



**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 PLUS (A+B)	=	0.153	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	20190.00	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	1	1000.00	
TOTAL AREA	200			54262.50	
OR				13.409	Acres

**DENSITY CALCULATION**

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

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

	REQUIRED	PROVIDED
N.P.L	50%	25%
E.W.S	40%	20%

**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 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 TAX STAND	1	1

To be read with licence No. 7 of 2011 dated 09.09.2011  
 This is a layout plan for an area of 26.443 acres (Orig. No. DG, TCP-2716 dated 30.8.2011) comprised of plots which were laid out in respect of Residential Colony being developed by Sh. Vardar Singh, Sh. Vardar Singh, Sh. Singh, Singh and others in collaboration with M/s Cititech Township Pvt. Ltd. in Sector-11, Karnal. It is hereby approved subject to the following conditions:

- The layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the site plan.
- The plotted area of the colony shall not exceed 50% of the net planned area of the colony. The entire area reserved for commercial purpose shall be used as plotted for calculation of the area under plots.
- The demarcation plans as per size 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 Unplanned Development) Rules, 1985 and the zoning plan approved by the Director General, Town & Country Planning, Haryana.
- 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 1563.
- For proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
- The revenue rate falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- The collector 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 paralled roads, internal road circulation or for proper integration of the primary roads of the adjoining areas of the sections as shown in the Development Plan.
- No property 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 collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority in accordance with the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the scheme.
- At the time of demarcation, if required percentage of M/N/L EWS plots and the area under infrastructure are reduced, the same will be provided by the collector 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 dwellings in a plot shall be as per the provisions of the Rule 49 of the Rules, 1963. The condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the collector to the plot holders. The situation shall also be incorporated in the agreement to be executed by the collector with the plot holders.
- No plot will derive an access to a road 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 made (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)(i) of the Act No. 1 of 1973.
- The odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots shall not have a frontage of less than 75% of the standard frontage when demarcated and area of the plot shall exceed 1.50 Ha.
- That you will have no objection to the reorganisation of the boundaries of the licence through give and take with the land that HUDA is freely 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 collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) dated 14.8.2008 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at all.
- 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 HUDA and shall be made operational where applicable being approved by an occupational certificate.
- That the collector/owner shall use only Compact Fluorescent Lamps fitting for interior lighting as well as Campus lighting.
- That you shall convey the ultimate power load requirement of your power utility to enable the provision of power 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 hereby approved subject to the condition that the HT line of 33 KV and 11 KV would be shifted before approval of demarcation/development plan, otherwise you shall provide required Right of Way of these HT lines, in the demarcation/development plan.

**LAYOUT PLAN**

SCALE: 1:500

**OWNER**

**ARCHITECT**

*[Signature]*  
 AUTHORIZED SIGNATORY/DIRECTOR  
 FOR:  
 M/s CITITECH TOWNSHIPS PVT.LTD.

*[Signature]*  
 ARCHITECT

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.

*[Signatures]*  
 (VIJAY KUMAR) DTP (HQ) (KAMAL KUMAR) STP (HQ) (J.S. REDHU) CTP (HR) (T.C. GUPTA-SAKI) DG, TCP (HR)