



DESCRIPTION	No.		Area		DETAILS OF PLOTS					
	Required	Provided	Area Required per plot	Provided AREA	Type	Width (M)	Length (M)	Area (SQM)	No. of Plots (A=WX L)	Area of Plots (A X B)
High School	1	1	5.00 ACRES	5.00 ACRES	A	15.00	48.00	720.00	1	720.00
Primary School	1	1	1.00 ACRES	1.00 ACRES	A1	15.00	48.00	720.00	1	720.00
Nursery School	3	3	0.20 ACRES	0.20 ACRES	A2	15.00	30.00	450.00	3	1350.00
Religious Building	1	1	0.20 ACRES	0.20 ACRES	A3	20.00	30.00	600.00	1	600.00
Dispensary	1	1	1.50 ACRES	1.50 ACRES	B	14.14	37.12	525.00	4	2100.00
Community Centre	1	1	1.00 ACRES	1.00 ACRES	C	15.46	33.50	518.00	2	1036.00
Tan Stand	1	1	0.50 ACRES	0.50 ACRES	D	12.5	37.80	472.50	12	5670.00
Cafe	1	1	0.20 ACRES	0.20 ACRES	E	11.14	37.80	420.00	12	5670.00
Nursing Homes	2	2	100.00 SQM	200.00 SQM	F	15.00	20.00	300.00	3	900.00
CLINIC	2	2	200.00 SQM	400.00 SQM	G	12.00	33.33	400.00	30	3600.00
RTM	2	2	25.00 SQM	50.00 SQM	H	11.00	33.33	366.33	20	2400.00
BEAUTY PARLOR	2	2	25.00 SQM	50.00 SQM	I	11.00	33.33	366.33	20	2400.00
MOB & VEGETABLE STORE	2	2	300.00 SQM	600.00 SQM	J	12.78	27.78	353.78	34	4228.92
MULTI FLOOR STORE	2	2	300.00 SQM	600.00 SQM	K	10.82	32.34	350.00	5	1750.00
MULTI FLOOR STORE	2	2	300.00 SQM	600.00 SQM	L	12.43	27.78	345.00	33	4185.00
5/6 PSH OFFICE	4	4	40.00 SQM	160.00 SQM	M	11.81	28.17	332.00	39	4755.00
					N	12.00	27.78	333.60	22	2758.32
					O	11.5	24.41	280.66	34	3902.04
					P	11.58	26.51	306.90	9	2762.10
					Q	11.57	24.41	282.00	4	1128.00
					R	11.52	23.78	273.78	38	4583.04
					S	11.52	23.78	273.78	38	4583.04
					T	9	27.78	250.00	18	1620.00
					U	10	25.00	250.00	44	1100.00
					V	10	23.50	235.00	15	3525.00
					X	10.42	21.27	221.00	76	7776.00
					Y (NPL)	9	22.78	205.00	24	4800.00
					Z (NPL)	9.54	19.97	190.00	42	4038.00
					AA (NPL)	8.52	19.97	170.00	9	1530.00
					AB (NPL)	8	19.97	159.84	114	1808.16
					EWS	10.00	5.00	50.00	187 (EWS)	9350.00
					TOTAL			952	20796.00	
					NURSING HOMES (2 Nos. - 100.00 SQM EACH)				200.00	
					GRAND TOTAL			20956.280		51.733 Acres

REVISED LAYOUT OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING LICENSE LAND 103.2395 ACRES (LICENSE NO. 40 OF 2011) AT SECTOR-40 & 19A PANIPAT BEING DEVELOPED BY M/s LOTUS BUILDTECH LIMITED

Details of Land Use :-

Items	Area (Acres)
Total Area of the Scheme (A)	103.2395
Area Falling Under Sector Roads (B)	8.564
Balance Scheme Area (C = A-B)	94.6755
50% of Area Falling Under Sector Roads & Green Belt (D = 50% of B)	4.150
Area under U/D i.e. U/D-1 + U/D-2	1.0700
NET PLANNED AREA (E = C + D - U/D)	98.0350
Commercial	
Proposed Commercial Area (2.34% of 98.035 Acres) (K)	2.300
Area for Plots	
Proposed Area Under 7 Plots (52.77% of 98.035 Acres) (L)	51.733
NET SALEABLE AREA (M = K+L)	53.833
(54.912% of 98.035 Acres)	

- That this revised layout plan for an area of 103.2395 acres (License No. 40 of 2011 dated 20.04.2011) drawing no. DL/TP/40/26 dated 13.11.2013 compliant of various rules which were issued in respect of Residential Plotted Colony being developed by Gopal Mishra Build Properties and Others in collaboration with Lotus Buildtech Pvt. Ltd in Sector-19A & 40 Panipat is hereby approved subject to the following conditions:-
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral 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 taken as per the plan of the area under plots.
 - That the demarcation plans as per site of all Residential and Commercial and Community sites shall get approved from this Department and construction on these sites shall be governed by the Public Subdivision Roads and Controlled Areas Restriction of Unplanned Developments Rules, 2005 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
 - That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per GI norms.
 - That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DC/TP for the modification of layout plans of the colony.
 - That the reverse side falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the collector shall abide by the directions of the DC/TP Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the proposed 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 meters 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 collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/collector on the directions of the Director General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
 - At the time of demarcation plan, if required percentage of NPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the collector in the licensed area.
 - No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 48 of the Rule, 1965. 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 collector with the plot buyers.
 - The period of the license shall be as per the provisions of the Haryana Urban Development Authority Act, 1965.
 - That the old size plots (except 50% plots which are approved of standard dimensions) 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 and area of plots shall exceed 1/40th.
 - That you will have to register to the registration of the boundaries of the license through plan and take with the head 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.
 - That the collector shall obtain the Clearance/NOA as per the provisions of the Notification No. S.O. 1333 (I) dated 14.8.2008 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development work at site.
 - That the site water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - That the collector/owner shall use only Compact Fluorescent Lamps (CFL) for internal lighting as well as Campus lighting.

Permissible Density Calculations

Area Under Plotted Colony (A)	Permissible Density (B PPA)	Population (C = A x B)
98.0350	125	12250

Proposed Density for Plotted Scheme

Area Under Plotted Colony (A)	Proposed Density (B PPA)	Population (C = A x B)
51.733	145	7501

DENSITY ADVISORY IN PANIPAT REGION (2014)

Description	Required	Provided
ORGANISED GREEN-1	1.57%	0.81%
ORGANISED GREEN-2	0.54%	0.26%
ORGANISED GREEN-3	0.85%	0.43%
ORGANISED GREEN-4	0.63%	0.32%
ORGANISED GREEN-5	0.27%	0.14%
ORGANISED GREEN-6	1.1%	0.56%
TOTAL	5.99%	2.56%



(BABTA GOYAL) S.A. (CONTRACT) (SUNDEEP KAPOOR) S.P. (M) (ANURAG RASTOGI/LACS) D/LTP (HR)

ARCHITECT'S SIGN: OWNERS SIGN: For LOTUS BUILDTECH LTD. Authorised Signatory

SCALE: DATE: DWG. NO. DEALT BY:

The Firm ARCHITECTS, INTERIOR DESIGNERS & SITE CONSULTANTS 20-B, SECTOR-4, CHANDIGARH