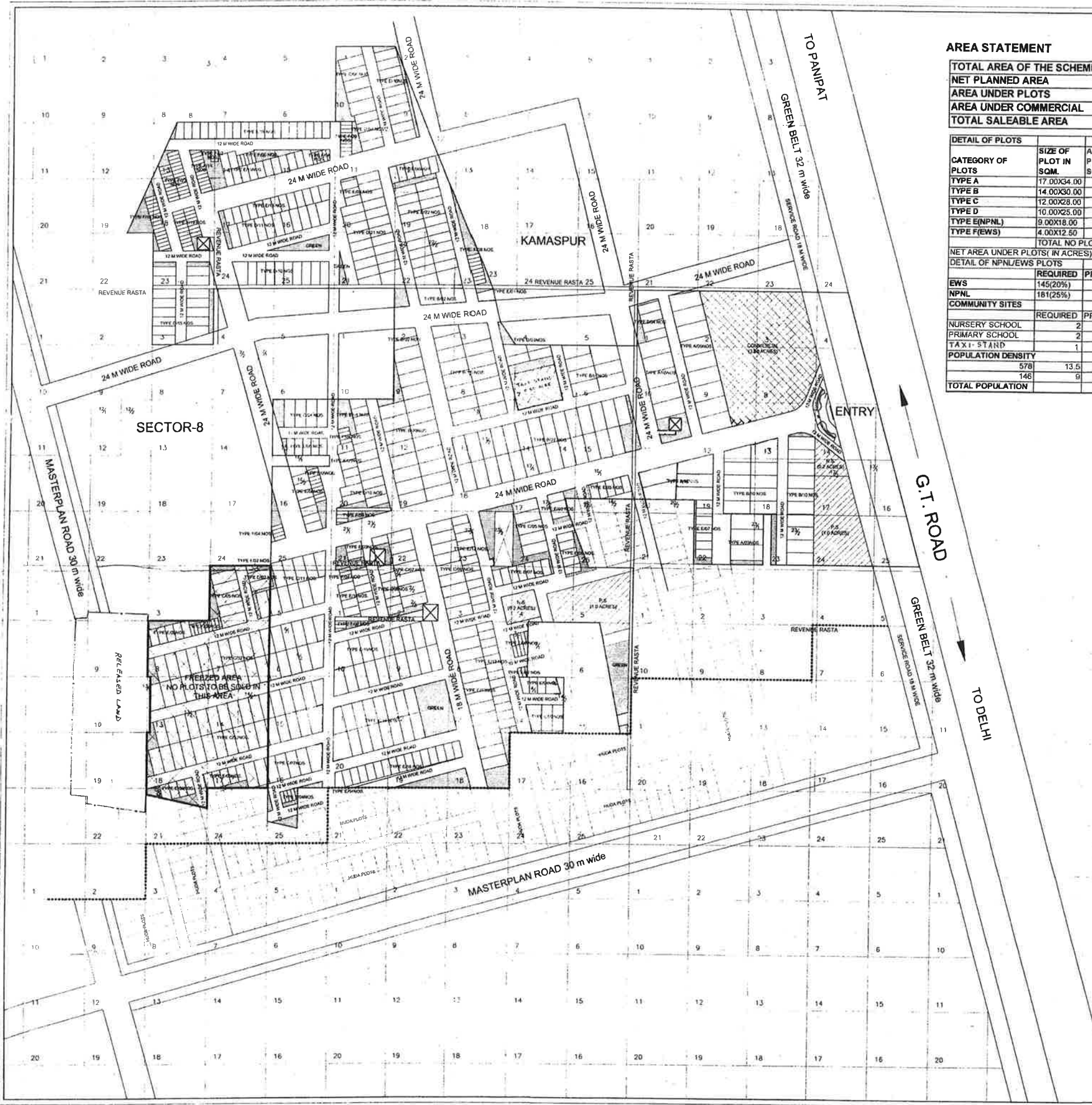






AREA STATEMENT

TOTAL AREA OF THE SCHEME	84.155 ACRES	
NET PLANNED AREA	84.155 ACRES	
AREA UNDER PLOTS	42.555 ACRES	
AREA UNDER COMMERCIAL	3.300 ACRES	3.92%
TOTAL SALEABLE AREA	45.855 ACRES	54.48%

DETAIL OF PLOTS					
CATEGORY OF PLOTS	SIZE OF PLOT IN SQM.	AREA OF PLOT IN SQM.	NO. OF PLOTS	TOTAL AREA OF PLOTS	UNITS
TYPE A	17.00X34.00	578.00	17	9826 SQM	
TYPE B	14.00X30.00	420.00	96	40320 SQM	
TYPE C	12.00X28.00	336.00	168	58704 SQM	
TYPE D	10.00X25.00	250.00	114	28500 SQM	
TYPE E (NPNL)	9.00X18.00	162.00	182	29484 SQM	
TYPE F (EWS)	4.00X12.50	50.00	146	7300 SQM	
TOTAL NO PLOTS			724	172214.00 SQM	
NET AREA UNDER PLOTS (IN ACRES)				42.545 ACRES	
DETAIL OF NPNL/EWS PLOTS					
	REQUIRED	PROVIDED			
EWS	145(20%)	146	20.17%		
NPNL	181(25%)	182	25.14%		
COMMUNITY SITES					
	REQUIRED	PROVIDED			
NURSERY SCHOOL	2	2			
PRIMARY SCHOOL	2	2			
TAXI STAND	1	1			
POPULATION DENSITY					
	578	13.5	7803		
	146	9	1314	PPA PPH	
TOTAL POPULATION			9117	108.6 287.6	



- To be read with licence No. 9157945 of 2006 dated 8-5-2006
- That this layout plan for an area of 84.155 acres (Drg. No. D.T.C.P-1042 dated 1.5.2006) comprised of licenses which were issued in respect of Residential Colony, being developed by M/s Parsvnath Developers Ltd. and its associates companies, in sector 8 Solnpat-Kundli 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/institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Control Areas Restriction of Unregulated Development Rules, 1955 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - That the high-tension lines/power 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 DTCP 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 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.
 - That no property/plot shall derive access directly from the carriage way of 30 mtrs. or more wide sector road.
 - 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, 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 4% under commercial use shall be deemed to be open space.
 - 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.
 - No plot will derive an access from less than 12 mtrs. wide road would mean a minimum clear width of 12 mtrs. between the plots.
 - The portion of the sector/development 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 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.
 - That you will have no objection to the regularization of the boundaries of the license 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.

 ATP
 DTP(HQ)
 CTR(HR)
 DTCP(HR)


 ANAND KHATKAR
 Architect
 C.O.A. Reg. No.
 CA/99/25442

LAYOUT PLAN OF
 RESIDENTIAL COLONY
 SECTOR - 08, SONPAT
 KUNDLI, HARYANA
 BY
 M/S PARSVNATH DEVELOPERS
 LTD.

DESIGN PLUS

 149 D, Okhla Industrial Estate,
 New Delhi 110017
 Tel: 51613854
 DRAWING TITLE
LAYOUT PLAN
 Scale: 1 : 2000
 Date: 16.02.06