

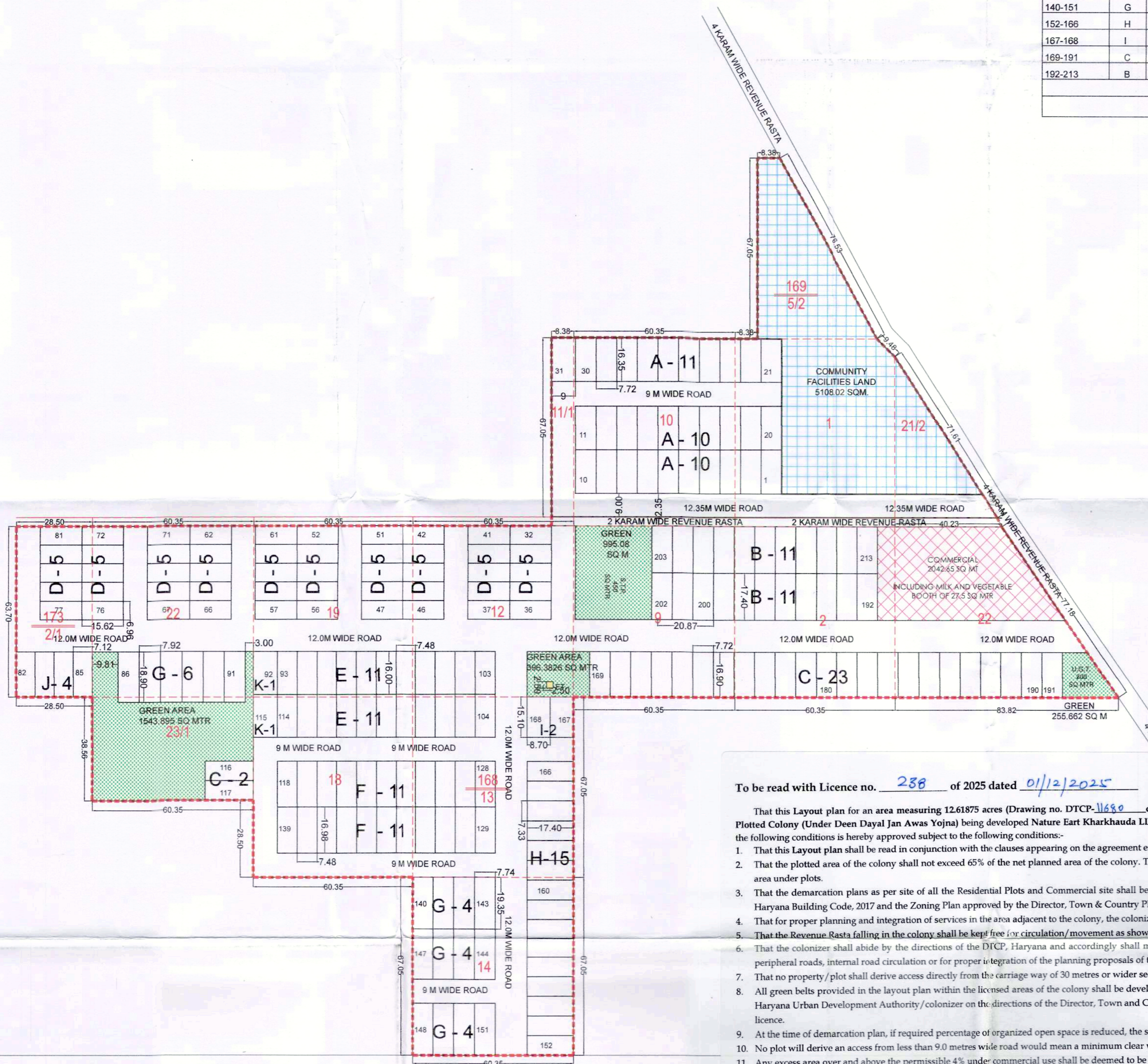
LEGEND	
	LICENCE BOUNDARY
	COMMUNITY FACILITIES
	GREEN AREA
	COMMERCIAL AREA
	STP - UGT

**DETAILS OF PLOT**

PLOT NO.	TYPE	SIZE SQ.MT.	AREA	NO OF PLOTS	TOTAL AREA	UNIT	
01-30	A	16.35 X 7.72	126.222	30	3786.66	SQ.MT.	
31	A'	16.35 X 9.00	147.15	01	147.15	SQ.MT.	
32-81	D	15.62 X 6.96	108.7152	50	5435.76	SQ.MT.	
169 - 191	C	16.9 X 7.72	130.468	23	3000.76	SQ.MT.	
82-85	J	16.90 X 7.12	120.328	04	481.312	SQ.MT.	
86-91	G'	18.9 X 7.92	149.688	06	898.13	SQ.MT.	
92	K	16.00 X 9.00	144.00	01	144.00	SQ.MT.	
93-114	E	16.00 X 7.48	119.68	22	2632.96	SQ.MT.	
115	K	16.00 X 9.00	144.00	01	144.00	SQ.MT.	
116-117	C'	18.12 X 7.23	131.0076	02	262.02	SQ.MT.	
118-139	F	16.98 X 7.48	127.0104	22	2794.23	SQ.MT.	
140-151	G	19.35 X 7.74	149.769	12	1797.23	SQ.MT.	
152-166	H	17.40 X 7.33	127.542	15	1913.13	SQ.MT.	
167-168	I	17.40 X 7.55	131.370	02	262.74	SQ.MT.	
169-191	C	16.9 X 7.72	130.468	23	3000.76	SQ.MT.	
192-213	B	17.4 X 7.72	134.328	22	2955.22	SQ.MT.	
TOTAL					213	26655.29	SQ.MT.
						or 6.5866	ACRES.

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 12.61875 ACRES IN SECTOR - 11, KHARKHAUDA, DISTRICT - SONIPAT BEING DEVELOPED BY NATURE EARTH KHARKHODA LLP.

24 M WIDE ROAD



**AREA STATEMENT**

TOTAL AREA OF THE SCHEME = 51066.269 SQ.MT. = 12.61875 Acres

AREA UNDER PLOTS	= 26655.29 SQ.MT. = 6.5866 Acres = 52.1969 %
COMMERCIAL AREA	= 2042.65 SQ.MT. = .50475 Acres = 4 %
TOTAL SALEABLE AREA	= 28697.94 SQ.MT. = 7.0914 Acres = 56.197%
COMMUNITY FACILITIES AREA	= 5108.02 SQ.MT. = 1.2622 Acres = 10.00 %
GREEN AREA	= 3833.39 SQ.MT. = 0.9472 Acres = 7.506 %
AREA UNDER ROADS	= 13,429.1879 SQ.MT. = 3.3184 Acres = 26.297%

TYPE	SIZE	AREA IN SQ.MT.	NO OF PLOTS	TOTAL AREA
A	16.35 X 7.72	= 126.222	X 30	= 3786.66 SQ.MT.
A'	16.35 X 9.00	= 147.15	X 01	= 147.15 SQ.MT.
B	17.4 X 7.72	= 134.328	X 22	= 2955.22 SQ.MT.
C	16.9 X 7.72	= 130.468	X 23	= 3000.76 SQ.MT.
C'	18.12 X 7.23	= 131.0076	X 02	= 262.02 SQ.MT.
D	15.62 X 6.96	= 108.7152	X 50	= 5435.76 SQ.MT.
E	16.00 X 7.48	= 119.68	X 22	= 2632.96 SQ.MT.
F	16.98 X 7.48	= 127.0104	X 22	= 2794.23 SQ.MT.
G	19.35 X 7.74	= 149.769	X 12	= 1797.23 SQ.MT.
G'	18.9 X 7.92	= 149.688	X 06	= 898.13 SQ.MT.
H	17.40 X 7.33	= 127.542	X 15	= 1913.13 SQ.MT.
I	17.40 X 7.55	= 131.370	X 02	= 262.74 SQ.MT.
J	16.90 X 7.12	= 120.328	X 04	= 481.312 SQ.MT.
K	16.00 X 9.00	= 144.00	X 02	= 288.00 SQ.MT.
TOTAL			213	= 26655.29 SQ.MT. or 6.5866 ACRES.

**DENSITY CALCULATION**

NO OF PLOT	PERSON'S PER PLOT	TOTAL NO OF PERSONS	AREA IN ACRES	PERSON'S PER ACRES
213 X 18	=	3834	/ 12.61875	= 303.833
PERMISSIBLE DENSITY				= 240.00 - 400.00

DRAWING TITLE :

**LAYOUT PLAN**

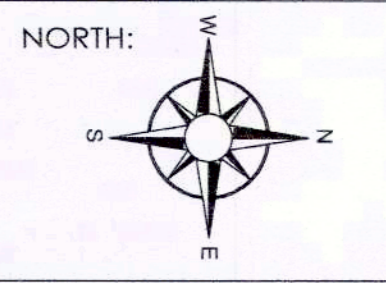
ARCHITECT'S SIGN :

OWNER'S SIGN :

NORTH :

Ar. NIHIT DAWAR  
+91-7015887195  
CA/2019/110561

Nature Earth Kharkhoda LLP  
Authorised Sign



SCALE:

1:500

To be read with Licence no. 238 of 2025 dated 01/12/2025

This Layout plan for an area measuring 12.61875 acres (Drawing no. DTCP-11690 dated 02-12-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Nature Earth Kharkhoda LLP in collaboration with land owners in Sector-11, Kharkhoda is hereby approved subject to the following conditions 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 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.
- 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.
- 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.
- That the Revenue Rasta 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 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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.
- 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.
- No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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.
- 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.
- 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- 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.
- 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.
- 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 Code's.

(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)

LC-5318