

**REVISED AND ADDITIONAL LAYOUT PLAN OF RESIDENTIAL COLONY MEASURING 26.218 + 4.975 = 31.193 ACRES AT RATIA DISTT. FATEHABAD BEING DEVELOPED BY M/S AKASH GANGA TOWNSHIP PVT. LTD.**

COMMUNITY SITES IN PLOTTED

COMMUNITY SITES	REQUIRED	PROVIDED
1 NURSERY SCHOOL	1	1
2 TAXI STAND	1	1
3 CLINIC 250 Sq.m each	2	2
4 A.T.M 12 Sq.m each	2	2
5 BEAUTY PARLOUR 12 Sq.m each	2	2
6 MULTI PURPOSE BOOTH 5.0 M x 5.50 M	2	2
7 MILK & VEG BOOTH	2	2
8 NURSING HOME 1000 sq. m each	2	2

AREA CALCULATION

TOTAL AREA OF THE SCHEME (26.218 + 4.975)	=	31.193 Acres
NET PLANNED AREA	=	31.193 Acres
AREA UNDER COMMERCIAL	=	1.019 Acres 3.27 %
AREA UNDER PLOTS	=	15.611 Acres 50.05 %
AREA UNDER NURSING HOME	=	0.495 Acres
TOTAL SALEBLE AREA	=	17.126 Acres 54.901 %

Cat	ALREADY APPROVED				NEW PROPOSED PLOTS & AREA				TOTAL PLOTS & AREA	
	Size	Area	No's	Total	No's	Total	No's	Total	No's	Total
A	14.00 X 28.00	392.00	26	10192.00	-	-	26	-	26	-
B	10.00 X 24.00	240.00	62	14880.00	-	-	62	-	62	-
C	10.00 X 22.50	225.00	72	16200.00	28	6300.00	100	-	100	-
D	9.00 X 20.00	180.00	15	2700.00	-	-	15	-	15	-
E	17.70 X 36.00	637.20	1	637.20	-	-	1	-	1	-
F	9.25 X 22.50	208.13	24	4995.00	-	-	24	-	24	-
G (EWS)	12.50 X 4.00	50.00	50	2500.00	10	500.00	60	-	60	-
B1	14.68 X 24.25	355.99	-	-	12	4271.88	12	-	12	-
<b>Total</b>			<b>250</b>	<b>52104.20</b>			<b>300</b>	<b>63176.08</b>	<b>300</b>	<b>63176.08</b>
			OR	12.875 Acres			OR	2.736 Acres		15.611 Acres

DENSITY CALCULATION				N.P.N.L AND E.W.S CALCULATION			
TOTAL DENSITY	REQUIRED	PROVIDED		REQUIRED	PROVIDED		
(240 X 13.50) + (60 X 9)	3240.00	540					
3780.00		31.193		N.P.N.L	75.00	25 %	75 25.00 %
121.181	PPA			E.W.S.	60.00	20 %	60 20.00 %
OR 299.438	PPH aginst 300 PPH permissible						

AREA UNDER GREEN				TOTAL GREEN			
ORGANIZED	ALREADY APPROVED	NEW PROPOSED		ORGANIZED	ALREADY APPROVED	NEW PROPOSED	
	1.43 ACRES	5.45 %		1.143 ACRES	22.97 %		2.573 ACRES
	MORE THEN 1%			MORE THEN 1%			MORE THEN 1%

ARCHITECT  
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OWNER  
For Akashganga Township Pvt. Ltd.  
Auth. Sign/ Director

L.No. 19. Dated 11/11/2016.  
That this revised Layout plan for an additional area of 4.975 acres total (26.218 + 4.975) 31.193 acres (Drg. No. DG.TCP-5631 dated 04.10.2016) comprised of licenses which were issued in respect of Residential Plotted Colony being developed by Akash Ganga Township Pvt. Ltd. in Sector-6, Ratia, Distt. Fatehabad 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 Haryana Building Code-2016 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 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 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.
- That 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.
- 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 area under commercial use shall be provided to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code-2016. This condition shall also be incorporated in the zoning plan and in the approval 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 between the plots.
- The portion of the sector/road alignment plan roads/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.
- That the old six 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 7% of the standard frontage when demarcated and area of no plot shall exceed 7 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/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 and update the clearance/NOC as per the provisions of the 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 Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That 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. 19/4/2016-5P Power dated 14.03.2016.
- 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.
- 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.

**24M WIDE ROAD**  
**12M WIDE ROAD**  
**213.95 FORMATION LEVEL**

PROVISIONAL APPROVED LAYOUT PLAN  
This is a Provisional Approved Layout Plan for the development of the colony. It is subject to the approval of the competent authority. The plan is prepared in accordance with the provisions of the Haryana Building Code-2016 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.



**LAYOUT PLAN**