

DENSITY CALCULATION			
TOTAL DENSITY	=	247	X 18.00 @ Person Per Acres
	=	4446.00	+ 16.04185
	=	277.150	PPA AGAINST 240-400 PPA PERMISSIBLE


AREA UNDER GREEN PARK	
Minimum Required @ 7.50%	= 1.271 Acrs
Proposed Green	
Park-1	= 0.700 Acrs
Park-2	= 0.240 Acrs
Park-3	= 0.340 Acrs
Total Area	= 1.280 Acrs
OR	= 7.55 %


AREA STATEMENT	
TOTAL AREA OF THE SCHEME	= 16.94375 Acres
AREA FALLS WITH IN 60M WIDE PROPOSED SECTOR ROAD	= 1.8038 Acres
50% OF AREA FALLS WITH IN 60M WIDE PROPOSED SECTOR ROAD	= 0.9019 Acres
NET PLANNED AREA (A-B)	= 16.04185 Acres


Permissible Area Detail	Area Detail (In Acres)	Proposed Area Detail
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.642	0.619 Acres 3.859 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	9.786	8.412 Acres 52.44 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	10.427	9.031 Acres 56.30 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.271	1.280 Acres 7.55 %
AREA UNDER COMMUNITY SITE @ min. 10.0 %	1.694	1.705 Acres 10.063 %

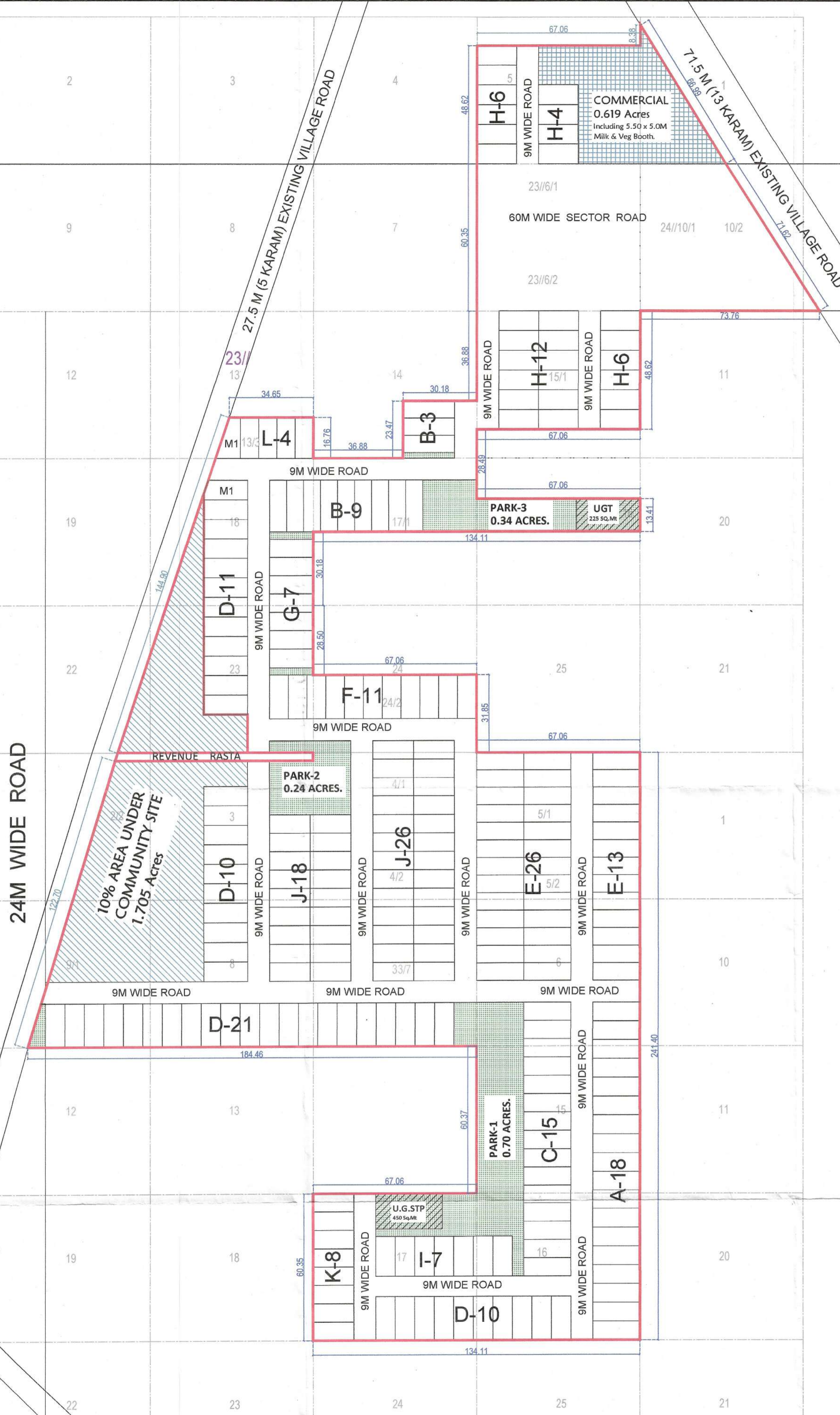
PLOTS AREA DETAIL						
S.no	Plot No	Size	Area Sq.Mt	No's	Total Area	
1	A	7.70 x 19.35	148.995	18	2681.91	Sq.mt
2	B	7.00 x 21.18	148.260	12	1779.12	Sq.mt
3	C	7.50 x 19.35	145.125	15	2176.88	Sq.mt
4	D	8.00 x 18.00	144.000	52	7488.00	Sq.mt
5	E	7.21 x 19.35	139.514	39	5441.03	Sq.mt
6	F	7.73 x 18.00	139.140	11	1530.54	Sq.mt
7	G	7.50 x 18.00	135.000	7	945.00	Sq.mt
8	H	8.10 x 16.35	132.435	28	3708.18	Sq.mt
9	I	8.00 x 16.50	132.000	7	924.00	Sq.mt
10	J	7.58 x 16.76	127.041	44	5589.80	Sq.mt
11	K	7.54 x 16.75	126.295	8	1010.36	Sq.mt
12	L	7.50 x 16.76	125.700	4	502.80	Sq.mt
13	M1	ODD SIZE	139.300	1	139.30	Sq.mt
14	M2	ODD SIZE	124.710	1	124.71	Sq.mt
			247	34041.617		Sq.mt
			OR	8.412		Acres
			OR	52.44 %		

LEGEND

COMMERCIAL 

COMMUNITY 

GREEN 


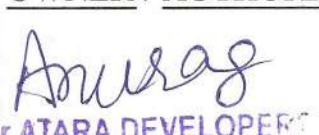


To be read with Licence No. 59 of 2025 Dated: 18/04/2025. LC-5177


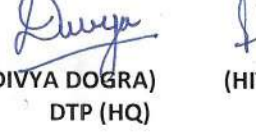
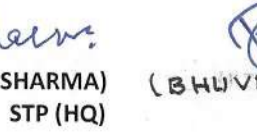
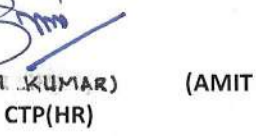

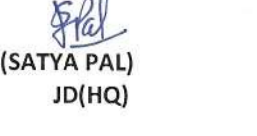
That this Layout plan for an area measuring 16,94375 acres (Drawing no. 11820, Dated 22-04-2025) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed M/s Atara Developers Pvt. Ltd. falling in the revenue estate of village Khangesra, Sector-12 & 13A, Alipur, (Panchkula Extn-II), District-Panchkula is hereby approved subject to the following conditions:-

1. That this 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 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.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got 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.
4. 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, Hr for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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 licenced area.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd 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.
14. 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.
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 colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Layout plan of Affordable plotted colony under DDJAY -2016 over an area measuring 16.94375 Acres in the revenue estate of village- Khangesra, Sector-12, 13A, Alipur, District Panchkula Haryana being developed by M/s ATARA DEVELOPERS PVT.LTD

<p>ARCHITECT</p> <p></p> <p>Architect Anita Sharma CA/30575/2003 9417350590</p>	<p>OWNER / AUTHORISED</p> <p></p> <p>Anurag For ATARA DEVELOPERS PVT.LTD</p>	<p>N</p> <p>SCALE</p> <p>DATE</p> <p>SHEET NO</p> <p>1</p>
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M/s ATARA DEVELOPERS PVT.LTD

 RAMAN KUMAR ATP(HQ)	 DIVYA DOGRA DTP (HQ)	 HITESH SHARMA STP (HQ)	 BHUVNESH KUMAR CTP(HR)	 AMIT KHATRI, IAS DTCP (HR)
 SATYA PAL JD(HQ)				