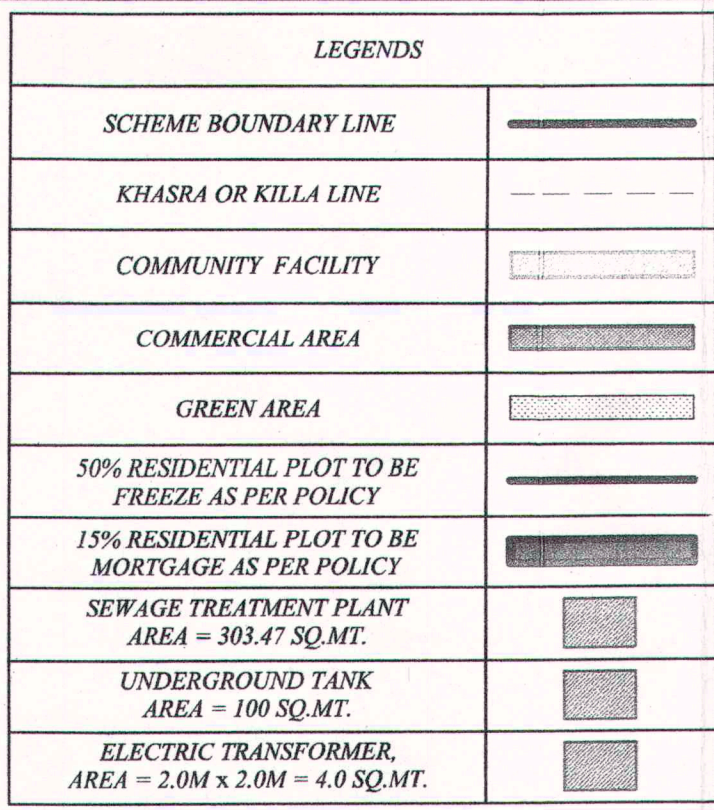




PART OF 14.84375 ACRES					
AREA C: (MISSIBLE OR REQUIRED)					
S.NO.	PARTICULARS	FEET (IN ACRES)	%	(IN ACRES)	%
I	AREA OF THE SCHEME	5.0 TO 15.0		14.84375	
II	AREA FALLS IN 75.0 MT. WIDE ROAD			0.32700	
III	AREA FALLS IN 50.0 MT. GREEN BELT			0.16600	
IV	BALANCE AREA (0 - II)			14.35275	
V	100% AREA OTHER THAN 60.0 MT. GREEN BELT (II)			14.35275	
VI	50% AREA OF 60.0 MT. GREEN BELT (II)			0.24550	
VII	NET PLANNED AREA			14.59825	
VIII	AREA UNDER PLOTS	8.90493	61.00%	7.88853	54.02%
IX	AREA UNDER COMMERCIAL	0.58393	4.00%	0.58386	4.00%
X	TOTAL SALEABLE AREA	9.48886	65.00%	8.46919	58.02%
XI	OPEN SPACE OR PARKS	1.09487	7.50%	1.09506	7.50%
XII	AREA UNDER COMMUNITY FACILITY	1.45983	10.00%	1.45987	10.00%

DETAIL OF PLOTS						
S.No.	Type	Plot Size		Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
		Width (meters)	Length (meters)			
1	A	6.500	13.050	85.65	18	1541.65
2	B	6.7036	13.056	87.52	1	87.52
3	C	6.0500	15.1120	91.43	5	457.14
4	D	6.1004	15.1120	92.19	1	92.19
5	E	6.7100	18.4620	123.88	17	2105.96
6	F	6.6308	18.4620	122.42	1	122.42
7	G	6.5808	20.5400	140.70	42	5909.36
8	H	6.8500	20.5400	140.70	14	1969.86
9	I	6.7100	20.6730	139.13	9	1252.16
10	J	6.8500	20.5000	140.63	19	2668.08
11	K	6.3700	16.7500	106.70	72	7682.22
12	L	6.4900	16.7500	108.71	4	434.83
13	M	6.7000	12.2360	81.98	40	3279.59
14	N	6.0000	16.8170	100.90	2	201.80
15	O	7.0000	20.5000	143.50	20	2870.00
Total					265	31910.78
					Acres	7.88833

DETAIL OF 50% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE FREED AS PER POLICY						
S.No.	Description			Area		
				(sq.mt.)	(Acres)	
1	Plots Area			31910.78	7.88533	
2	50% of Plot Area			15955.39	3.94266	
S.No.	Type	Plot Size	Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)	
		Width (meters)	Length (meters)			
1	A	6.5600	13.6160	85.65	18	1541.65
2	B	6.7036	13.6160	87.52	1	87.52
3	C	6.0580	15.1120	92.43	5	457.14
4	D	6.1094	15.1120	92.19	1	92.19
5	E	6.7100	18.4630	123.88	17	2105.96
6	F	6.6308	18.4630	122.42	1	122.42
7	G	6.8500	20.4470	140.70	42	5929.36
8	H	6.8500	20.4408	140.70	14	1969.88
9	I	6.7500	20.6730	139.13	9	1252.16
10	J	6.8500	20.5900	140.43	19	2668.08
					127	16210.34
Total					Acres	4.04967
Achieved						50.786%

DETAIL OF 15% RESIDENTIAL PLOTS ARE OFFERED BY THE LICENCEE TO BE MORTGAGE						
S.No.	Description	Area				
		(sq.mt)	(Acres)			
1	Plots Area	31910.78	7.88533			
2	15% of Plot Area	4786.62	1.18280			
S.No.	Type	Plot Size	Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)	
		Width (meters)	Length (meters)			
1	G	6.8500	20.4600	140.70	21	2954.68
2	H	6.8500	20.4608	140.70	19	1969.86
Total					35	4924.54
					Acres	1.21688
Achieved						15.4324

DENSITY CALCULATION		
S.No.	Description	Units
1	Total Number of <i>Plots</i>	265 <i>Plots</i>
2	Number of Persons In 1 Plot	13.5 <i>Persons</i>
3	Total Number of <i>Persons</i>	3577.5 <i>Persons</i>
4	Net Plot Area	14.59825 <i>Acres</i>
5	Density Achieved	245.06 <i>PPA</i>

GREEN AREA		
Description	Area	Units
Green #1	2121.08	sq.mt.
Green #2	1234.33	sq.mt.
Green #3	563.07	sq.mt.
Green #4	513.09	sq.mt.
Total	4431.57	sq.mt.
	1.09596	Acres
Incidental Green #1	140.70	sq.mt.
	140.7	sq.mt.
Total	0.035	Acres

AREA OTHER THAN GREEN FOR SERVICES		
Space for Sewage Treatment Plant (S.T.P.)	300.02	sq.mt.
Space for Under Ground Tank (U.G.T.)	100.84	sq.mt.
Transformer (2 x 2)	4.00	sq.mt.
Total	404.86	sq.mt.

Director/ Auth. Signatory

Rattan Pal Singh
Rattan Pal Singh
ARCHITECT
Regd. No. CA/2011/51145



E-mail archintentstudio@hotmail.com

To be read with Licence No. 70 of 2018 Dated 03-10-2018

LC-3325

1. That this **Layout Plan** for an area measuring **14.84375 acres (Drawing No. DTCP-6578 dated 27.08.2018)** comprised of **residence** which is **issued in respect of Affordable Residential** **Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Sparsh Overseas Pvt. Ltd. In revenue estate of Village Rattangarh & Jhambra Patti, Sector-5, Tehsil Shahabad, Distt. Kurukshetra** is hereby approved subject to the following conditions:
2. That this **Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
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 plots.
4. 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.
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 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 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
10. 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.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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(13)(a)(iii) of the Act No. 6 of 1975.
14. That the odd size plots are being approved subject to the conditions that these plots shall have a frontage of less than 75% of the standard frontage when demarcated.
15. 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Carnous lighting.
18. That the colonizer/owner 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 14.03.2015.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
20. 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.









((NAM MEHAR) (BALWANT SINGH) (PANKAJ BHARDWAJ) (MUENDER SINGH) (P. SINGH) (JITENDER SINGH) (K. MAKRAND PANDURANG, IAS)
 JD (HQ) SD(HQ) ATP (HQ) DTP (HQ) SD (HQ) HR DTP(HR) DTPC (HR)