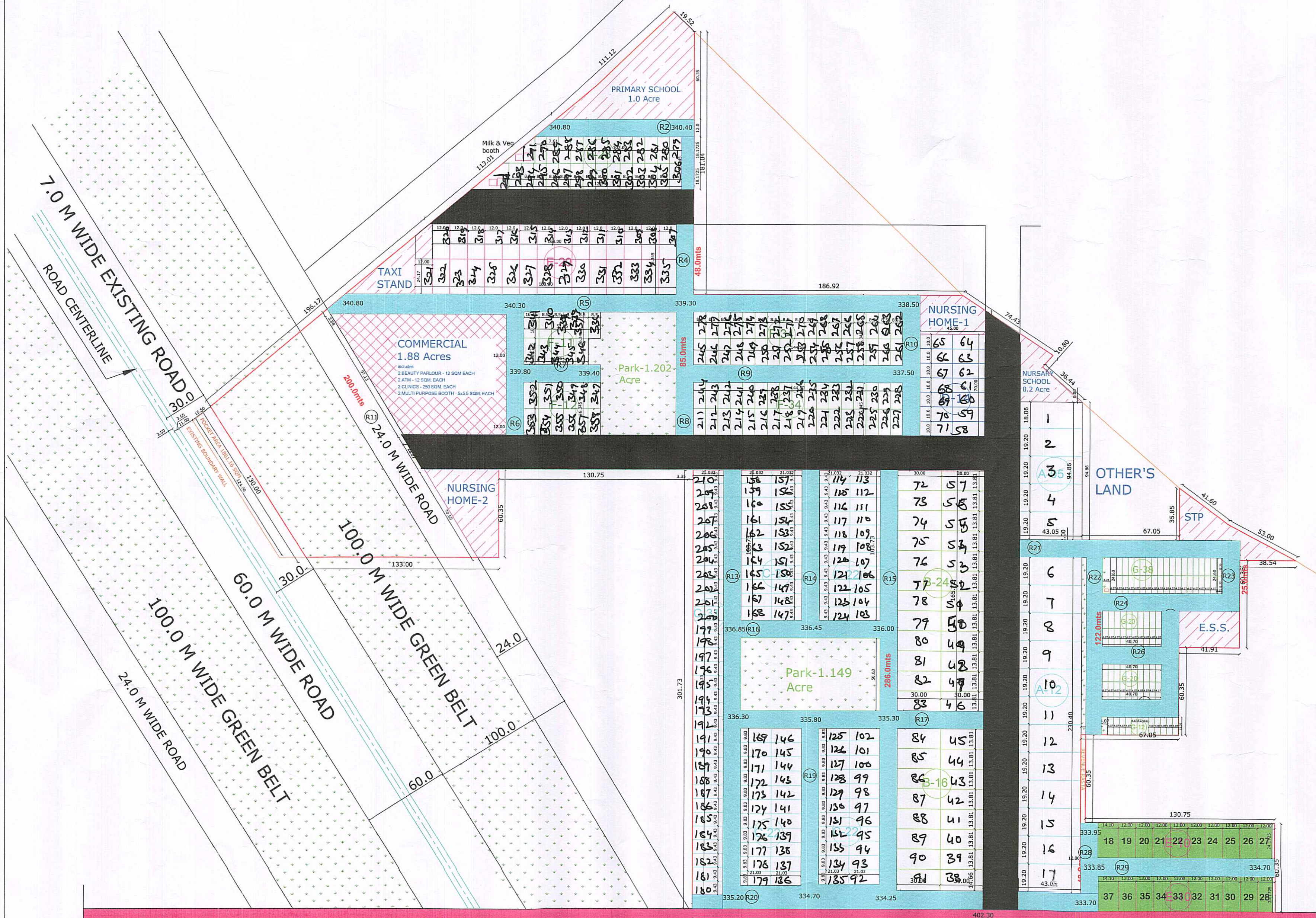


SECTOR DIVIDING ROADS, INTERNAL SECTOR ROADS PANCHKULA ECO CITY SECTOR 12, EXTN - II PANCHKULA



60 M Sector Dividing Road

Layout Plan for setting up of Residential Plotted Colony on the land measuring 49.143 acres in the Revenue Estate of Village Alipur Sector - 12 of Draft Development Plan for Controlled Area around Existing Boundary of HSIDC Industrial Estate, Dist. Panchkula being developed by Iddyllic Resorts Pvt. Ltd.

AREA UTILIZATION - Plotted Development -						
S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%		
1	AREA UNDER PLOTTED	49.1430	Acres			
2	Area Under Sector Road & Green belt	4.2000	Acres			
3	60% of Area Under Sector Road & Green belt	2.5200				
4	Net area for Plotted	47.0430	Acres			
5	AREA UNDER PLOTS (B)	23.3454	Acres	49.63%		
6	AREA UNDER NURSING HOME(C)	0.4660	Acres	1.05%		
7	AREA UNDER COMMERCIAL (D)	1.880	Acres	4.00%		
8	TOTAL SALEABLE AREA (B+C+D)	25.7204	Acres	54.67%		
DETAIL OF PLOTS						
S.NO.	CATEGORY OF PLOT (Sq Yds)	SIZE OF PLOT (MT)		AREA OF PLOTS (SQM)	NO.	TOTAL
		WIDTH	DEPTH			
1	A	10.2	43.05	439.56	17	14051.62
2	B	13.81	30	414.3	40	16572
3	C	9.43	21.032	198.332	119	23021.4794
4	D	10	22.5	225.000	14	1160
5	E	12	24.1725	290.070	49	14213.43
6	F	8.5	18.1725	154.468	119	13331.40375
7	G	4.07	12.3	50.081	60	4505.40
8						
9						
TOTAL NO. OF PLOTS					440	94475.403
NET AREA UNDER PLOTS (IN ACRES)						23.3454
DETAIL OF NPWL & EWS PLOTS						
TYPE	REQUIRED	PROVIDED				
EWS	89.6	80.0				
NPWL	112.0	112.0				
POPULATION						
NO. OF PLOTS OTHER THAN EWS =		13.8	x	13.5	4833	
EWS PLOTS =		80.0	x	9	810	
TOTAL POPULATION**		5643				
DENSITY	6443	/	47.0430	=	118.884 PPA	
COMMUNITY FACILITIES						
S.No.	REQUIRED	PROVIDED	Area	Total Area requirement		
1	NURSERY SCHOOL	1	0.2	0.20		
2	PRIMARY SCHOOL	1	1	1.00		
3	Nursing Home	2	0.247	0.4942		
4	Taxi Stand	1	0.5	0.50		
				2.19		
DETAILS OF PARKS						
DESCRIPTION	AREA (Sq.M)	Area (Acres)				
Park-1	4885	1.1202				
Park-2	4050	1.149				
Total	8935	2.2681				
Consolidated Park Area of Total Site		5.00%				
ARCHITECT			OWNER			
			For Iddyllic Resorts Pvt. Ltd. Auth. Signatory			

To be read with licence No. 44 of 2012 dated 12.5.2012

That this Layout Plan for an area of 49.143 acres (Drg. No. DG/TCP-3159 dated 26.04.2012) comprised of licenses which were issued in respect of Residential Plotted Colony being developed by Iddyllic Resorts Pvt. Ltd. and its associate companies in the revenue estate of Village Alipur, Sector-12 of Draft Development Plan for Controlled Area around Existing Boundary of HSIDC Industrial Estate, District Panchkula, 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 bye-laws.
- That the plotted area of the colony shall not exceed 55% 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.
- That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 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 ISI norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
- That the revenue facts 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 DG, TCP, 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 of the sectors as shown on the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide district road.
- 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 General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation, if required percentage of NPWL/EWS plots and Nurseries under infrastructure are reduced, the same shall be provided by the colonizer in the adjacent area.
- Any action necessary and cooperative permission shall be deemed to be open spaces.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the selling plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- No plot will derive an access from less than 12 metres wide road which mean a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(1)(a)(ii) of the Act No. 16 of 1975.
- That the colonizer shall be responsible for the provision of water supply and sewerage system in the colony. The provision of water supply and sewerage system shall be in accordance with the provisions of the Act No. 16 of 1975.
- That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (F) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India, before starting the construction/execution of development works at site.
- That the rain 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 colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station/electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

(SANDAY KHAR)
DTP (HO)
Panchkula

(KAMAL KHAR)
DTP (H)
Panchkula

(S.S. GUPTA)
DTP (H)
Panchkula

(T.C. GUPTA, IAS)
DG, TCP (H)