



DETAILS OF PLOTS:

S. NO.	TYPE	SIZE (Sq. Mts)	AREA	NO.	TOTAL AREA (Sq. Mts)	
1	I	5 x 11	55	327	17885	
2	I	8 x 18	144	52	7488	
3	II(a)	10 x 16	160	14	2240	
4	II(b)	10 x 19.1	191	41	7831	
5	II(c)	10 x 20	200	310	62000	
6	II(d)	11 x 18.2	200.2	27	5405.4	
7	II	11 x 22.75	250.25	133	33283.25	
8	IV	12 x 25	300	203	60900	
9	IV(a)	13 x 25	325	60	19500	
10	V	12 x 29.25	351	59	20709	
11	VI(a)	13 x 28.5	370.5	12	4446	
12	VI(b)	14 x 25	350	28	9800	
13	VI(c)	13 x 27.5	357.5	48	17160	
14	VI	14 x 28.57	399.98	123	48797.56	
15	VI(a)	14.3 x 29.5	421.85	24	10124.4	
16	VII	15 x 30.88	463.20	19	8800.8	
17	VII(c)	14 x 34	476	34	16184	
18	VII(b)	14 x 34.57	483.98	22	10647.56	
19	VIII	17 x 35.3	600.10	21	12602.1	
20	VIII(c)	19.52 x 33	646.112	5	3230.56	
TOTAL					1561	379134.63
2 NURSING HOMES						93.886 ACRES
						0.5 ACRES
TOTAL						94.186 ACS

AREA CALCULATIONS:

	AREA IN ACRES	PERCENTAGE
ALREADY LICENCED AREA	188.824	
LICENCE APPLIED AREA	5.229	
TOTAL AREA OF SCHEME	194.053	
AREA UNDER UNDETERMINED LANDUSE	4.349	
NET PLANNED AREA	189.704	
AREA UNDER RESIDENTIAL PLOTS	94.186	
AREA UNDER COMMERCIAL	7.42	3.91 %
TOTAL SALEABLE AREA	101.606	53.56%

SCHEDULE OF EWS & NPPL PLOTS:

	REQUIRED	AVAILABLE
EWS PLOTS	312 (20%)	327 (20.94%)
NPPL PLOTS	390 (25%)	444 (28.44%)

FACILITIES TO BE PROVIDED:

	REQUIRED	AVAILABLE
PRIMARY SCHOOL	03	03
NURSERY SCHOOL	04	04
CRèche	1	1
HIGH SCHOOL	1	1
DISPENSARY	1	1
CLUB/ COMMUNITY BUILDING	1	1
SUB POST OFFICE	1	1
RELIGIOUS BUILDING	1	1
TAXI STAND	1	1
HEALTH CENTRE	1	1

DENSITY CALCULATIONS:

ITEM	PERMISSIBLE	ACHIEVED (As/ approved layout)
a) In existing licenced Layout	104.45 P.P.A. (19223 Persons)	103.66 P.P.A. (19242 Persons)
b) New Area	97.16 P.P.A. (507 Persons)	(9410)+(11.5X211)/4.117 (=374 Persons)
(Total area=194.045 Acs.)	Total=20230 Pers. (i.e.=104.25 PPA)	Total=19616 Pers. (i.e.=103.45 PPA)

**LEGEND:**

- LICENCE BOUNDARY
- H. T. LINE
- UTILITIES
- UNDETERMINED AREA
- GREEN AREA
- COMMERCIAL
- VILLAGE RASTAS
- LICENCE APPLIED LAND (5.229 ACS)
- CHANGE IN OLD LAYOUT

To be read with licence No. 90 of 2009 dated 2/6/09

This layout plan for an area of 194.053 acres (Dtg. No. D.T.C.P. 1848 dated 2/6/09) comprised of licences which were issued in respect of Residential Colony, being developed by M/s Ansal Properties and Infrastructure Ltd., in Village Azadpura and Taraf Insar District Panipat, 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 Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, 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 D.T.C.P. 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 D.T.C.P., 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 meters or more wide sector road.
- 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.
- At the time of demarcation, if required percentage of NPPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced 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 metres wide road would mean a minimum clear width of 12 metres between the plots.
- 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) (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 condition 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 licence through give and take with the land (HUDA) as 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 shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533(1) Dated 14.09.2006 issued by 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 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.
- That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That the colonizer / owner shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station as per the norms prescribed utility in your project site before submission of building plans not later than 2 months from the approval of zoning plan.

(GURMIT KAUR) D.T.C.P.(HR)

(DILPRE SINGH) D.T.C.P.(HR)

(S.S. DHILLON) D.T.C.P. (HR)

SUSHANT CITY (Phase-1)  
PANIPAT (188.824 + 5.229 ACS)

SHEET TITLE: LAYOUT PLAN

SCALE: 1 : 2400

DATE: 24/12/2004

DEALT BY: shankar (ARCHIT & URBAN PLANNING)

DRIVING NO. SANC./PAN/07/01

NSI

NSI (SANCTIONS)

PRESENTER (SIGNATURE)

**ANSAL API**  
Building lifestyles since 1967  
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