



DETAIL OF 50% FREEZED AREA				DETAIL OF 15% (OUT OF 50%) MORTGAGED AREA			
Category	Total No	Total Area		Total No	Total Area in	Rectangle//Killa No. and Area	
A	5	546.761	Sq.Mt				
C	1	96.896	Sq.Mt	1	96.896	Sq.Mt	5/2 (96.896 Sq. mt.)
D	8	786.000	Sq.Mt	6	589.5	Sq.Mt	10/2 (495.342 sq.mt.), 6(94.158 sq.mt.)
F	23	2499.284	Sq.Mt				
J	8	856.216	Sq.Mt	7	749.189	Sq.Mt	70//1 (731.358 Sq.mt.), 10/1 (17.831 sq.mt.)
Total	45.00	4785.16	Sq.Mt	14	1436	Sq.Mt	
	OR	1.18	Acres	OR	0.35	Acres	
	OR	50.568	%	OR	15.17	%	

ALL OUTER DIMENSIONS ARE GIVEN IN MILLIMETERS.

To be read with Licence No. 91 of 2019 Dated 09/08/2019 LC-3964

- That this Layout plan for an area measuring 5.0 acres (Drawing No. DTCP-7081 dated 02.08.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna (migrating from their existing licence no. 108 of 2012 dated 12.10.2012) being developed by Konark Rajhans Pvt. Ltd. In the revenue estate of Village Kot, Sector- 14, Panchkula Extension-II, District Panchkula 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5P dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 18. 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.

(SATYA PAL) JD (HQ) (RAHUL SINGLA) ATP (HQ) (PRIYAM BHARDWAJ) DTP (HQ) (JITENDER SHAG) CTP(HQ) (K. MAKRAND PANDURANG, IAS) DTCP (HQ)

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	20235.810	sq.mts	A
NET PLANNED AREA (A)	=	5.000	Acres		
AREA UNDER COMMERCIAL	=	0.19951	Acres		3.990
AREA UNDER PLOTS	=	2.33829	Acres		46.762
TOTAL SALEBLE AREA	=	2.53781	Acres		50.752

AREA UNDER PLOTS					
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA	
A	6.550 x 16.695	109.352	13	= 1421.579 Sq.Mt	
A1	AS PER SITE DIMENSION	149.760	1	= 149.760 Sq.Mt	
B	AS PER SITE DIMENSION	90.450	1	= 90.450 Sq.Mt	
B1	AS PER SITE DIMENSION	109.120	1	= 109.120 Sq.Mt	
B2	AS PER SITE DIMENSION	141.490	1	= 141.490 Sq.Mt	
C	6.930 x 16.340	96.896	1	= 96.896 Sq.Mt	
D	6.550 x 15.000	98.250	12	= 1179.000 Sq.Mt	
E	6.550 x 15.000	98.250	6	= 589.500 Sq.Mt	
E1	6.380 x 16.340	104.249	1	= 104.249 Sq.Mt	
F	6.550 x 16.590	108.665	23	= 2499.284 Sq.Mt	
F1	6.380 x 16.590	105.844	1	= 105.844 Sq.Mt	
G	7.430 x 11.050	82.102	1	= 82.102 Sq.Mt	
H	6.945 x 15.500	107.648	6	= 645.888 Sq.Mt	
J	6.550 x 16.340	107.027	21	= 2247.567 Sq.Mt	
TOTAL			89	= 9462.726 Sq.Mt	
				= 2.33829 Acres	

DENSITY CALCULATION			
TOTAL DENSITY	=	89	x 13.50 @ Person's per Plot
	=	1201.5	÷ 5.00039 Acres
	=	240.281	PPA Against 240 - 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	=	0.375029	Acres
	=	1517.686	SQM
			7.50% of Total area of the Scheme
ORGANISED GREEN	=	GREEN-1	= 1518.220
			0.3752
TOTAL GREEN PROVIDED			= 1518.220 0.375

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.500039	Acres
	=	2023.581	SQM
PROVIDED AREA	=	2024.300	Acres
			10.00%

AREA FOR PROVISION OF COMMERCIAL			
REQUIRED AREA	=	0.200015	Acres
	=	809.432	SQM
PROVIDED AREA	=	807.400	Acres
			3.99%

PROJECT	ARCHITECT:	COMPANY:	ARCHITECT SIGNATURE	OWNER SIGNATURE
PROPOSED PLAN OF AFFORDABLE PLOTTED COLONY ON AN AREA MEASURING 5.0 ACRES FALLING SECTOR-14, PANCHKULA EXT. II, HARYANA.	DESIGN FORUM INTERNATIONAL ARCHITECTURE • URBAN DESIGN • TOWN PLANNING	M/s. Konark Rajhans Estates Private Limited	ANOJ TEVATIA B. Arch (Hons) CA/95/187/11	For Konark Rajhans Estates Pvt. Ltd Authorized Signatory
DATE: 05.01.2019	NORTH	DRAWING TITLE:- LAYOUT PLAN		
SCALE: 1:1000		K-47, KAILASH COLONY, NEW DELHI -110048 PH. NO:- 011-46556600, FAX:- 011-46556601		