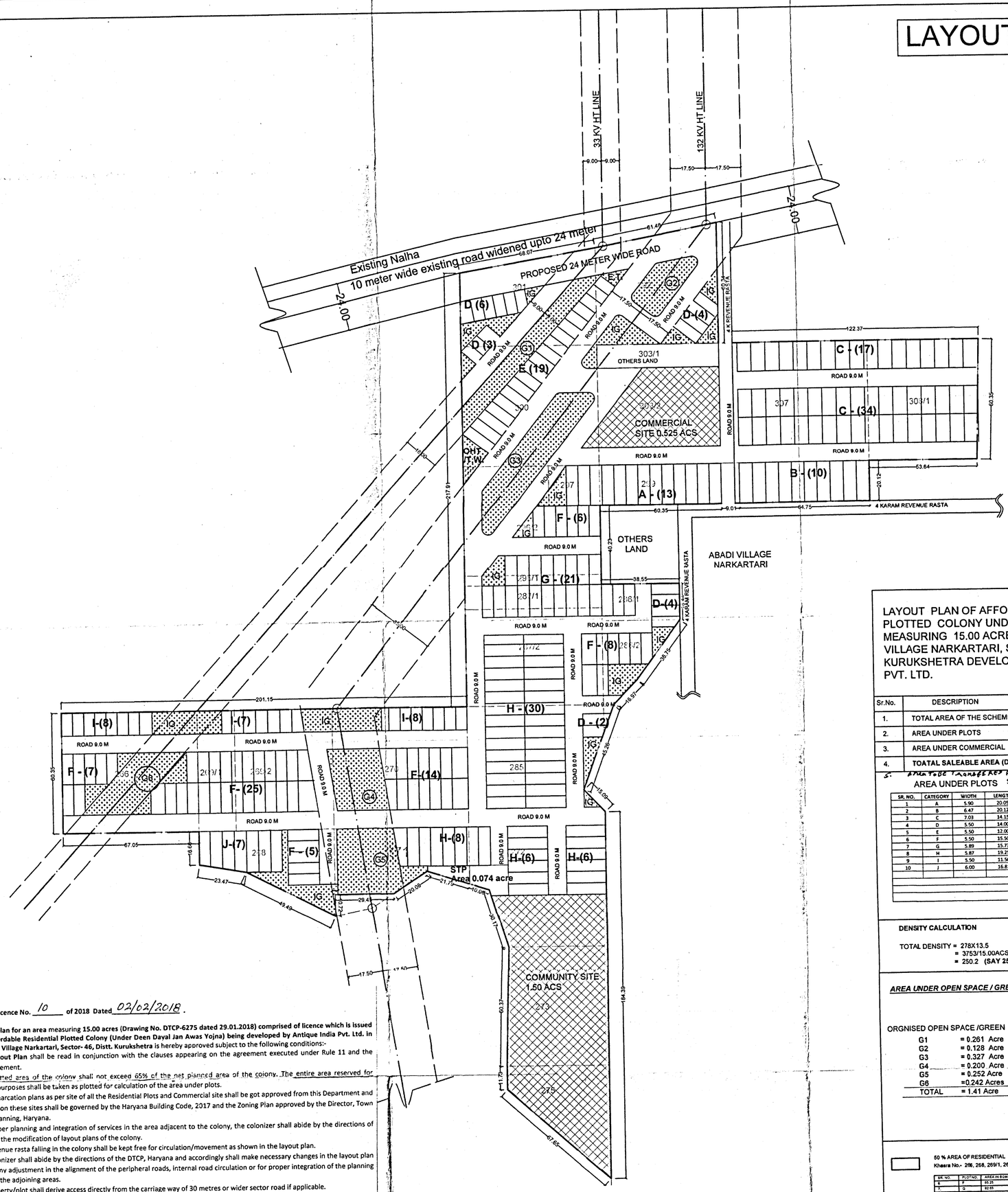
LAYOUT PLAN



LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 15.00 ACRE IN THE REVENUE ESTATE VILLAGE NARKARTARI, SECTOR - 46, DISTT. KURUKSHETRA DEVELOPED BY M/S ANTIQUE INDIA PVT. LTD.

Sr.No.	DESCRIPTION	AREA	%
1.	TOTAL AREA OF THE SCHEME	15.00 ACRES	
2.	AREA UNDER PLOTS	6.41 ACRES (A)	42.73%
3.	AREA UNDER COMMERCIAL	0.525 ACRES (B)	3.50%
4.	TOATAL SALEABLE AREA (D+E)	6.935 ACRES	46.23%
5.	AREA TO BE TRANSFERED FOR COMMUNITY SITE	1.50 ACRES	10.00%

AREA UNDER PLOTS

SR. NO.	CATEGORY	WIDTH	LENGTH	AREA IN SQM.	NO. OF PLOT	TOTAL AREA
1	A	5.90	20.05	118.30	13	1537.84
2	B	6.47	20.12	130.18	10	1301.76
3	C	7.03	14.15	99.47	51	5073.20
4	D	5.50	14.00	77.00	19	1463.00
5	E	5.50	12.00	66.00	19	1254.00
6	F	5.50	15.50	85.25	65	5541.25
7	G	5.89	15.73	92.65	21	1945.65
8	H	5.87	19.25	113.00	50	5649.88
9	I	5.50	11.50	63.25	23	1454.75
10	J	6.00	16.81	100.86	7	706.02
				TOTAL	278	25927.34
						6.41
						6.41 ACRES

DENSITY CALCULATION

TOTAL DENSITY = 278X13.5
= 3753/15.00ACS
= 250.2 (SAY 251 PPA)

AREA UNDER OPEN SPACE / GREEN

	REQUIRED	PROVIDED
ORGNISED OPEN SPACE /GREEN	7.5 % (1.125 ACS)	9.40 % (1.41 ACS)

G1 = 0.261 Acre
G2 = 0.128 Acre
G3 = 0.327 Acre
G4 = 0.200 Acre
G5 = 0.252 Acre
G6 =0.242 Acres
TOTAL = 1.41 Acre

50 % AREA OF RESIDENTIAL SALEABLE AREA = 3.218 Acres TO BE FREEZED
Khasra No.- 266, 268, 269/1, 269/2, 270, 271, 272, 285, 287/2

SR. NO	PLOT NO.	AREA IN SQM	NO. OF PLOT	TOTAL AREA
5	F	85.25	49	4177.25
7	G	92.65	21	1945.65
8	H	113.00	40	4520.00
9	I	63.25	23	1454.75
10	J	100.86	7	706.02
				13029.67 SQM
				3.218 Acres. (50.24%)

THE INFORMATION SHOWN PROVIDED IN THE ABOVE SEWER TREATMENT PLANT , OVER HEAD TANK. / T.W. AND ELECTRICAL TRANSFORMERSITE HAVE BEEN PROVIDED (EXCLUDING THE REQUISITE GREEN AREA

SHEET TITLE	LAYOUT PLAN	North
SCALE	1 : 1000	NORTH POINT
OWNER SIGN / AUTHORIZED SIGNATORY		ARCHITECT SIGN.

Vikas Dubey
(VIKAS DUBEY)
CA-2014-66168

To be read with Licence No. 10 of 2018 Dated 02/02/2018.

That this **Layout plan for an area** measuring **15.00 acres (Drawing No. DTCP-6275 dated 29.01.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Antique India Pvt. Ltd. in revenue estate of Village Narkartari, Sector- 46, Distt. Kurukshetra** 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 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. 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.
19. 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.

(RAM MEHAR) JD (HQ) | (BALWANT SINGH) SD(HQ) | (OM PARKASH) ATP (HQ) | (VIJENDER SINGH) DTP (HQ) | (P.K. SINGH) STP (E&V) HR | (JITENDER SIHAG) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DTCP (HR)

Attested true copy

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Authorised Signatory