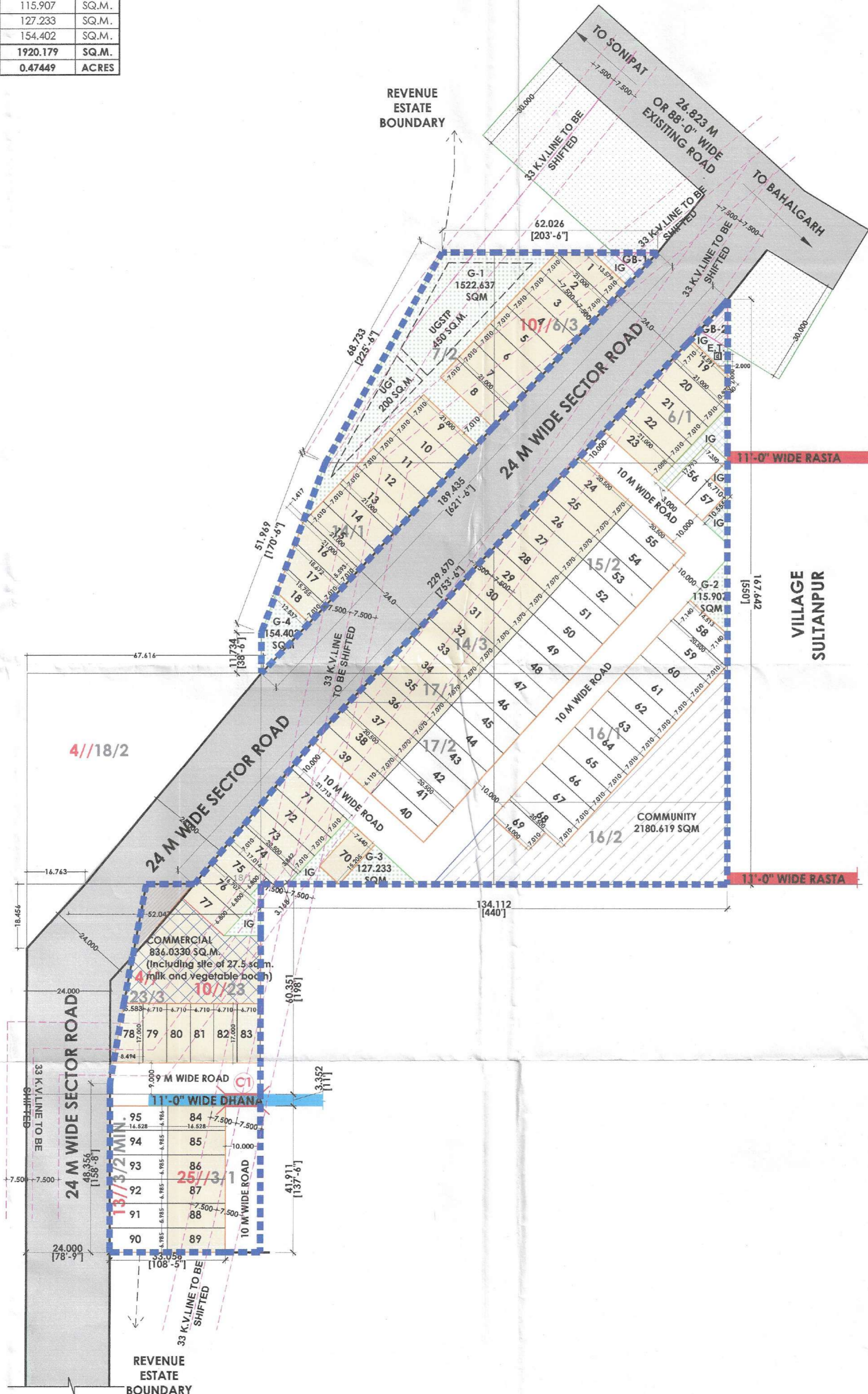


SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL AREA OF THE SCHEME (A)	5.33125	21574.770		5.33125	21574.770	
AREA UNDER 30 M WIDE GREEN BELT (B)	0.02395	96.918		0.02395	96.918	
SIDE BENEFIT OF AREA UNDER 30 M WIDE GREEN BELT (C)	0.01197	48.459		0.01197	48.459	
NET PLANNED AREA (D) = (A - C)	5.31928	21526.311		5.31928	21526.311	
OPEN AREA UNDER GREEN/PARK	0.39984	1618.108	7.500	0.47449	1920.179	8.900
COMMUNITY FACILITIES	0.53313	2157.477	10.000	0.53884	2180.619	10.107
COMMERCIAL AREA	0.21277	861.052	4.000	0.23639	936.033	3.814
AREA UNDER PLOTS	3.24474	13131.290	61.000	3.14807	12820.708	59.558
TOTAL PERMISSIBLE SALEABLE AREA	3.45753	13992.102	65.000	3.37466	13654.741	63.442

GREEN AREA PROPOSED	
G1	= 1522.637 SQ.M.
G2	= 115.907 SQ.M.
G3	= 127.233 SQ.M.
G4	= 154.402 SQ.M.
TOTAL	= 1920.179 SQ.M.
	0.47449 ACRES

AREA STATEMENT FOR THE PROPOSED TOWNSHIP													
SR.	NO. FROM	TO	W	X	L	X	FACTOR	X	FACTOR	AREA	SQ. YDS.	TOTAL NO. OF PLOTS	TOTAL AREA
1	1	1	13.579	+	21.000	x	0.500	x	7.010	=	121.994	145.905	121.994
2	2	15	7.010	x	21.000	x	1.000	x	1.000	=	147.210	176.063	147.210
3	16	16	18.672	+	21.000	x	0.500	x	5.593	=	110.943	132.688	110.943
4	17	17	21.000	x	1.417	x	1.000	x	1.000	=	29.757	35.589	29.757
5	18	18	18.672	+	15.755	x	0.500	x	7.010	=	140.700	168.277	140.700
6	19	19	15.755	+	12.837	x	0.500	x	7.010	=	100.215	119.857	100.215
7	20	23	7.010	x	21.000	x	1.000	x	1.000	=	119.942	145.451	119.942
8	24	38	7.010	x	21.000	x	1.000	x	1.000	=	20.370	24.363	20.370
9	39	40	7.010	x	21.000	x	1.000	x	1.000	=	140.312	167.813	140.312
10	41	55	7.010	x	21.000	x	1.000	x	1.000	=	147.210	176.063	147.210
11	56	56	7.010	x	21.000	x	1.000	x	1.000	=	144.935	173.342	144.935
12	57	57	6.710	x	10.555	x	1.000	x	1.000	=	130.778	156.410	130.778
13	58	58	14.513	+	20.500	x	0.500	x	7.140	=	70.824	84.706	70.824
14	59	68	7.010	x	20.500	x	1.000	x	1.000	=	124.996	149.495	124.996
15	69	69	7.010	x	20.500	x	1.000	x	1.000	=	143.705	171.871	143.705
16	70	70	7.010	x	14.000	x	1.000	x	1.000	=	143.705	171.871	143.705
17	71	73	7.010	x	20.500	x	1.000	x	1.000	=	98.140	117.375	98.140
18	74	74	7.010	x	20.500	x	1.000	x	1.000	=	116.166	138.935	116.166
19	75	75	7.010	x	20.500	x	1.000	x	1.000	=	143.705	171.871	143.705
20	76	77	6.800	x	16.707	x	1.000	x	1.000	=	59.422	71.069	59.422
21	78	78	8.494	+	5.383	x	0.500	x	17.000	=	76.761	94.198	76.761
22	79	83	6.710	x	17.000	x	1.000	x	1.000	=	138.183	165.267	138.183
23	84	84	6.986	x	16.528	x	1.000	x	1.000	=	98.600	117.926	98.600
24	85	94	6.986	x	16.528	x	1.000	x	1.000	=	113.607	135.874	113.607
25	95	95	6.986	x	16.528	x	1.000	x	1.000	=	119.454	143.106	119.454
TOTAL													7966.935
TOTAL NO. OF PLOTS													59

AREA STATEMENT FOR THE PROPOSED TOWNSHIP													
SR.	NO. FROM	TO	W	X	L	X	FACTOR	X	FACTOR	AREA	SQ. YDS.	TOTAL NO. OF PLOTS	TOTAL AREA
1	1	1	13.579	+	21.000	x	0.500	x	7.010	=	121.994	145.905	121.994
2	2	15	7.010	x	21.000	x	1.000	x	1.000	=	147.210	176.063	147.210
3	16	16	18.672	+	21.000	x	0.500	x	5.593	=	110.943	132.688	110.943
4	17	17	21.000	x	1.417	x	1.000	x	1.000	=	29.757	35.589	29.757
5	18	18	18.672	+	15.755	x	0.500	x	7.010	=	140.700	168.277	140.700
6	19	19	15.755	+	12.837	x	0.500	x	7.010	=	100.215	119.857	100.215
7	20	23	7.010	x	21.000	x	1.000	x	1.000	=	119.942	145.451	119.942
8	24	38	7.010	x	21.000	x	1.000	x	1.000	=	20.370	24.363	20.370
9	39	40	7.010	x	21.000	x	1.000	x	1.000	=	140.312	167.813	140.312
10	41	55	7.010	x	21.000	x	1.000	x	1.000	=	147.210	176.063	147.210
11	56	56	7.010	x	21.000	x	1.000	x	1.000	=	144.935	173.342	144.935
12	57	57	6.710	x	10.555	x	1.000	x	1.000	=	130.778	156.410	130.778
13	58	58	14.513	+	20.500	x	0.500	x	7.140	=	70.824	84.706	70.824
14	59	68	7.010	x	20.500	x	1.000	x	1.000	=	124.996	149.495	124.996
15	69	69	7.010	x	20.500	x	1.000	x	1.000	=	143.705	171.871	143.705
16	70	70	7.010	x	14.000	x	1.000	x	1.000	=	143.705	171.871	143.705
17	71	73	7.010	x	20.500	x	1.000	x	1.000	=	98.140	117.375	98.140
18	74	74	7.010	x	20.500	x	1.000	x	1.000	=	116.166	138.935	116.166
19	75	75	7.010	x	20.500	x	1.000	x	1.000	=	143.705	171.871	143.705
20	76	77	6.800	x	16.707	x	1.000	x	1.000	=	59.422	71.069	59.422
21	78	78	8.494	+	5.383	x	0.500	x	17.000	=	76.761	94.198	76.761
22	79	83	6.710	x	17.000	x	1.000	x	1.000	=	138.183	165.267	138.183
23	84	84	6.986	x	16.528	x	1.000	x	1.000	=	98.600	117.926	98.600
24	85	94	6.986	x	16.528	x	1.000	x	1.000	=	113.607	135.874	113.607
25	95	95	6.986	x	16.528	x	1.000	x	1.000	=	119.454	143.106	119.454
TOTAL													7966.935
TOTAL NO. OF PLOTS													59



LEGENDS

- SITE BOUNDARY
- COMMERCIAL
- COMMUNITY
- UG5TP = 450 SQ.M.
- UGT = 200 SQ.M.
- ELECTRICAL TRANSFORMER (ET) 4 SQ.M.
- GREEN AREA
- IG
- PLOT
- REVENUE RASTA
- DHANA
- 33 KV HT LINE
- THE PLOTS AND COMMERCIAL UNDER HT LINE SHALL NOT BE SOLD TILL SHIFTING OF HT LINE AND SHALL BE KEPT FREEZED
- AREA FALLING UNDER 24.00 M WIDE SECTOR ROAD
- AREA FALLING UNDER 30.00 M WIDE GREEN BELT
- C1 CULVERT

SHEET NO. - 01/04

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of work. Any discrepancies shall be pointed out to the architects/designers for clarification before proceeding. All drawings, designs & specifications are the property of RRITAM design and shall not be used in part of its entirety without written permission.

JOB TITLE -

LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 OVER AN AREA MEASURING 5.33125 ACRES OR 42K. - 13 M. OR 21574.770 SQ.M. AT SECTOR-2, VILLAGE SHADIPUR & SULTANPUR, TEHSIL & DISTRICT, SONIPAT, HARYANA

TO BE DEVELOPED BY-
M/S UNILANCE PRIVATE LIMITED

RRITAM DESIGN
D-11, IIND FLOOR, PRASHANTI VIHAR,
ROHINI, DELHI-110085, INDIA
PHONE - 011-47082511, EMAIL: rritamdesign@gmail.com

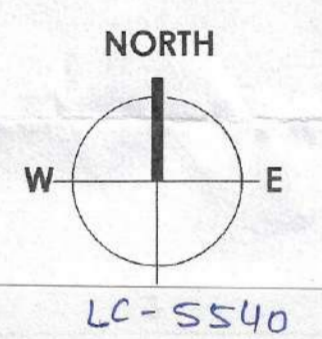
ARCHITECT : KAPIL SHARMA (ARCHITECT)
CA/97/20903
280, DEEPAI ENCLAVE,
PITAMPURA, DELHI-34

APPLICANT : UNILANCE PRIVATE LIMITED

DATE : 02-12-2025

SCALE : 1: 1000 @A1

DRAWN BY : MANISH



To be read with Licence no. 262 of 2025 dated 29/12/2025 LC-5540

1. That this 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. 19/4/2016-5 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM AVTAR BASSI) JD (HQ) (RAMNEEK) (SANJAY SAINI) A/P (HQ) (HITESH SHARMA) DTP (HQ) (BHUVNESH KUMAR) S/P (M) HQ (AMIT KHATRI, IAS) CTP (HR) (DTP (HR))