

Detail of Area (Township)	Area (Acres)	%age Permissible	% age Provided
Total Area of Land	175.593		
Area under Group Housing	15.834	10%	9.02%
Area under Township	159.759		
Area under 45 m sector road	18.27		
Area deducted under 45m wide sector road (50%)	9.135		
Area under undetermined use	2.293		
Net Area for Plotted Development	148.331		
Area under Commercial	3.16		
Area under Residential Plots	66.3	4%	3.48%
Total Saleable Area	71.46	4%	44.69%
Area under 45m sector road in Group Housing	0	55%	48.17%
Net Area for Planning for Group Housing	15.834		



CATEGORY	TYPE	SIZE IN METRES	AREA IN SQM	AS PER APPROVED TALLY		AS PER DESIGNATION	
				AREA	%AGE	AREA	%AGE
GENERAL	A	12.5 X 33.6	420	502.32	78	78	
	A3	10.2 X 24.45	249.5	400.92	65	12	
	A5	15.3 X 43.5	601.75	600.063	100	82	
	A6	10.3 X 37.0	370	442.52	24	24	
	A7	10.3 X 20.00	200	283.2	9	9	
	B	10.2 X 25.0	250	269	411	411	
	B1	10.2 X 25.0	250	240.98	4	4	
MPPL	C	15.3 X 38.51	588	1101	289	283	
	C1	10.3 X 19.51	199.1	238.12	30	27.45	
	C2	10.3 X 25.45	253	320	30	27.32	
	D	4.2 X 12.5	50	55.8	252	212.50	
TOTALS				1165	1163		
NURSING HOME				2703.50	2680	200.11	

DESCRIPTION	Number approved (total)	Number as per designation	Total Area as per approved (total floor) (sqm)	Total Area as per designation (sqm)
NURSERY SCHOOL	1	4	0.20 (200.00+10.00+0.00+0.00)	0.20 (200.00+10.00+0.00+0.00)
CRèche	1	1	0.26	0.26
PRIMARY SCHOOL	2	2	1.07 (1.00+0.07)	1.07 (1.00+0.07)
HIGH SCHOOL	1	1	5.00	5.00
RELIGIOUS BUILDING	1	1	0.20	0.20
COMMUNITY CENTRE	1	1	2.00	2.00
DISPENSARY	1	1	1.25	1.25
TAXI STAND	2	2	0.20 (0.20+0.00)	0.20 (0.20+0.00)
SEWAGE TREATMENT PLANT (STP)	2	2	0.36 (0.36+0.00)	0.36 (0.36+0.00)
ELECTRIC SUB. STATION	1	1	0.75	0.75
ORGANISED GREEN	1	1	1.19	1.19
UNORGANISED GREEN	1	1	0.79	0.79
UNDEVELOPED LAND	1	1	14.84	14.84
GROUP HOUSING	1	1	14.84	14.84

POPULATION (TOWNSHIP)			
TYPE OF PLOTS	NOS.	PERSON / PLOT	TOTAL
A. NON EWS PLOTS	913	13.5	2160
B. EWS PLOTS	240	9	12325.5
TOTAL			14485.5
POPULATION OF GROUP HOUSING		15.834X 400	6333.8
		TOTAL POPULATION	20819.1

DENSITY FOR PLOTTED
POPULATION / NET PLANNED AREA = 14485.5 / 148.331 = 97,656 Persons / Acre

DENSITY FOR GROUP HOUSING
POPULATION / NET PLANNED AREA = 6333.6 / 15.834 = 400 Persons per Acre

AREA UNDER GREEN		
DESCRIPTION	PROVIDED (In Acres)	TOTAL (In Acres)
ORGANISED GREEN 	1.00+1.00 +1.00 + 1.08 + 3.11	7.19Acres
TOTAL		4.847%
INCIDENTAL GREEN 	0.022+ .031+ .05+ .024+ .44+ .04+ .14+ .14+ .23+ .247+ .23+.07 +.04+ .058+ .08	1.732Acres 1.16%

FACILITIES TO BE PROVIDED IN COMMERCIAL COMPLEX FOR TOWNSHIP				
DESCRIPTION	AREA SQ M	REQUIRED	PROVIDED	TOTAL
NURSING HOME	1000	2	2	2
CLINIC	250	4	4	4
ATM	12	4	4	4
BEAUTY PARLOUR	12	4	4	4
SUB POST OFFICE	40	1	1	1
MULTI PURPOSE BOOTH	27.5	4	4	4

That this Revised Demarcation-cum-Layout Plan for 175.593 acres (Drg. No. DG/TCP-4209 dated 02.12.2013) comprised of licences which were issued in respect of Residential Plotted Colony being developed by DLF Homes Panchkula Pvt. Ltd. in Sector-3, 4 & 4-A, Pinjora Kalpa Urban Complex is hereby approved subject to the following conditions:-

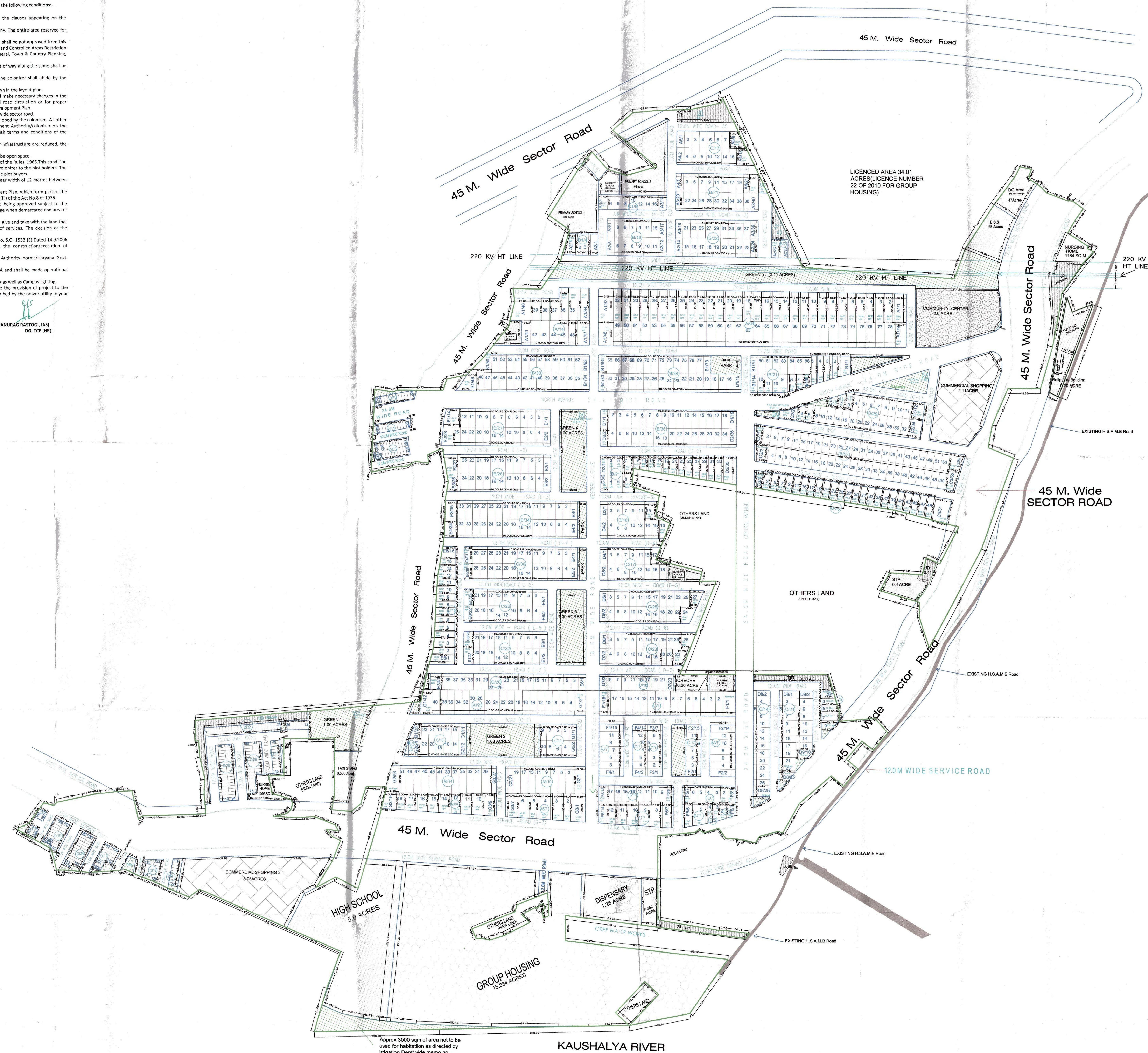
- that this **Revised Demarcation-Use/Layout Plan** shall be read in conjunction with the **Agreement** relating to the agreement signed under Rule 21 and the **Lateral Agreement**.
- That the plotted area of the colony shall not exceed 50% of the net planned area of the colony. The entire area reserved for commercial purposes shall be located at one end of the colony.
- That the residential plots as per size of all the residential, commercial and industrial sites shall get approved from this Development Plan and the same shall be subject to the provisions of the **Development Plan**, **Regulations** and **By-laws** of the Unincorporated Development Regions, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- That the green-belt provision lying passing in the colony area shall be to be suitably aligned or right of way along the same shall be maintained at per 5% norms.
- That the alignment of the transportation services in the area adjacent to the colony, the coloniser shall abide by the directions of the DGO, TCP for the modification of lay-out plans of the colony.
- That the road surface falling in the colony area shall be constructed as shown in the attached plan.
- That the coloniser shall abide by the directions of the DGO, TCP, Haryana and accordingly can make necessary changes in the lay-out plan provided any adjustment in the alignment of the peripheral roads, internal road circulation or for proper drainage system, etc., requiring approval from the competent authority.
- That no property/shed shall derive access directly from the carriage way of 30 metres or more wide sector road.
- That the proposed road circulation in the colony shall be as shown in the attached plan. All other green belts outside the leased 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.
- At the time of demarcation, if required permission of NPL/EI EWS plots and the area under infrastructure are reduced, the same shall be made up by the coloniser.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The coloniser shall ensure that the plot area of each house shall be as per the sanctioned plan. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the collector to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with the plot buyers.
- The coloniser shall have access to the water supply through the main line running parallel to the boundary between the colonies.
- The location of the access/development plan roads (green belt) as provided in the Development Plan, which form part of the leased area shall be transferred free of cost to the government on the line of section 3(A)(iii) of the Act No. 8 of 1975.
- That the use side plots (except EWS plots which are approved of standard dimensions) are being approved subject to the following conditions:-
- a) The plots shall be rectangular in shape.
- b) The plots shall be minimum 10' x 10' and maximum 20' x 20' feet.
- c) The plots shall be subjected to the regularisation of the boundaries of the leases through govt sale with the land that HUDA is finally able to acquire in interest of planned development and integration of projects. The decision of the Government shall be final.
- That the coloniser shall obtain the clearance/NOC as per the provisions of the National Code SO. 1533 (I) dated 24.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/development of buildings.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Norms, whichever is applicable.
- That the provision of solar water heating system shall be as per norms specified by HAIEDA and shall be made operational wherever applicable before beginning for an occupation certificate.
- That the coloniser shall ensure that there shall be no power lifting facilities for lighting well as well as Campus lighting.
- That they shall convey the ultimate power load requirement of your power entity to enable the provision of project to the grid.

(S.K. SEHWAT)
DTR (HO)

(GURMEET KAUR)
STR (HO) M

(J.S. REDHU)
CTR (MR)

(ANURAG RASTOGI, IAS)
DG, CTR (MR)




Approx 3000 sqm of area not to be used for habitation as directed by Irrigation Deptt vide memo no. 8934-35/4BWS/011 dated 25.10.2011.

KAUSHALYA RIVER

DLF 
DLF HOMES PANCHKULA PVT. LTD.

KEY PLAN

<p>AUTHORIZED SIGNATORY</p> <p><i>[Signature]</i></p> <p>FOR DLF HOMES PANCHKULA PVT. LTD.</p>	<p>ARCHITECT'S SIGNATURE</p> <p><i>[Signature]</i></p> <p>NICU SHARMA DIRECTOR</p>	
<p>DLF BOUNDRY</p>		<p>DATE - SEPT, 2013</p>
<p><i>All dimensions in metres</i></p>		<p><i>All dimensions in metres</i></p>

**TITLE -
REVISED DEMARCATION CUM LAYOUT
PLAN OF RESIDENTIAL PLOTTED COLONY
MEASURING 175.593 ACRES (LICENCE NO. 11 OF 2010 FOR
118.582 ACRES AND LICENCE NO.114 OF 2011 FOR 57.031 ACRES)
BEING DEVELOPED BY:
DLF HOMES PANCHKULA PVT. LTD.
AT VILLAGE BHAGWANPUR, ISLAMNAGAR,
SEC-3, PINJORE KALKA URBAN COMPLEX**