

M/S. EMPIRE SOUTH PRIVATE LIMITED

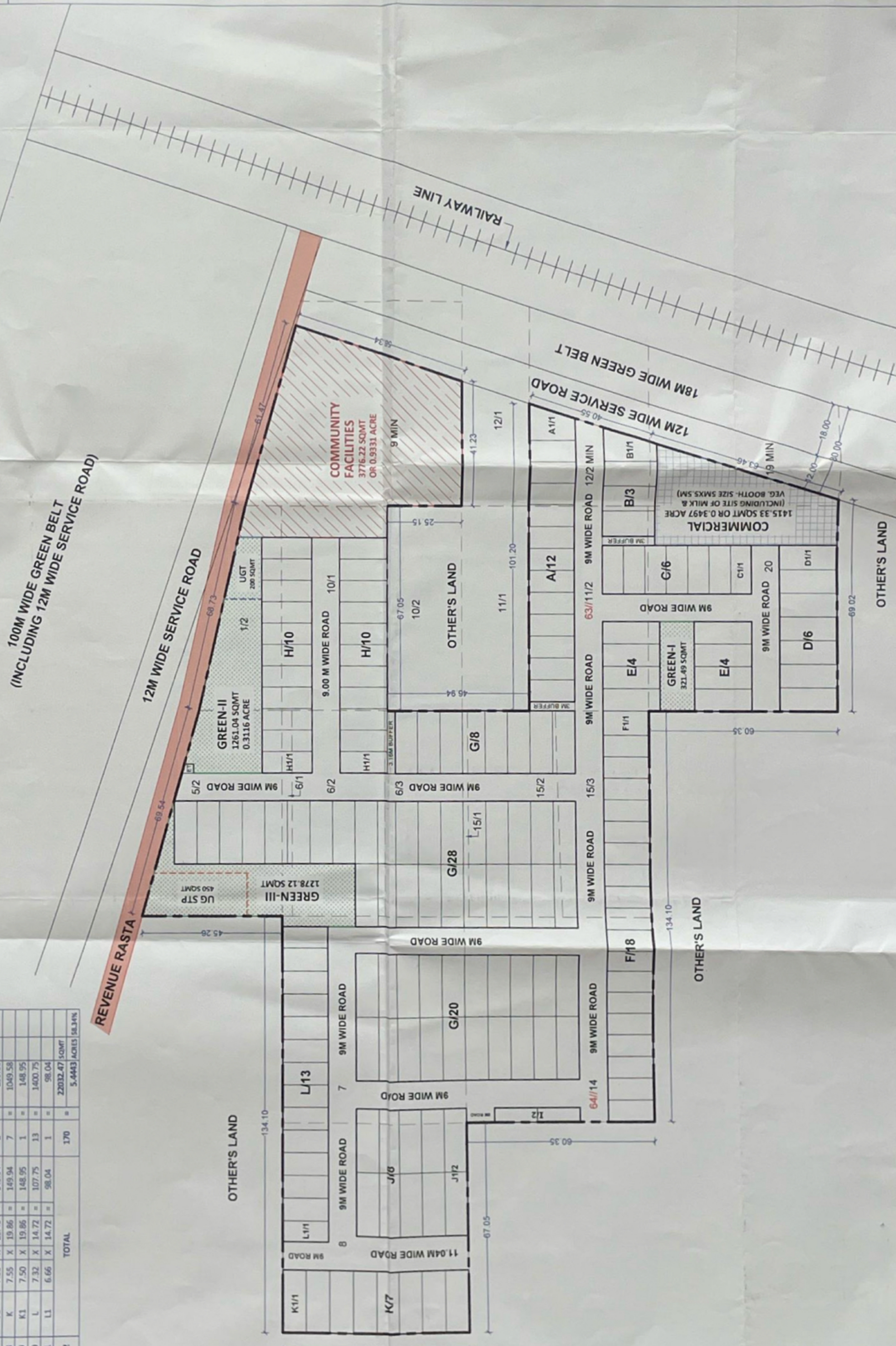
AREA CALCULATIONS				
S. NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	9.33125	-	-
2	AREA UNDER RESIDENTIAL PLOTS	5.4443	58.34%	61.00%
3	AREA UNDER COMMERCIAL	0.3497	3.75%	4.00%
4	TOTAL SALEABLE AREA(2 + 3)	5.7940	62.09%	65.00%
5	OPEN SPACE/PARKS	0.7068	7.57%	7.50%
6	COMMUNITY FACILITIES	0.9331	10.00%	10.00%

To be read with Licence no. 163 of 2025 dated 03-04-2023.

[illegible]

2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for lateral expansion.
3. That the plotted area of the colony shall not exceed 65% 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 plans.
4. That the demarcation plans as per site of all Residential Plots and Commercial plots shall get approved from the Department and construction on these plots will be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Directorate Town & Country Planning, Haryana.
5. That for proper planning and integration of services in the area adjacent to the colony, the collector 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 collector 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
9. All given belt provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/collector on the direction of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
10. No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 8metres between the collector in the licensed area.
11. Any recent area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the basis of section 1 (c) (ii) of the Act No. 16 of 1972.
13. That the said new 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.
14. That you will have no objection to the regularization of the boundaries of the licensee through govt and state with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be final in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt notification as applicable
16. That the collector/member shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the collector/member shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the collector/member shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/25/2005-SPower dated 21.01.2016 issued by Haryana Government Renewable Energy Department.
19. That the collector/member shall comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by the Department of Electrical and Power Department enforcement of the Energy Conservation Act, 2003 regarding Codes.

(RAM ATAR BASSI)	(SHIVAM BOHILLA)	(SANJAY SAINI)	(HITESH SHARMA)	(RISHU NISH KUMAR)	(AMIT KHATROL JAS)
ATP (HQ)	ATP (HQ)	DTT (HQ)	STP (HQ)	CTP (HQ)	DTT (HQ)



GREEN AREA CALCULATION:-
 = GREEN-I + GREEN-II + GREEN-III
 = 321.49 + 1261.04 + 1278.12
 2860.65 SQMT OR 0.7068 ACRE

DENSITY CALCULATION(PPA)-
 NUMBER OF PLOTS = 170
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = $170 \times 4 \times 4.5$
 = 3060.0 / 9.3312
 = 327.93, SAY 328

ABBREVIATIONS-

ET	= ELECTRIC TRANSFORMER
UGT	= UNDERGROUND WATER TANK
UGSTP	= UNDERGROUND SEWAGE TREATMENT PLANT

(SCALE-N.T.S.)

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

SIGNATURE OF ARCHITECT / TOWN PLANNER



LAURENCE SOUTH PTY. LTD.



S.N.O.	CATEGORY	DETAIL OF RESIDENTIAL PLOTS			TOTAL(IN SQMT)
		SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	
1	A	7.17 X 14.78	= 105.97	12	= 1271.64
2	A1	AS PER PLAN	= 144.18	1	= 144.18
3	B	8.31 X 16.99	= 141.19	3	= 423.57
4	B1	AS PER PLAN	= 146.74	1	= 146.74
5	C	6.86 X 15.85	= 108.73	6	= 652.38
6	C1	6.68 X 15.85	= 105.88	1	= 105.88
7	D	7.70 X 18.29	= 140.83	6	= 844.98
8	D1	7.93 X 18.29	= 145.04	1	= 145.04
9	E	7.32 X 18.43	= 134.91	8	= 1079.28
10	F	7.01 X 14.78	= 103.61	18	= 1864.98
11	F1	7.92 X 14.78	= 117.06	1	= 117.06
12	G	7.32 X 20.49	= 149.99	56	= 8399.44
13	H	7.01 X 16.31	= 114.33	20	= 2286.60
14	H1	7.07 X 16.31	= 115.31	2	= 230.52
15	I	4.65 X 13.79	= 64.12	2	= 128.24
16	J	7.32 X 20.40	= 149.33	8	= 1194.64
17	J1	7.35 X 20.40	= 149.94	2	= 299.88
18	K	7.55 X 19.86	= 149.94	7	= 1049.58
19	K1	7.50 X 19.86	= 148.95	1	= 148.95
20	L	7.32 X 14.72	= 107.75	13	= 1400.75
21	L1	6.66 X 14.72	= 98.04	1	= 98.04
22		TOTAL		170	=
					23032.47 SQMT
					5.13 ACRES 58.14%

DIVINE
ARCHITECTS & PLANNERS

DRINK: 500 76-77, 1st FLOOR, SECTOR-46,
MADHYA WARD, CHANDIGARH-160039