

PROJECT:
PROPOSED LAYOUT CUM DEMARCATION PLAN FOR
APPROPRIATE RESIDENTIAL PLOTTED COLONY UNDER
DEED/TAALAN AMAS YONA (DAILY LAND MESSING
148375 ACRES AT SECTION 3, VILLAGE KATTANAVAR, THIRU
SHARADU, DISTRICT KIRISHIRERA FOR
M/S. SAMSUNG OVERSEAS LTD.

CLIENT:
M/S. SAMSUNG OVERSEAS LTD.

DRAWING TITLE:
LAYOUT CUM DEMARCATION PLAN

SCALE
1 : 1000

DATE
JUNE, 2019

DRG. NO.
01

LEGENDS

SCHEME BOUNDARY LINE

KHANSAD OR KULLA LINE

COMMUNITY FACILITY

COMMERCIAL AREA

GREEN AREA

50% RESIDENTIAL PLOT TO BE
FREEZE AS PER POLICY

15% RESIDENTIAL PLOT TO BE
MORTGAGE AS PER POLICY

SEWAGE TREATMENT PLANT
AREA = 399.83 SQ.MT

UNDERGROUND TANK
AREA = 176.25 SQ.MT

ELCTRICAL TRANSFORMER
AREA = 100.80 SQ.MT

MOCK BOOTH
AREA = 5.0 X 3.50 = 17.50 SQ.MT

MB

ESS

SUBJECT: DOMESTIC WATER SUPPLY DESIGN SHEET									
No.	Station	Flow	Pressure	Velocity	Head	Loss	Flow	Pressure	Velocity
1	1+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	2+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	3+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	4+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	5+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	6+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	7+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	8+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	9+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	10+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	11+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	12+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	13+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	14+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	15+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	16+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	17+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	18+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	19+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	20+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	21+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	22+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	23+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	24+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	25+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	26+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	27+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28	28+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29	29+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	30+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31	31+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32	32+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33	33+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34	34+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	35+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36	36+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
37	37+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
38	38+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
39	39+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40	40+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41	41+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	42+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43	43+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44	44+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45	45+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
46	46+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47	47+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48	48+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49	49+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	50+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51	51+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52	52+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53	53+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54	54+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55	55+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56	56+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57	57+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58	58+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59	59+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60	60+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61	61+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62	62+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63	63+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
64	64+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
65	65+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
66	66+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67	67+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68	68+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69	69+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70	70+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71	71+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72	72+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
73	73+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
74	74+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75	75+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
76	76+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
77	77+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
78	78+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79	79+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80	80+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
81	81+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
82	82+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
83	83+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
84	84+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
85	85+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
86	86+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
87	87+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
88	88+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
89	89+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
90	90+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
91	91+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
92	92+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
93	93+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
94	94+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95	95+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
96	96+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
97	97+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
98	98+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
99	99+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100	100+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

To be read with licence No. 70 of 2018 dated 03-10-2018

That the Layout cum demarcation plan for an area measuring 14.84375 acres (Drawing No. DTCP-2017 dated 05/07/2019) completed of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojana) being approved by Samsung Overseas Ltd. in revenue estate of Village Rattappuram & Nambari Part, Section 4, Dist. Kuvempudi is hereby approved subject to the following conditions:

- That the Layout cum demarcation plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bye-law agreement.
- That the plotted area of the colony shall not exceed 65% of the net plotted area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plot.
- That the demarcation plan as per size of all the Residential Plots and Commercial sites shall be got approved from this Department and construction on these sites shall be governed by the Harana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Harana.
- That for proper planning and integration of layout plans of the colony.
- That the revenue rates falling in the colony shall be kept free for collection/movement as shown in the layout plan.
- That the color bar shall abide by the directions of the DTCP, Harana 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.
- That no construction shall be done within the 30 meters or wider service road if applicable.
- All green belts provided in the layout plan within the 30 meters or wider service road shall be developed by the Harana Urban Development Authority/Authority on the directions of the Director, Town and Country Planning, Harana in accordance with terms and conditions of the Agreements of the Harana.
- At the time of demarcation plan, if required percentage of green belt is reduced, the same will be provided by the client in the form of a plot.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 3 meters between the plots.
- Any green belt area shall be maintained as such and shall not be used for any other purpose.
- The portion of the sector/development plan roads (green belts) as provided in the development plan, applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3 (vi) (a) of the Act No. 8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the service through gas and lifts with the grid line HUDA is finally able to acquire in the interest of planned development and integration of services. The design of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana State notification as applicable.
- That the colonizer/owner shall use only light-emitting diode lamps (LED) fitting for external lighting as well as campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 4272/2005 (Power dated 21.03.2015) issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued with Notification No. 19/6/2015 dated 21.03.2015 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

AREA CHART OF L150000 COLONY									
S. NO.	PARTICULARS	PERMISSIBLE OR REQUIRED (IN ACRES)	%	PROPORTION OR AGREED (IN ACRES)	%				
I	AREA OF THE SCHEME	56.10	100	14.84375	26.64875				
II	AREA TAKING UNDER 5.0 MT WIDE ROAD			0.27625	0.4925				
III	AREA TAKING IN 30.0 MT GREEN BELT			0.0400	0.0714				
IV	BALANCE AREA, BALU			14.3575	25.5825				
V	75% AREA OF 30.0 MT GREEN BELT (31.02)			0.2300	0.4100				
VI	NET PLANNED AREA			14.3825	25.8125				
VII	AREA UNDER PLOTS	6.5083	61.00%	7.7383	46.88%				
VIII	MAX. AREA UNDER COMMERCIAL	6.5833	4.00%	0.4800	3.00%				
IX	TOTAL BAL UNDER AREA	5.4886	66.00%	7.7383	52.50%				
X	OPEN SPACE & SPARE (IF PERMITTED AREA)	1.1038	7.50%	1.1038	7.66%				
XI	AREA UNDER COMMUNITY FACILITY (IF L1 AREA)	1.4483	18.00%	1.4484	10.00%				

DETAILS OF PLOTS									
TYPE	PLOT NO.	PILOT SIZE (WIDTH METERS) (LENGTH METERS)	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA (SQ. MT.)				
A	36	8.50	133.50	1	133.50				
B	37	14.00	125.32	1	125.32				
C	101 to 104	7.25	125.32	4	500.88				
D	243.5, 240	7.30	103.01	7	721.07				
E	42	6.80	127.45	1	127.45				
F	43 to 90	6.75	115.51	48	5750.88				
G	27 to 41	6.70	115.66	17	2066.22				
H	92 to 100	6.30	115.63	9	1040.32				
I	241 to 259	6.90	16.85	16	186.02				
J	24	15.00	115.73	1	115.73				
K	134	6.97	105.50	1	115.73				
L	135 to 170	7.00	16.20	36	4262.46				
M	106 to 133	6.70	16.65	28	3724.16				
N	20 to 23 & 171 to 242	7.00	16.90	26	8612.00				
P	1	6.88	13.06	39.95	1	39.95			
Q	2 to 15	6.55	13.06	18	1239.72				
				259	20545.54				
				ACRES	7.27313				

DETAILS OF 50% RESIDENTIAL PLOTTED AREA FREED AS PER POLICY									
S. NO.	DESCRIPTION	AREA (SQ. MT.)	(ACRES)	25% OF 50% (SQ. MT.)	25% OF 50% (ACRES)				
1	Piste area	294.64	7.27313	73.66	1.9683				
2	50% of Piste area	147.32	3.63656						
				NO. OF PLOTS	TOTAL AREA (SQ. MT.)				
				130	14822.29				
				ACRES	3.63656				

DETAILS OF 15% RESIDENTIAL PLOTTED AREA MORTGAGED AS PER POLICY									
S. NO.	DESCRIPTION	AREA (SQ. MT.)	(ACRES)	15% OF 50% (SQ. MT.)	15% OF 50% (ACRES)				
1	Piste area	294.64	7.27313	44.18	1.0916				
2	15% of Piste area	44.18	1.0916						
				NO. OF PLOTS	TOTAL AREA (SQ. MT.)				
				37	4404.55				
				ACRES	1.09161				

AGREED									
S. NO.	DESCRIPTION	AREA (SQ. MT.)	(ACRES)	15% OF 50% (SQ. MT.)	15% OF 50% (ACRES)				
1	Piste area	294.64	7.27313	44.18	1.0916				
2	15% of Piste area	44.18	1.0916						
				NO. OF PLOTS	TOTAL AREA (SQ. MT.)				
				37	4404.55				
				ACRES	1.09161				

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2	15% of Piste area	44.18	1.0916						
				NO. OF PLOTS	TOTAL AREA (SQ. MT.)				
				37	4404.55				
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				37	4404.55				
				ACRES	1.09161				

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