To be read with Licence No. 128 of 2023 Dated 16/06/2023

That this layout plan for an area measuring 95.2625 acres (Drawing No. DTCP-935 Dated:19-06-23) for residential plotted colony, in Sector-34, Sonipat being developed by Moonstone Realcon Pvt. Ltd., Jindal Realty Ltd. & Others, is hereby approved subject to the following conditions:-

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 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.
3. 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, Town & Country Planning, Haryana.
4. 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.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the zoning 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.
13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licenced 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.
15. That the odd size plots (except EWS 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 no plot shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
17. That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. 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.
21. 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.

(SUNENA) DTP (HQ) | (SANJAY KUMAR) STP (HQ) | (T. L. SINGH) CTP (HR) | (T. L. SATYAPRAKASH, IAS) DTCP (HR)

(NARINDER KUMAR) JD (HQ) | (SUREKHA YADAV) ATP (HQ)

LEGEND

- COMMERCIAL AREA
- COMMUNITY AREA
- UNDEFINED AREA
- KHAAL (WATER DRAIN)
- REVENUE RASTA
- SITE BOUNDARY SCHEME
- GREEN AREA
- IG - INCIDENTAL GREEN
- PLOT FREEZED FALLING UNDER 11 KV HT LINE MARKED BY YELLOW ROW 5.75 MTS

PROJECT -

LAYOUT PLAN FOR GRANT OF LICENSE FOR SETTING UP OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 95.2625 ACRES LAND IN SECTOR-34 , SONIPAT BEING DEVELOPED BY MOONSTONE REALCON PVT. LTD & JINDAL REALITY LTD AND OTHERS.

For Jindal Realty Limited
Auth. Signatory

ARCHITECT'S SIGN | OWNERS'S SIGN

DEVELOPER

JINDAL REALTY LIMITED

ORIENTATION OF LAND — N

DATE	SCALE	DRAWING NO.
17-01-2023	1:2000	LAYOUT-1

PROPOSED AREA STATEMENT OF PLOTTED COLONY

Sr. No.	ZONING	Plot Area SQM	Total area Acre	REMARK
1	Total Plot area	385513.6197	95.2625	
2	Area fall under 20 meter wide green belt	2493.1040	0.6126	(A)
3	Area falls under existing Sonipat-Narela road	2651.8047	0.6553	(B)
4	A+B	5331.0087	1.2679	
5	Balance Site Area	380382.6110	93.9946	(X)
6	50% area of 30 m wide green belt & existing Sonipat-Narela road	2565.5044	0.63395	(Y)
7	X+Y	382948.12	94.62855	
8	Area under UD	10863.76	2.684	
9	**Net Plotted area (D-E)**	372086.35	**91.94455**	ACRES

Sr. No.	ZONING AS PER NET PLOT	Permissible SQM	Permissible Acre	Permissible %	Proposed on A SQM	Proposed on A Acre	Proposed on A %
1	Residential Area / Nursing Homes Area	189764.04	46.89	51	174223.755	43.05	46.82%
2	Commercial area	14883.45	3.68	4	14838.28	3.68	4.00%
	Total Saleable Area	**204647.49**	**50.57**	**55**	**189112.14**	**46.73**	**50.82%**
3	Organised Green Area	19530.00	4.83	5	54025.58	13.35	14%
4	Incidental Green Area				9752.02	2.41	3%

Details of Plots

Sr. No.	Plot Type	Length Meter		Width Metre		Plot Area SQM	No. Of Plots	Total area SQM	Remark
1	A	25.000	X	15.000	=	375.000	53	19875.000	
2	A1	25.000	X	12.000	=	300.000	6	1800.000	
3	A2	19.330	X	8.947	=	172.946	3	518.837	NPNL
4	A3	25.000	X	12.901	=	322.525	3	967.575	
5	A4	22.352	X	9.893	=	221.128	6	1326.770	NPNL
6	A5	30.000	X	15.031	=	472.330	4	1809.320	
7	A6	25.000	X	9.000	=	225.000	3	675.000	NPNL
8	A7	25.000	X	13.832	=	345.800	3	1037.400	
9	A8	24.973	X	14.015	=	349.997	9	3149.969	
10	B	30.348	X	16.345	=	496.038	4	1984.304	
11	B1	30.348	X	15.926	=	483.322	4	1933.289	
12	B2	30.000	X	16.000	=	480.000	3	1440.000	
13	B3	37.378	X	17.872	=	668.020	3	2004.059	
14	C	30.000	X	15.000	=	450.000	49	22050.000	
15	C0	33.528	X	13.830	=	463.692	6	2782.153	
16	C1	18.284	X	9.276	=	169.602	38	6444.891	NPNL
17	C2	45.191	X	18.403	=	831.650	5	4158.250	
18	C3	20.596	X	9.650	=	198.886	15	2953.296	NPNL
19	C4	27.986	X	9.837	=	275.278	8	2161.825	
20	C5	25.051	X	8.476	=	212.358	7	1486.504	NPNL
21	C6	29.985	X	11.174	=	335.112	6	2010.674	
22	C7	27.529	X	12.069	=	332.248	7	2325.733	
23	C8	27.560	X	11.228	=	309.466	4	1237.775	
24	D	31.146	X	15.000	=	467.190	4	1868.760	
25	D1	19.500	X	9.102	=	177.489	20	3549.780	NPNL
26	D2	25.840	X	14.441	=	373.155	10	3731.554	
27	D3	22.479	X	9.250	=	207.931	8	1663.446	NPNL
28	E	22.697	X	10.000	=	226.970	11	2474.670	NPNL
29	E1	22.499	X	9.954	=	223.955	10	2239.550	NPNL
30	E2	22.499	X	10.000	=	224.990	3	674.970	NPNL
31	E3	33.496	X	13.587	=	455.110	8	3640.881	
32	E4	19.792	X	8.621	=	170.627	7	1194.388	NPNL
33	E5	24.099	X	12.080	=	291.155	8	2328.927	
34	E6	21.560	X	9.669	=	208.464	5	1042.318	NPNL
35	E7	28.060	X	12.085	=	339.105	3	1017.315	
36	E8	28.485	X	9.577	=	272.801	11	3000.809	
37	E9	22.709	X	9.846	=	223.593	9	2012.335	NPNL
38	E10	22.777	X	9.880	=	225.037	3	675.110	NPNL
39	E11	22.069	X	10.000	=	220.690	7	1544.830	NPNL
40	F	23.203	X	12.000	=	278.436	1	278.436	
41	F1	42.623	X	14.117	=	601.655	3	1804.965	
42	F2	31.554	X	12.012	=	379.027	4	1516.107	
43	F3	25.852	X	11.399	=	294.687	10	2946.869	
44	F4	25.851	X	11.110	=	287.205	4	1148.818	
45	F5	41.644	X	17.226	=	717.360	3	2152.079	
46	F6	31.857	X	18.223	=	580.466	2	1160.933	
47	F7	20.000	X	10.000	=	200.000	2	400.000	NPNL
48	G	30.000	X	15.923	=	477.750	16	7644.000	
49	G0	25.381	X	11.710	=	297.212	1	297.212	
50	G1	30.031	X	14.215	=	426.851	4	1707.563	
51	G2	25.024	X	10.668	=	266.956	2	533.912	NPNL
52	G3	17.827	X	10.083	=	179.750	1	179.750	NPNL
53	G4	26.247	X	14.955	=	392.524	3	1177.572	
54	H	10.000	X	5.000	=	50.000	51	2550.000	EWS
55	H0	10.000	X	5.222	=	52.220	10	522.200	EWS
56	HA	10.445	X	4.836	=	50.512	6	303.072	EWS
57	H1	10.000	X	5.171	=	51.710	60	3102.600	EWS
58	I	24.946	X	15.000	=	374.190	3	1122.570	
59	I1	26.703	X	11.980	=	319.902	6	1919.412	
60	I2	24.963	X	10.000	=	249.630	3	748.890	
61	I3	30.275	X	13.175	=	398.873	4	1595.493	
62	I4	22.069	X	15.496	=	341.981	1	341.981	
63	ODD SHAPE PLOTS						41	15935.154	
						Total	621	172223.755	
64	**NURSING HOME-1**							1000.000	
65	**NURSING HOME-2**							1000.000	
	GRAND TOTAL							174223.755	43.05 ACRES

Population Density Calculation

Sr. No.	Type	No. of Plots	Person / Plot	Population
1	Main Plots	424	13.5	6669
2	EWS	127	9	1143
	Total			7812
	DENSITY PER ACRE (PPA) %			**84.96**

Sr. No.	Type	Required No. of Plots	Required %	Proposed No. of Plots	Proposed %
1	NPNL	155.25	25%	160	26%
2	EWS	124.2	20%	127	20%

Green Area Calculation

	SQM	ACRE
Permissible Green Area required @ 2.5 sqm/person	19530.0000	4.8260
Organized Green pockets	54025.5276	13.35
Incidental Green pockets	9752.9230	2.41
Total Green Provided	63778.4506	15.76
(Organized + Incidental)		

UNDEFINED AREA DETAIL

TYPE	ACRES	%
UNDEFINED AREA -1	0.229	
UNDEFINED AREA -2	0.499	
UNDEFINED AREA -3	0.103	
UNDEFINED AREA -4	0.058	
UNDEFINED AREA -5	0.089	
UNDEFINED AREA -6	0.27	
UNDEFINED AREA -7	0.068	
UNDEFINED AREA -8	0.14	
UNDEFINED AREA -9	0.509	
UNDEFINED AREA -10	0.067	
UNDEFINED AREA -11	0.072	
UNDEFINED AREA -12	0.07	
UNDEFINED AREA -13	0.11	
TOTAL AREA	2.684	2.06%

Organised Green Area Calculation

No.	Acre		
PART A			
OG-1	0.25		
OG-2	0.60	CS-2	
TOTAL	0.85		
PART B			
OG-3	0.20		
OG-4	0.77		
OG-5a	0.43		
OG-5b	0.24		
OG-6	0.51		
OG-7	0.76		
OG-8	2.41	CS -1	
OG-9	0.78		
OG-9A	0.16	CS-4	
TOTAL	6.26		
PART C			
OG-10	0.99	MAIN ESS	
OG-11	0.67		
OG-12	0.62		
OG-13	0.41		
TOTAL	2.69		
PART D			
OG-14	0.25		
TOTAL	0.25		
PART E			
OG-15	0.35	CS-3	
OG-16	0.17		
OG-17	0.22		
OG-18	0.39		
OG-19	0.34		
OG-20	0.51		
OG-21	0.43	CS-5	
OG-22	0.59	CS-6	
OG-23	0.30		
TOTAL	3.30		
(A+B+C+D+E)	13.35		

Incidental Green Area Calculation

No.	Acre	No.	Acre
PART A		**PART D**	
IG-1	0.07	IG-22	0.03
IG-2	0.05	IG-23	0.06
IG-3	0.04	IG-24	0.10
IG-4	0.05	IG-25	0.10
IG-5	0.06	IG-26	0.11
IG-6	0.04	IG-27	0.05
IG-7	0.02	IG-28	0.03
		IG-29	0.09
PART B		**PART E**	
IG-8	0.06		
IG-9	0.05	IG-30	0.13
IG-10	0.02	IG-31	0.08
IG-11	0.08	IG-32	0.05
IG-12	0.11	IG-33	0.02
		IG-34	0.05
		IG-35	0.12
PART C		IG-36	0.05
IG-13	0.05	IG-37	0.02
IG-14	0.05	IG-38	0.04
IG-15	0.07	IG-39	0.08
IG-16	0.05	IG-40	0.05
IG-17	0.05	IG-41	0.02
IG-18	0.07	IG-42	0.03
IG-19	0.04	IG-43	0.02
IG-20	0.14		
IG-21	0.03		
TOTAL (A+B+C+D+E)			2.41

CS-7
CS-8

Commercial Area Calculation

S.No.	ACRE
COM-1	0.52
COM-2	0.50
COM-3	0.53
COM-4	0.529
COM-5	1.60
TOTAL	3.68

DETAILS COMMUNITY BUILDING

Sr. No.	NAME OF FACILITY		Required No. of Quantity	Required AREA (SQM.)	Proposed No. of Quantity	Proposed AREA (SQM.)
1	NURSERY SCHOOL	1 / 2500 Population	3	809.370	3	809.370
2	PRIMARY SCHOOL	1 / 5000 Population	1	2023.428	1	2023.428
3	MILK AND VEGETABLE BOOTH	1 / 20 Acre	4	27.50	4	27.50
4	CLINIC	2 / 50 Acre	2	250	2	250
5	ATM	2 / 50 Acre	2	12	2	12
6	BEAUTY PARLOUR	2 / 50 Acre	2	12	2	12
7	MULTIPURPOSE BOOTH	2 / 50 Acre	2	27.50	2	27.50
8	TAXI STAND	1 / 50 Acre	1	2023.48	1	2023.48
	TOTAL		17	5185	17	5185.28