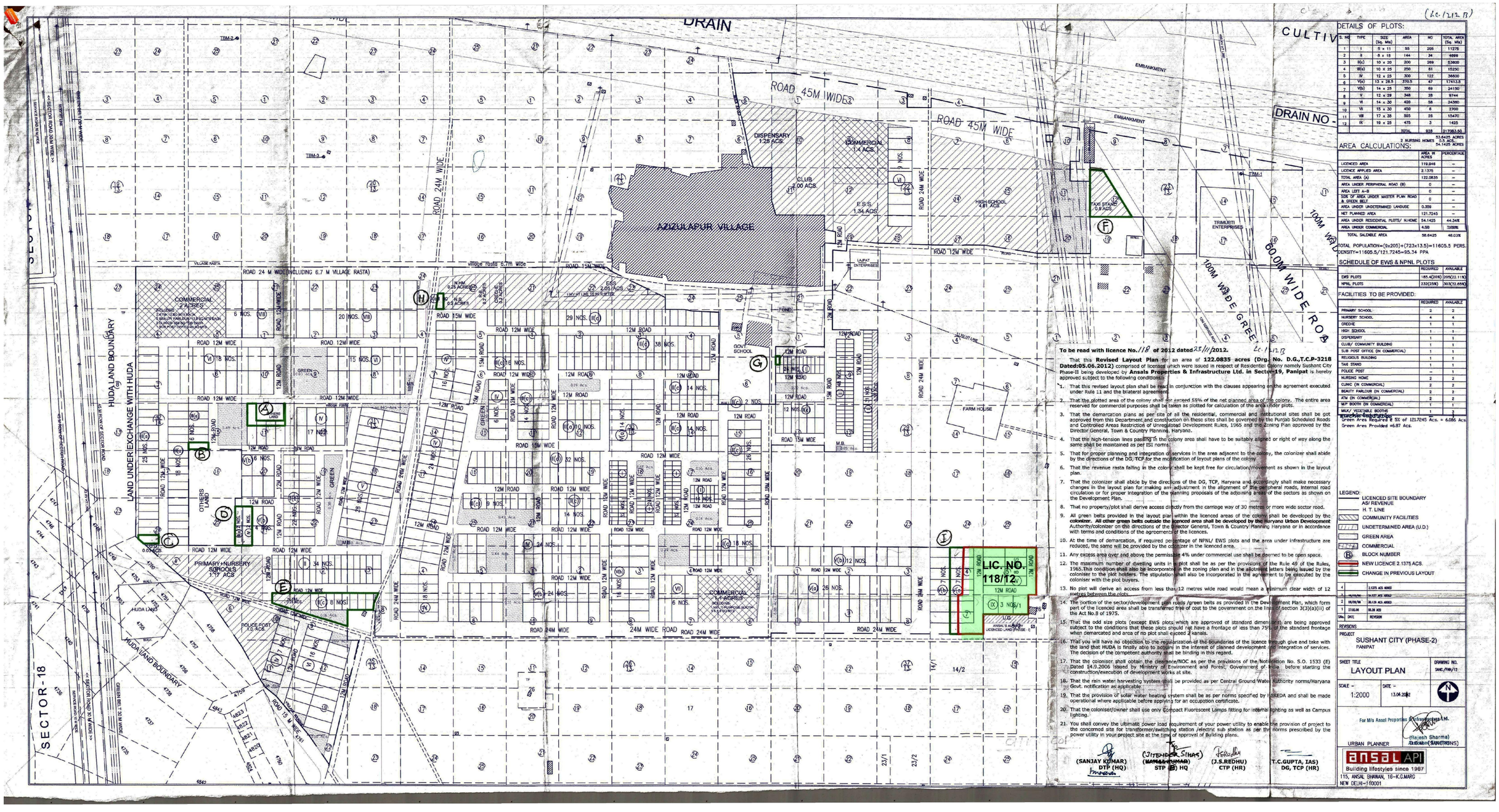



(Ac. 121.72)

## DETAILS OF PLOTS:

| S. NO | TYPE | SIZE (Sq. Mts) | AREA | NO | TOTAL AREA (Sq. Mts) |
|---|---|---|---|---|---|
| 1 | I | 9 x 11 | 55 | 205 | 11275 |
| 2 | II | 6 x 18 | 144 | 34 | 4899 |
| 3 | II(c) | 10 x 20 | 200 | 269 | 53800 |
| 4 | III(a) | 10 X 25 | 250 | 61 | 15250 |
| 5 | IV | 12 x 25 | 300 | 122 | 36600 |
| 6 | V(a) | 13 x 28.5 | 370.5 | 47 | 17412.5 |
| 7 | V(b) | 14 x 25 | 350 | 69 | 24150 |
| 8 | V | 12 x 29 | 348 | 28 | 9744 |
| 9 | VI | 14 x 30 | 420 | 58 | 24360 |
| 10 | VII | 15 x 30 | 450 | 6 | 2700 |
| 11 | VIII | 17 x 35 | 595 | 26 | 15470 |
| 12 | IX | 19 x 25 | 475 | 3 | 1425 |
| | | TOTAL | | 928 | 217063.50 |

2 NURSING HOMES 0.5 ACS. — 53.6425 ACRES
54.1425 ACRES

## AREA CALCULATIONS:

| | AREA IN ACRES | PERCENTAGE |
|---|---|---|
| LICENCED AREA | 119.946 | – |
| LICENCE APPLIED AREA | 2.1375 | – |
| TOTAL AREA (A) | 122.0835 | – |
| AREA UNDER PERIPHERAL ROAD (B) | 0 | – |
| AREA LEFT A–B | 0 | – |
| 50% OF AREA UNDER MASTER PLAN ROAD & GREEN BELT | 0 | – |
| AREA UNDER UNDETERMINED LANDUSE | 0.359 | – |
| NET PLANNED AREA | 121.7245 | – |
| AREA UNDER RESIDENTIAL PLOTS/ N.HOME | 54.1425 | 44.34% |
| AREA UNDER COMMERCIAL | 4.58 | 3.0026 |
| TOTAL SALEABLE AREA | 58.6425 | 48.03% |

TOTAL POPULATION=(9x205)+(723x13.5)=11605.5 PERS.
DENSITY=11605.5/121.7245=95.34 PPA

## SCHEDULE OF EWS & NPNL PLOTS

| | REQUIRED | AVAILABLE |
|---|---|---|
| EWS PLOTS | 185.4(20%) | 205(22.11%) |
| NPNL PLOTS | 232(25%) | 303(32.65%) |

## FACILITIES TO BE PROVIDED:

| | REQUIRED | AVAILABLE |
|---|---|---|
| PRIMARY SCHOOL | 2 | 2 |
| NURSERY SCHOOL | 4 | 4 |
| CRECHE | 1 | 1 |
| HIGH SCHOOL | 1 | 1 |
| DISPENSARY | 1 | 1 |
| CLUB/ COMMUNITY BUILDING | 1 | 1 |
| SUB POST OFFICE (IN COMMERCIAL) | 1 | 1 |
| RELIGIOUS BUILDING | 1 | 1 |
| TAXI STAND | 1 | 1 |
| POLICE POST | – | 1 |
| NURSING HOME | 2 | 2 |
| CLINIC (IN COMMERCIAL) | 2 | 2 |
| BEAUTY PARLOUR (IN COMMERCIAL) | 2 | 2 |
| ATM (IN COMMERCIAL) | 2 | 2 |
| M/P BOOTH (IN COMMERCIAL) | 1 | 1 |
| MILK/ VEGETABLE BOOTHS | 1 | 1 |

Parking requirements:
Green Area Required @ 5% of 121.7245 Acs. = 6.086 Acs.
Green Area Provided =6.87 Acs.

**To be read with licence No.118 of 2012 dated 23.11.2012.**

That this **Revised Layout Plan** for an area of **122.0835 acres (Drg. No. D.G.,T.C.P-3218 Dated:05.06.2012)** comprised of licenses which were issued in respect of Residential Colony namely Sushant City Phase-II being developed by **Ansals Properties & Infrastructure Ltd. in Sector-19, Panipat** is hereby approved subject to the following conditions:-

1. That this revised 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 General, 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 DG, TCP 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 DG, TCP, 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 General, 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 NPNL/ 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 line of section 3(3)(a)(ii) 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.
21. You 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 /electric sub station as per the norms prescribed by the power utility in your project site at the time of approval of Building plans.

(SANJAY KUMAR) DTP (HQ)
(JITENDER SINAS) STP (E) HQ
(J.S.REDHU) CTP (HR)
T.C.GUPTA, IAS) DG, TCP (HR)

LEGEND:
- LICENCED SITE BOUNDARY AS/ REVENUE
- H. T. LINE
- COMMUNITY FACILITIES
- UNDETERMINED AREA (U.D.)
- GREEN AREA
- COMMERCIAL
- (B) BLOCK NUMBER
- NEW LICENCE 2.1375 ACS.
- CHANGE IN PREVIOUS LAYOUT

| SNo. | DATE | REVISION |
|---|---|---|
| 4 | | 2.1375 ACS ADDED |
| 3 | 05/09/12 | 54.1425 ACS ADDED |
| 2 | 05/09/12 | 30.129 ACS ADDED |
| 1 | 27.03.12 | 89.89 ACS |

REVISIONS

PROJECT
SUSHANT CITY (PHASE-2)
PANIPAT

SHEET TITLE
LAYOUT PLAN

DRAWING NO. SHT./TP/12

SCALE :- 1:2000

DATE :- 13.04.2012

For M/s Ansal Properties & Infrastructure Ltd.
(Rajesh Sharma)
AUTHORISED SIGNATORY

URBAN PLANNER

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Building lifestyles since 1967
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NEW DELHI-110001