

**PROJECT:** LAYOUT PLAN FOR ADDITIONAL AREA MEASURING 2.04923 ACRES) OF RESIDENTIAL PLOTTED COLONY UNDER DUAJY - 2016 IN ADDITION TO ALREADY LICENSE GRANTED AREA MEASURING 9.48177 ACRES (LICENSE NO. 35 OF 2016) THEREFORE MAKING TOTAL AREA 11.531 ACRES FALLING IN REVENUE ESTATE OF VILLAGE NIZAMPUR, SECTOR - 40, PANIPAT BEING DEVELOPED BY SUNBREZZE BUILDERS & DEVELOPERS PVT. LTD.

SCALE 1:800  
DRG. NO. 01

SIG. OF ARCHITECT  
MR. AMANDEEP BANSAAL  
CA/2015/172197

SIG. OF OWNER  
[Signature]

**AREA STATEMENT**

TOTAL AREA OF THE SCHEME	11.53196 Acres
ADDITIONAL AREA APPLIED UNDER MODIFICATION	2.04923 Acres
ALREADY LICENSED AREA UNDER LICENSE NO. 35 OF 2016 DATED 01.03.2019	9.48177 Acres
NET PLANNED AREA FOR PLANNING	11.53196 Acres

**PERMISSIBLE**

AREA UNDER COMMERCIAL	0.40174 Acres
AREA UNDER PLOTS	7.93391 Acres
AREA UNDER OPEN SPACES	3.22825 Acres
TOTAL SALEABLE AREA	11.53196 Acres

**PROPOSED**

AREA UNDER COMMERCIAL	0.40174 Acres
AREA UNDER PLOTS	7.93391 Acres
AREA UNDER OPEN SPACES	3.22825 Acres
TOTAL SALEABLE AREA	11.53196 Acres

**PROPERTY CALCULATION**

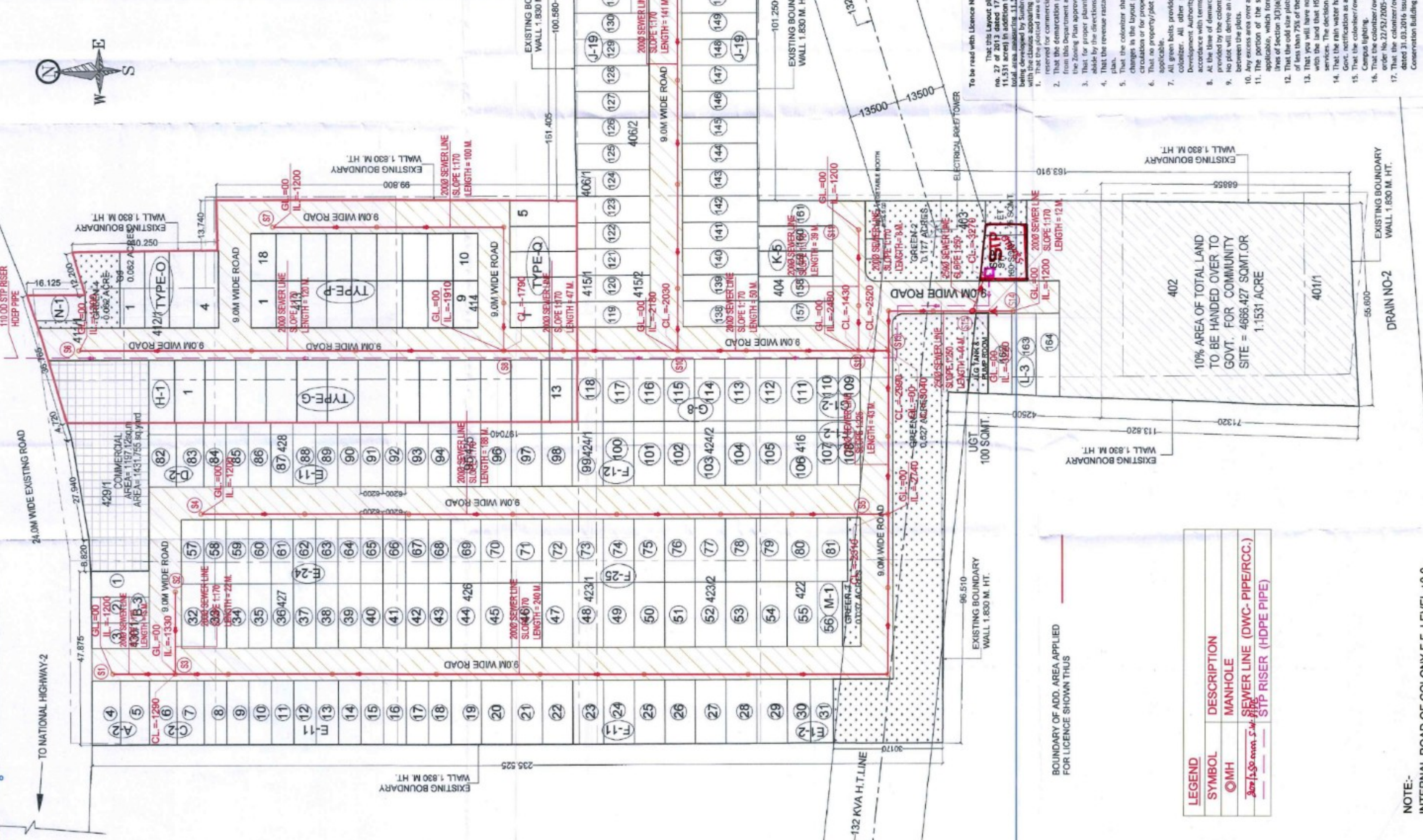
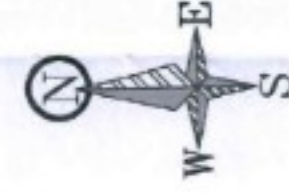
TOTAL AREA	11.53196 Acres
TOTAL DENSITY	241.18 PPA
AGREED 400 PPA PERMISSIBLE	

**AREA UNDER GREEN**

ACQUIRED GREEN	0.8048 Acres
GREEN AREA PROVIDED	0.9177 Acres
UNDEVELOPED GREEN	0.2413 Acres
GREEN-3	0.0107 Acres
GREEN-4	0.002 Acres
TOTAL GREEN PROVIDED	0.888 Acres
TOTAL GREEN REQUIRED	0.888 Acres
PERCENTAGE OF GREEN PROVIDED	7.54%

**AREA FOR PROVISION OF COMMUNITY FACILITIES**

AREA FOR PROVISION OF COMMUNITY FACILITIES	1.9311 Acres
PROVIDED AREA	1.9311 Acres
PERCENTAGE OF GREEN PROVIDED	100%



**SEWER LAYOUT 01**

- To be read with Licence No. 114. Dated: 08/09/2024
- This layout plan for additional area measuring 2.049 acres (Migration of balance area from license no. 27 of 2013 dated 17.05.2013 granted for setting up of Group Housing Colony over an area measuring 11.531 acres) in addition to license no. 35 of 2016 dated 01.03.2019 measuring 9.48177 acres thereby making total area measuring 11.531 acres falling in the revenue estate of village Nizampur, in Sector-40, Panipat, being developed by Sunbrezze Builders & Developers Pvt. Ltd. and the plan area of the colony is 11.53196 acres.
  - The plan 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 plots.
  - The demarcation plans as per site of all the Residential Plots and Commercial site shall be approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
  - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTC for the modification of layout plans of the colony.
  - That the revenue roads 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 DTC, 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.
  - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
  - All green belts provided in the layout plan within the licensed area 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 and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
  - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
  - No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
  - Any excess area over and above the permissible as under commercial use shall be deemed to be open space.
  - 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 lines of section 30(3a)(ii) of the Act No.8 of 1975.
  - That the old 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 licence through give and take 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 binding in this regard.
  - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal 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.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

**LEGEND**

SYMBOL	DESCRIPTION
○MH	MANHOLE
—	SEWER LINE (DWC-PIPE/IRCC.)
—	STP RISER (HDPE PIPE)

**NOTE:-**  
INTERNAL ROAD OF COLONY F.F. LEVEL ±0.0  
OUTER ROAD LEVEL = -300  
NATURAL GROUND LEVEL = -500

DRG. NO. - DTC 10414 JAT/2016-09-08-24

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