</i></p> <p>Dr. Jai Mohan CANDLER A.I.A. No. 10458 1997</p>
---	--

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 26.443 ACRES IN SECTOR-11A, ASSANDH, DISTT-KARNAL BEING DEVELOPED BY M/s CITITECH TOWNSHIPS Pvt.Ltd.

Checked subject to comments for No. 2161... Dt. 14/11/2011 notes attached with the estimate

Executive Engineer (V) for Chief Engineer HUDA Panchkula

AREA CALCULATION

TOTAL AREA OF THE SCHEME	=	26.443 Acres
AREA FALLING UNDER GREEN BELT AND SECTOR ROAD	=	0.306 Acres
BALANCE AREA	=	26.137 Acres
50% OF THE AREA FALLING UNDER GREEN BELT AND	=	0.153 Acres
PLUS (A+B)	=	26.290 Acres
NET PLANNED AREA	=	26.290 Acres
AREA UNDER COMMERCIAL	=	1.050 Acres
AREA UNDER PLOTS	=	13.409 Acres
TOTAL SALEABLE AREA	=	14.459 Acres

AREA UNDER PLOTS

TYPE	SIZE	AREA	NO	TOTAL AREA	Sq.Yard
A	20.60 X 42.50	875.50	4	3502.00	1047
B	12.00 X 36.50	438.00	33	14454.00	524
C	12.00 X 27.50	330.00	61	20130.00	395
D	10.00 X 21.25	212.50	61	12962.50	254
E	4.50 X 12.00	54.00	41	2214.00	65
NURSING HOME				1000.00	1
TOTAL AREA				201	54262.50
OR				13.409	Acres

DENSITY CALCULATION

TOTAL DENSITY	=	(159 X 13.5) + (41 X 9)
	=	21465 + 369
	=	21834
	=	95683 PPA
	OR	236432 PPH

N.P.N.I. AND E.W.S. CALCULATION

	REQUIRED	PROVIDED
N.P.N.I.	50.00	25%
E.W.S.	40.00	20%

AREA UNDER GREEN

	REQUIRED	PROVIDED
ORGANIZED GREEN	4%	2.04 Acres or 7.71% of Total Site Area
INCIDENTAL GREEN	1%	MORE THEN 1%

COMMUNITY SITES

	REQUIRED	PROPOSED
1 NURSERY SCHOOL	1	1
2 CLINIC (250 Sq.Mt EACH)	1	1
3 A.T.M (12 Sq.Mt EACH)	1	1
4 BEAUTY SALOON (12 Sq.Mt EACH)	1	1
5 MULTI PURPOSE BOOTH (5.0M x 5.50M)	1	1
6 MILK & VEG BOOTH	1	1
7 TAXI STAND	1	1

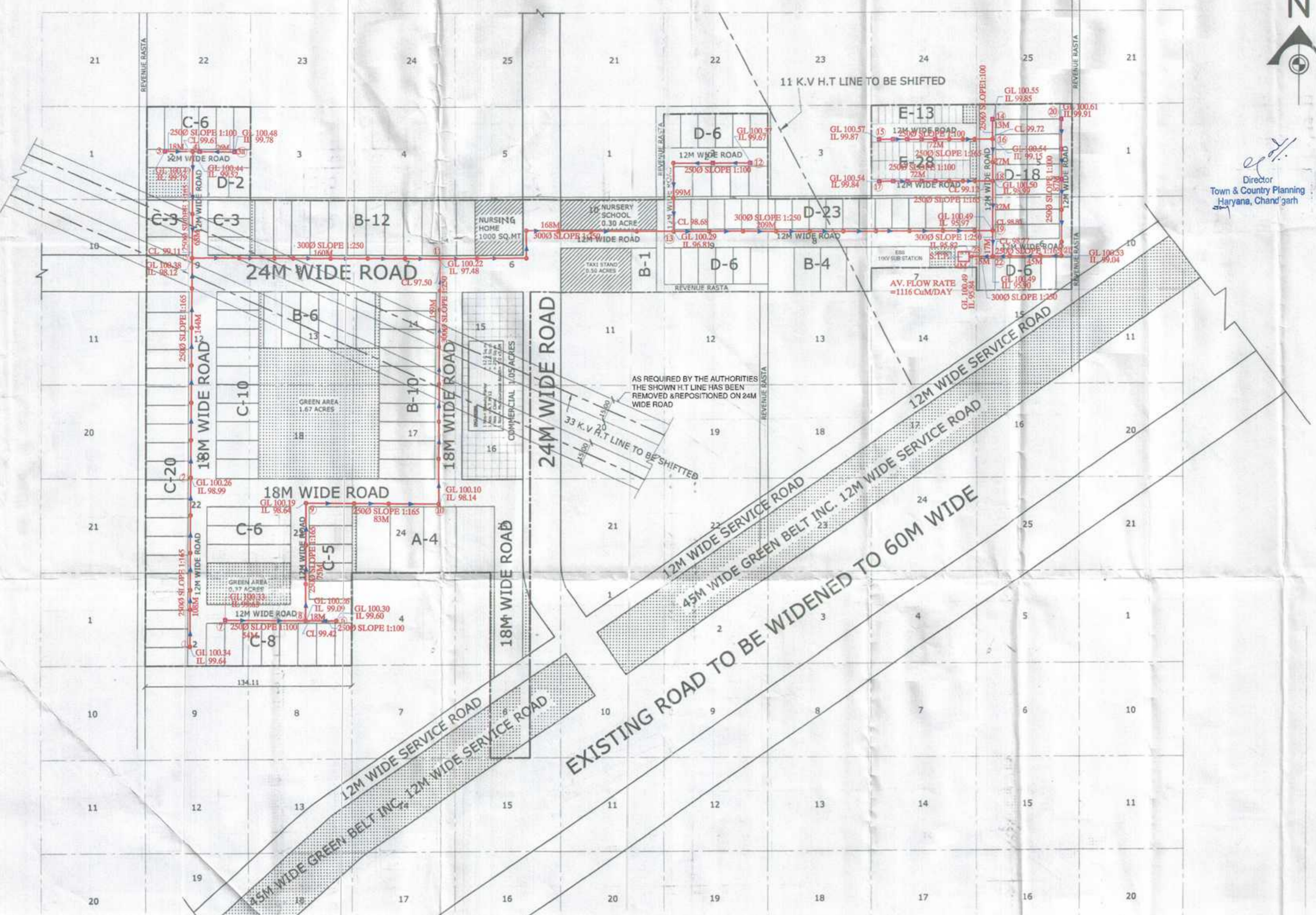
- To be read with licence No. 77 of 2011 dated 10.09.2011
- This Layout Plan for an area of 26.443 acres (Drg. No. DG, TCP-2716 dated 30.8.2011) comprised of licenses which were issued in respect of Residential Colony being developed by Sh. Varinder Singh, Sh. Narinder Singh Sa/o Sh. Jasjit Singh and others in collaboration with M/s Cititech Townships Pvt. Ltd. in Sector-11A, Karnal is hereby approved subject to the following conditions:-
1. That this 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 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken in plotted for calculation of the area under plots.
 3. 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 General, 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 ISI norms.
 5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
 6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 7. That the colonizer shall abide by the directions of the DG, TCP, 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.
 8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
 9. 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 General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
 10. At the time of demarcation, if required percentage of NPN/I/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 11. Any excess area over and above the percentage 4% under commercial use shall be deemed to be open space.
 12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 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.
 13. No plot will derive access from a less than 12 metres wide road which is a main road.
 14. The portion of the sector/development plan (green belts as provided in the Development Plan) which forms part of the licensed area shall be transferred free of cost to the government on the lines of section 4(3)(a)(ii) of the Act No.8 of 1975.
 15. That the odd size plots (except 8x5 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 katalas.
 16. That you will have no objection to the regularization of the boundaries of the license 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.
 17. That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (S) Dated 24.9.2006 issued by Ministry of Environment and Forest, Government of India. Before starting the construction/execution of development works at site.
 18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
 21. That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station (electric sub station) as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.
 22. The layout plan is being approved subject to the condition that the HT lines of 33 KV and 11 KV would be shifted before approval of demarcation/zoning plan, unless you shall provide required Right of Way of these HT lines in the demarcation plan/zoning plan.

Executive Engineer (V) for Chief Engineer HUDA Panchkula

(VEJAY KUMAR) DTP (HQ) (KARNAL KUMAR) STP (HQ) (S.S. REDHU) CTP (HR) (T.C. GUPTA, IAS) DG, TCP (HR)

Executive Engineer, Haryana Urban Development Authority Sector-11A, Karnal

Director Town & Country Planning Haryana, Chandigarh



LAYOUT PLAN OF STORM WATER DRAINAGE SYSTEM

AREA CALCULATION

TOTAL AREA OF THE SCHEME	=	26.443 Acres
AREA FALLING UNDER GREEN BELT AND SECTOR ROAD	=	0.306 Acres
BALANCE AREA	=	26.137 Acres
50% OF THE AREA FALLING UNDER GREEN BELT AND	=	0.153 Acres
PLUS (A+B)	=	26.290 Acres
NET PLANNED AREA	=	26.290 Acres
AREA UNDER COMMERCIAL	=	1.050 Acres
AREA UNDER PLOTS	=	13.409 Acres
TOTAL SALEBLE AREA	=	14.459 Acres

AREA UNDER PLOTS

TYPE	SIZE	AREA	NO	TOTAL AREA	Sq.Yard
A	20.60 X 42.50	875.50	4	3502.00	1047
B	12.00 X 36.50	438.00	33	14454.00	524
C	12.00 X 27.50	330.00	61	20130.00	395
D	10.00 X 21.25	212.50	61	12962.50	254
E	4.50 X 12.00	54.00	41	2214.00	65
NURSING HOME	1000.00		1	1000.00	
TOTAL AREA			201	54262.50	
OR				13.409 Acres	

DENSITY CALCULATION

TOTAL DENSITY	=	(159 X 13.5) + (41 X 9)
	=	2146.5 + 369
	=	2515.5 + 26.29
	=	95.683 PPA
OR		236.432 PPH

N.P.N.L AND E.W.S CALCULATION

	REQUIRED	PROVIDED
N.P.N.L	50.00	25.50 %
E.W.S	40.00	20.50 %

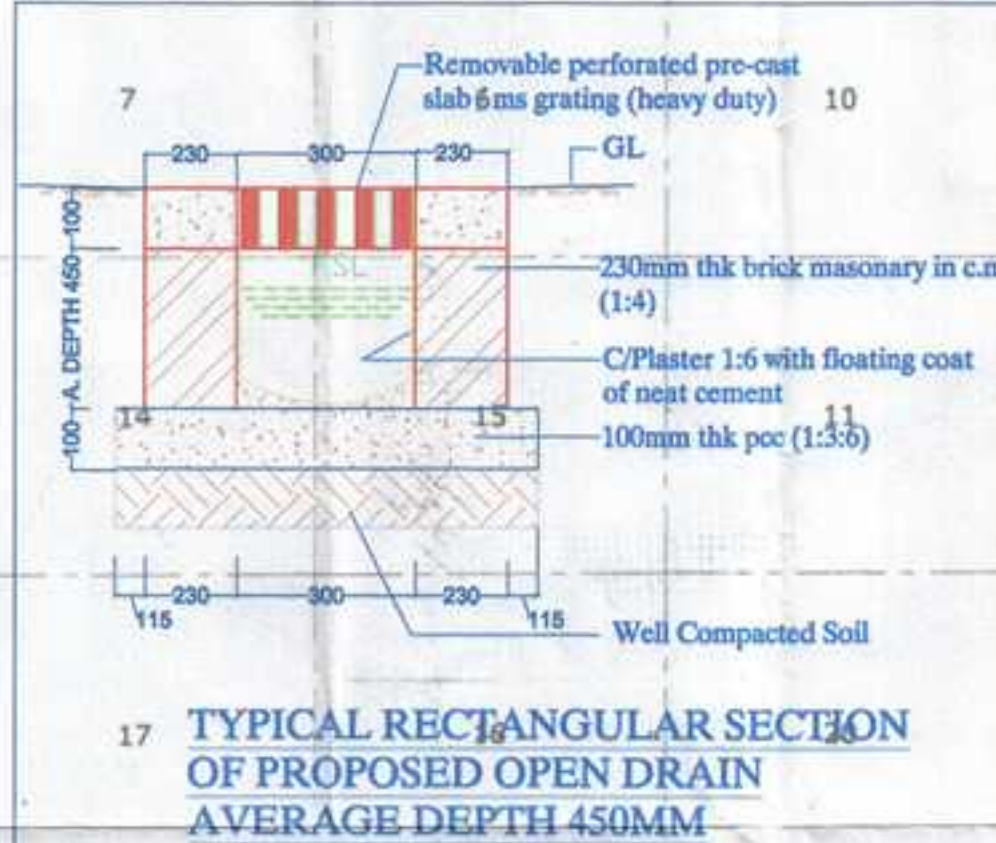
AREA UNDER GREEN

ORGANIZED GREEN	=	4% = 2.04 Acres or 7.71 % of Total Site Area
INCIDENTAL GREEN	=	1% = MORE THEN 1%

COMMUNITY SITES

	REQUIRED	PROPOSED
1 NURSERY SCHOOL	=	1
2 CLINIC (250 Sq.Mt EACH)	=	1
3 A.T.M (12 Sq.Mt EACH)	=	1
4 BEAUTY PARLOR (12 Sq.Mt EACH)	=	1
5 MULTI PURPOSE BOOTH (5.0M x 5.50M)	=	1
6 MILK & VEG BOOTH	=	1
7 TAXI STAND	=	1

- To be read with licence No. 77 of 2011 dated 10.9.2011
- That this Layout Plan for an area of 26.443 acres (Dirg. No. DG, TCP-2716 dated 30.8.2011) comprised of licenses which were issued in respect of Residential Colony being developed by Sh. Varinder Singh, Sh. Narinder Singh Ss/o Sh. Jasjit Singh and others in collaboration with M/s Cititech Township Pvt. Ltd. in Sector-11A, Karnal is hereby approved subject to the following conditions:-
1. That this 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 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken in plotted for calculation of the area under plots.
 3. 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 General, Town & Country Planning, Haryana.
 4. That the high tension lines passing in the vicinity area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
 5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
 6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 7. That the colonizer shall abide by the directions of the DG, TCP, 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.
 8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
 9. All green belts provided in the layout plan within the licensed area 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 General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
 10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 11. Any access area over and above the permissible 4% under commercial use shall be deemed to be open space.
 12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 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 entered into by the colonizer with the plot buyers.
 13. The plot shall not derive its access from the 12 metres wide road which shall be a minimum clear width of 12 metres.
 14. The portion of the sector/development plan (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)(ii) of the Act No. 8 of 1975.
 15. 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 kanta.
 16. 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.
 17. That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2009 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
 21. That you shall convey the ultimate power load requirement of your power utility to enable the provision of capacity to the concerned site for transformer/switching station/ electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.
 22. The layout plan is being approved subject to the condition that the HT lines of 33 KV and 11 KV would be shifted before approval of demarcation/zoning plan, otherwise you shall provide required Right of Way of these HT lines in the demarcation plan/zoning plan.



17 TYPICAL RECTANGULAR SECTION OF PROPOSED OPEN DRAIN AVERAGE DEPTH 450MM

LEGEND

OPEN DRAIN	→
DRAIN NUMBER	① → ②
CULVERT	→
GROUND LEVEL	GL
INVERT LEVEL	IL
CONNECTION LEVEL	CL
RAIN WATER HARVESTING	○

OWNER

For Cititech Townships Pvt. Ltd.
 Signature of Signatory/M. Director
 AUTHORIZED SIGNATORY/ DIRECTOR FOR:-
 M/s CITITECH TOWNSHIPS PVT.LTD.

ARCHITECT

Signature of Architect
 Registered Professional Seal
 EXECUTIVE ENGINEER (MR) for Chief Engineer HUDA Panchkula

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 26.443 ACRES IN SECTOR-11A, ASSANDH, DISTT-KARNAL BEING DEVELOPED BY M/s CITITECH TOWNSHIPS PVT.LTD.

Checked subject to comments in the drawing referred to the attached with the estimate
 Executive Engineer (MR) for Chief Engineer HUDA Panchkula

(VEDJAY KUMAR) DTP (HQ)
 (KAHAL KUMAR) STP (HQ)
 (J.S. REDHU) CTP (HR)
 (T.C. GUPTA, SAS) DG, TCP (HR)
 Executive Engineer, Haryana Urban Development Authority, Panchkula
 Circle, KARNAL



AREA CALCULATION			
TOTAL AREA OF THE SCHEME	=	26.443	Acres
AREA FALLING UNDER GREEN BELT AND SECTOR ROAD	=	0.306	Acres
BALANCE AREA	=	26.137	Acres
50% OF THE AREA FALLING UNDER GREEN BELT AND	=	0.153	Acres
PLUS (A+B)	=	26.290	Acres
NET PLANNED AREA	=	26.290	Acres
AREA UNDER COMMERCIAL	=	1.050	Acres
AREA UNDER PLOTS	=	13.409	Acres
TOTAL SALEABLE AREA	=	14.459	Acres

AREA UNDER PLOTS					
TYPE	SIZE	AREA	NO	TOTAL AREA	Sq.Yard
A	20.60 X 42.50	875.50	4	3502.00	1047
B	12.00 X 36.50	438.00	33	14454.00	524
C	12.00 X 27.50	330.00	61	20130.00	395
D	10.00 X 21.25	212.50	61	12962.50	254
E	4.50 X 12.00	54.00	41	2214.00	65
NURSING HOME	1000.00		1	1000.00	
TOTAL AREA			301	54262.50	
			OR	13.409	Acres

DENSITY CALCULATION			
TOTAL DENSITY	=	(159 X 13.5) + (41 X 9)	
	=	2146.5 + 369	
	=	2515.5 ÷ 26.29	
	=	95.683	PPA
	OR	236.432	PPH

N.P.N.L AND E.W.S CALCULATION			
	REQUIRED	PROVIDED	
N.P.N.L	= 50.00	25.50	51
E.W.S	= 40.00	20.50	41

AREA UNDER GREEN			
	REQUIRED	PROVIDED	
ORGANIZED GREEN	= 4%	(1.67 Acres + 0.37 Acres)	
INCIDENTAL GREEN	= 1%	MORE THEN 1%	

COMMUNITY SITES			
	REQUIRED	PROPOSED	
1 NURSERY SCHOOL	= 1	1	
2 CLINIC (250 Sq.Mt EACH)	= 1	1	
3 A.T.M (1250 Sq.Mt EACH)	= 1	1	
4 BEAUTY PARLOUR (12 Sq.Mt EACH)	= 1	1	
5 MULTI PURPOSE BOOTH (5.0M X 5.50M)	= 1	1	
6 MILK & VEG BOOTH	= 1	1	
7 TAXI STAND	= 1	1	

- To be read with license No. 77 of 2011 dated 09.09.2011
- That this Layout Plan for an area of 26.443 acres (Orig. No. DG, TCP-2716 dated 30.8.2011) comprised of licenses which were issued in respect of Residential Colony being developed by Sh. Varinder Singh, Sh. Narinder Singh S/o Sh. Jasjit Singh and others in collaboration with M/s Cititech Townships Pvt. Ltd. in Sector-11A, Karnal 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 in 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 the 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 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 DG, TCP for the modification of layout plans of the colony.
 - That the revenue rate 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 DG, TCP, 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 30 metres or more wide sector road.
 - All green belts provided in the layout plan within the licensed area 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 in the directions of the Director General, 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 NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - Any access 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 Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot buyers.
 - No plot shall derive its access from a road which is less than 12 metres wide road which is less than 10% of the plot area.
 - The portion of the sector/development plan which is provided in the Development Plan which falls part of the licensed area shall be transferred free of cost to the government on the lines of section 31(3)(a)(i) 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 bays.
 - That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally sole 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 14.9.2008 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 provision of solar water heating system shall be as per norms specified by HARIDA and shall be made operational where applicable before applying for an occupation certificate.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
 - That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.
 - The layout plan is being approved subject to the condition that the HT lines of 33 KV and 11 KV would be shifted before approval of demarcation/zoning plan, otherwise you shall provide required right of way of these HT lines in the demarcation plan/zoning plan.

Director
Town & Country Planning
Haryana, Chandigarh

LAYOUT PLAN OF WATER SUPPLY SCHEME

LEGEND	
WATER SUPPLY LINE	
SLUICE VALVE CHAMBER	
GARDEN HYDRANT	
SCOUR	
TUBE WELL	

OWNER
For Cititech Townships Pvt. Ltd.
[Signature]
Authorized Signatory/M. Director

ARCHITECT
[Signature]
Executive Engineer (HR)
HUDA, Panchkula

AUTHORIZED SIGNATORY/DIRECTOR FOR:-
M/s CITITECH TOWNSHIPS PVT.LTD.

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 26.443 ACRES IN SECTOR-11A, ASSANDH, DISTT-KARNAL BEING DEVELOPED BY M/s CITITECH TOWNSHIPS Pvt.Ltd.

(VIJAY KUMAR) DTP (HQ)
(K.A.HAL KUMAR) STP (HQ)
(J.S. REDHU) CTP (HR)
(T.C. GUPTA; IAS) DG, TCP (HR)

Executive Engineer,
HUDA Division, Karnal

Superintending Engineer,
Haryana Urban Development Authority
Circle, KARNAL