



- To be read with licence No. 90 of 2008 dated- 12.5.2008
- That this layout plan for an area of 51,744 acres (Drg. No. D.T.C.P-1577 dated 1.5.2008) comprised of licences which was issued in respect of Residential Colony, being developed by M/s Ambrose Real Estate Pvt. Ltd. in Sector-4, Fatehabad 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 as 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, 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 DTCP 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 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 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 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licences.
 10. At the time of demarcation, if required percentage of NPWL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
 11. Any excess 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 executed by the colonizer with the plot buyers.
 13. 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.
 14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, 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.
 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 kanals.
 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 14.9.2006 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.

H. Sham. (PATEL SHARMA) D.T.P. (H.C.)
 Dhare Singh (DHARE SINGH) D.T.P. (H.C.)
 J.S. Dhillon (J.S. DHILLON) D.T.C.P. (H.R.)

RESIDENTIAL COLONY IN SECTOR - 4 AT FATEHABAD.

DEVELOPED BY :-
M/S AMBROSE REAL ESTATE Pvt. Ltd.

1. DETAIL OF LAND :-

TOTAL AREA OF LAND	= 51,744 Acs
AREA UNDER DEVELOPMENT PLAN ROAD AND GREEN BELT	= 4,680 Acs.
TOTAL PLANNED AREA (i.e. LESS 50% AREA OF UNDER DEV. PLAN ROAD/GREEN BELT = 51,744 - 2,34)	= 49,404 Acs.
NET PLANNED AREA	= 48,409 Acs.
AREA UNDER PLOTS	= 23,966 Acs.
AREA UNDER COMMERCIAL USE	= 25,856 Acs.
TOTAL SALEABLE AREA	= 52,593 Acs.

AREA UNDER ORGANISED GREEN SPACES = 6,414 Acs. (12.47%)

2. DETAIL OF PLOTS :-

TYPE	SIZE	AREA	NOS. OF PLOTS	TOTAL AREA (in sq. m.)		
A	18.0x45.0	810.00	11	17010.00	MAIN UNITS	
A1	20.25x40.0	810.00	10	17010.00		
B	14.0x30.0	420.00	71	29820.00		
C	12.0x25.0	300.00	86	16800.00		
D	10.0x24.0	240.00	53	12720.00		
E	8.0x18.0	144.00	100	14400.00	NPWL 26.24%	
F	4.5x12.0	54.00	80	4320.00	EWS: 20.98%	
NURSERY HOME	2 NO.	1000.00		2000.00		
TOTAL				381	97070.00	(23.76% Acs.)

3. DENSITY :-

1) PLOTTED = 301 X 13.5 + 80 X 9 = 4783.5 PERSONS
SAY = 4784 PERSONS

DENSITY = $\frac{4784}{23.966} = 200.03$ P.P.A.
SAY = 200 P.P.A

4. INFRASTRUCTURE:-

	REQUIRED	PROVIDED
PRIMARY SCHOOL	0	1
NURSERY SCHOOL	1	1
TAXI STAND	1	1
VEG. & MILK BOOTH	1	1

ARCHITECT:-

SUDHIR VERMA
 ARCHITECT
 CA/91/19894

OWNER:-

JOB TITLE:
RESIDENTIAL COLONY IN SECTOR- 4, AT FATEHABAD.

DEVELOPED BY :-
M/s AMBROSE REAL ESTATE Pvt. Ltd.

SCALE 1: 2000 DATE 21-01-2008
 DRAWN L.JOSHI CHECKED

ARCHITECTS & PLANNERS:
ECO BASE LAND PROJECTS PVT. LTD.
 # 288, SECTOR 21-A, CHANDIGARH.
 TELEPHONE 0172-2701839 FAX. 0172-2706483
 e.mail- sudhirverma27@gmail.com

SHEET TITLE: LAYOUT PLAN DRG. NO. 01