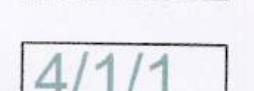
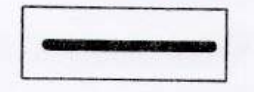
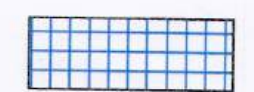


REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 ON THE LAND MEASURING 6.81 ACRES BEARING LICENCE NO. 246 OF 2023 DATED 15.11.2023 IN THE REVENUE ESTATE OF VILLAGE GARH SHAHJAHANPUR, SECTOR- 17, TEHSIL & DISTRICT SONIPAT BEING DEVELOPED BY VISION PRIDE INFRATECH PVT. LTD.

LEGEND

1. COMMERCIAL AREA SHOWN AS
2. COMMUNITY SITE SHOWN AS
3. GREEN AREA SHOWN AS
4. SITE BOUNDARY SHOWN AS
5. KILA LINE SHOWN AS
6. KHASRA NO.



Note
All dimensions are in meters (m)

DATE

OWNER'S/CLIENT'S SIGNATURE

ARCHITECT'S SIGNATURE

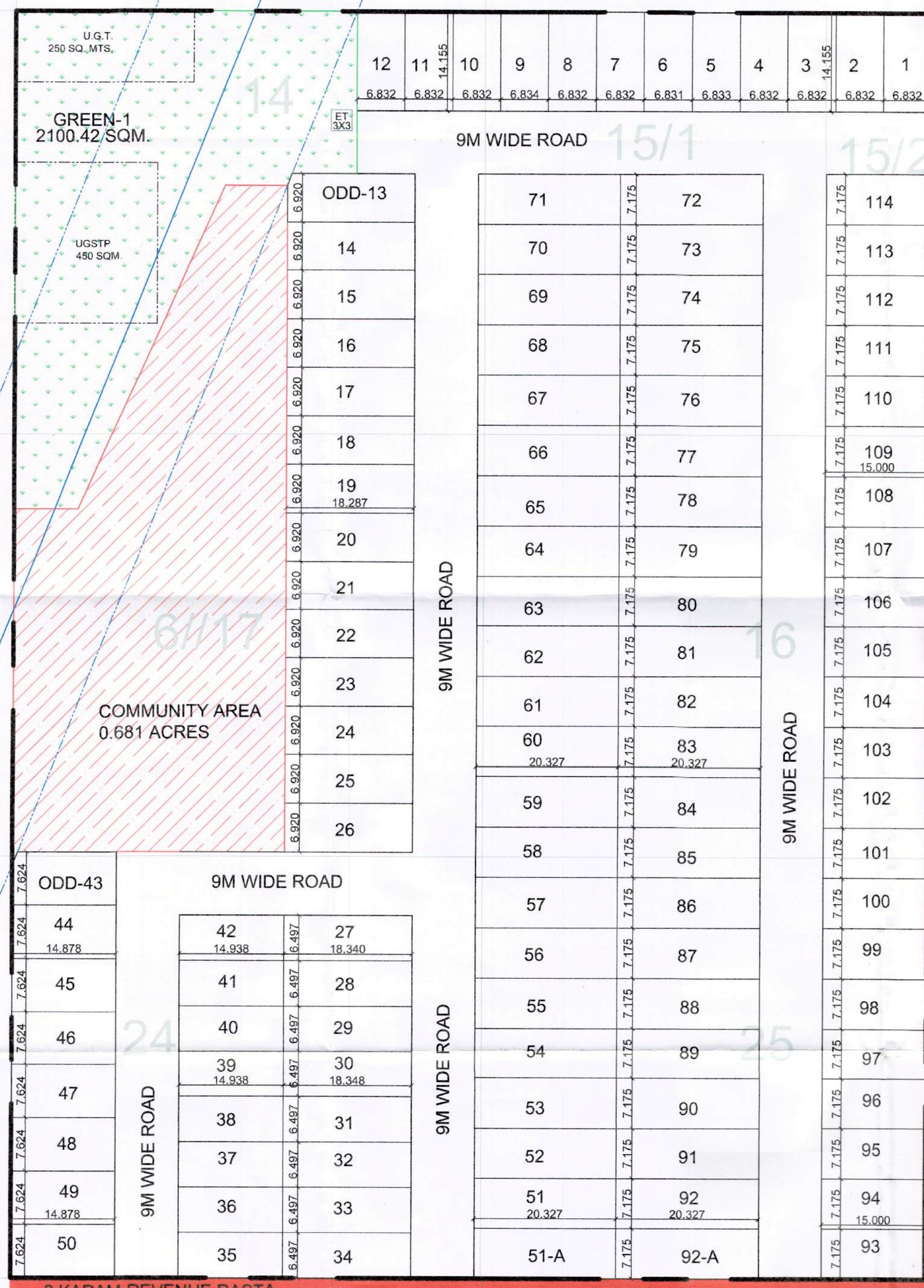


To be read with Licence no. 246 of 2023 dated 15.11.2023

That this revised Layout plan for an area measuring 6.81 acres (Drawing no. DTCP-11565 dated 29-10-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Vision Pride Infratech Pvt. Ltd. in Sector-17, Sonapat is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

1. That this revised 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 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 licensed areas 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, 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 licensed area.
10. No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9metres 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 licensed 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 coloniser/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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-S Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-S Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM AVTAR BASSI) (RAMNEEK) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI, IAS)
JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)



AREA STATEMENT			
	PERCENTAGE	AREA IN SQ.MT	AREA IN ACRES
TOTAL AREA OF SITE		27569.166	6.81
PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	61%	16817.191	4.156
PERMISSIBLE AREA UNDER COMMERCIAL	4.00%	1102.767	0.273
REQUIRED GREEN AREA	7.50%	2067.687	0.511
AREA UNDER COMMUNITY SERVICES	10%	2756.917	0.681
PROPOSED AREA STATEMENT			
PROPOSED RESIDENTIAL AREA	56.35%	15534.451	3.839
PROPOSED COMMERCIAL AREA	4.00%	1102.767	0.273
PROPOSED GREEN AREA	7.89%	2174.461	0.537
AREA UNDER COMMUNITY AREA	10.00%	2757.474	0.681
TOTAL SALEABLE AREA (RESIDENTIAL PLOTS AREA + COMMERCIAL AREA)	60.35%	16637.218	4.111
PERMISSIBLE DENSITY		240-400	PPA

PLOT AREA DETAILS					
PLOT NO.	WIDTH	LENGTH	AREA in sqmts	NO. OF PLOTS	TOTAL AREA IN SQMTRS
1 TO 12	6.832	14.155	96.707	12	1160.484
ODD-13	AS PER PROFILE			1	125.997
14 TO 26	6.920	18.287	126.546	13	1645.099
27 TO 34	6.497	18.348	119.207	8	953.656
35 TO 42	6.497	14.938	97.052	8	776.417
ODD-43	AS PER PROFILE			1	112.737
44 TO 50	14.878	7.624	113.430	7	794.009
51-A TO 92-A	20.327	7.175	145.846	44	6417.234
93 TO 114	15.000	7.175	107.625	22	2367.750
115 TO 117	19.950	6.770	135.062	3	405.185
118 TO 123	16.600	7.790	129.314	6	775.884
				125	15534.451

PERMISSIBLE DENSITY REQUIRED	=	240-400	PPA
PROPOSED POPULATION	125	X	18
PROPOSED DENSITY CALCULATION	2250	=	2250
	330.28 PPA	÷	6.81