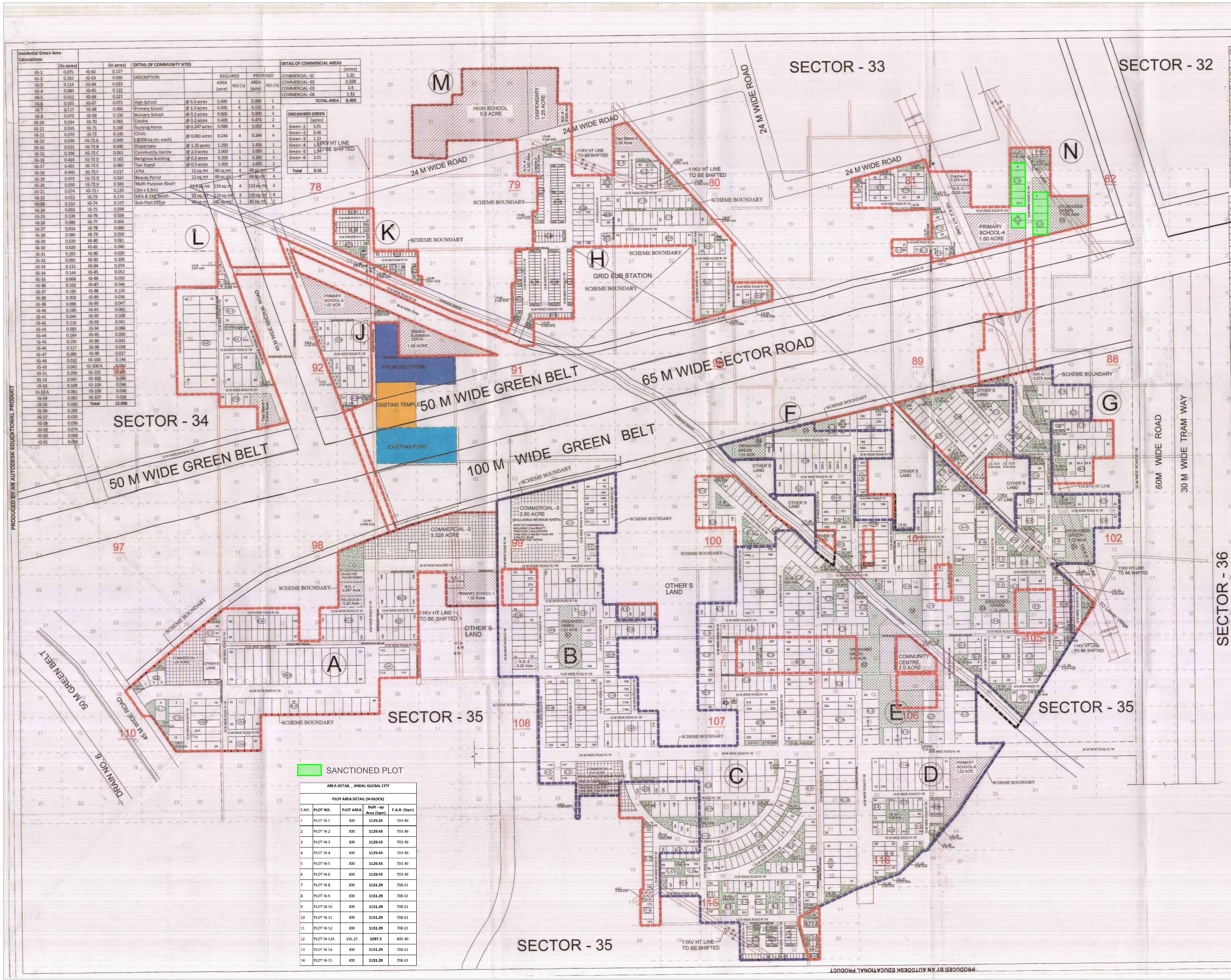

Incidental Green Area Calculations

	(in acres)		(in acres)
IG-1	0.075	IG-62	0.127
IG-2	0.282	IG-63	0.030
IG-3	0.114	IG-64	0.023
IG-4	0.080	IG-65	0.122
IG-5	0.052	IG-66	0.221
IG-6	0.425	IG-67	0.072
IG-7	0.117	IG-68	0.066
IG-8	0.070	IG-69	0.156
IG-10	0.034	IG-70	0.065
IG-11	0.555	IG-71	0.168
IG-12	0.073	IG-72	0.140
IG-13	0.039	IG-72 A	0.040
IG-14	0.025	IG-72 B	0.040
IG-15	0.296	IG-72 C	0.061
IG-16	0.424	IG-72 D	0.162
IG-17	0.401	IG-72 E	0.080
IG-18	0.440	IG-72 F	0.217
IG-19	0.072	IG-72 G	0.024
IG-20	0.050	IG-72 H	0.345
IG-21	0.074	IG-72 J	0.130
IG-22	0.012	IG-73	0.174
IG-23	0.114	IG-74	0.157
IG-24	0.053	IG-75	0.034
IG-25	0.139	IG-76	0.056
IG-26	0.080	IG-77	0.045
IG-27	0.016	IG-78	0.066
IG-28	0.080	IG-79	0.050
IG-29	0.020	IG-80	0.061
IG-30	0.020	IG-81	0.040
IG-31	0.292	IG-82	0.029
IG-32	0.091	IG-83	0.109
IG-33	0.115	IG-84	0.074
IG-34	0.144	IG-85	0.052
IG-35	0.068	IG-86	0.050
IG-36	0.102	IG-87	0.046
IG-37	0.195	IG-88	0.150
IG-38	0.203	IG-89	0.036
IG-39	0.096	IG-90	0.047
IG-40	0.160	IG-91	0.062
IG-41	0.044	IG-92	0.108
IG-42	0.116	IG-93	0.041
IG-43	0.093	IG-94	0.088
IG-44	0.164	IG-95	0.030
IG-45	0.150	IG-96	0.041
IG-46	0.117	IG-98	0.028
IG-47	0.085	IG-99	0.017
IG-48	0.010	IG-100	0.146
IG-49	0.042	IG-100 A	0.054
IG-51	0.200	IG-101	[illegible]
IG-52	0.047	IG-103	0.086
IG-53	0.109	IG-104	0.046
IG-53 A	0.061	IG-106	0.048
IG-54	0.062	IG-107	0.058
IG-55	0.060	Total	12.096
IG-56	0.283		
IG-57	0.020		
IG-58	0.096		
IG-59	0.074		
IG-60	0.068		
IG-61	0.038		

DETAIL OF COMMUNITY SITES

DESCRIPTION		REQUIRED AREA (acre)	REQUIRED NO.('s)	PROPOSED AREA (acre)	PROPOSED NO.('s)
High School	@ 5.0 acres	5.000	1	5.000	1
Primary School	@ 1.0 acres	4.000	4	4.110	4
Nursery School	@ 0.2 acres	0.800	4	0.900	4
Creche	@ 0.2 acres	0.400	2	0.474	2
Nursing Home	@ 0.247 acres	0.988	4	1.052	4
Clinic (@250 sq.mt. each)	@ 0.061 acres	0.244	4	0.244	4
Dispensary	@ 1.25 acres	1.250	1	1.456	1
Community Centre	@ 2.0 acres	2.000	1	2.000	1
Religious Building	@ 0.2 acres	0.200	1	0.200	1
Taxi Stand	@ 0.5 acres	1.000	2	1.000	2
ATM	12 sq.mt	48 sq.mt	4	48 sq.mt	4
Beauty Parlor	12 sq.mt	48 sq.mt	4	48 sq.mt	4
Multi-Purpose Booth (5m x 5.5m)	27.5 sq.mt	110 sq.mt	4	110 sq.mt	4
Milk & Veg Booth	12 sq.mt	110 sq.mt	4	110 sq.mt	4
Sub-Post Office	40 sq.mt	80 sq.mt	1	80 sq.mt	1

DETAIL OF COMMERCIAL AREAS

	(acres)
COMMERCIAL -01	1.25
COMMERCIAL -02	3.328
COMMERCIAL -03	2.6
COMMERCIAL -04	1.32
TOTAL AREA	8.493

ORGANISED GREEN

	(acres)
Green -1	1.01
Green -2	3.46
Green -3	1.12
Green -4	1.02
Green -5	1.54
Green -6	1.01
Total	9.16

SANCTIONED
FINAL LAYOUT PLAN
To be read in conjunction with Memo No. 2279 Dtd 9/2/15

PROPOSED AREA STATEMENT FOR PLOTTED COLONY

Total Scheme Area	=	214.718		---- (A)
Area under 65 mtr wide sector road	(-)	0.435	3.489	
Area under 45 mtr wide sector road		0.142		
Area under 100 mtr wide green belt		2.575		
Area under 50 mtr wide green belt/Tram		0.337		
Balance Scheme Area	=	211.229		---- (B)
50% area sector /green belt/service road		1.7445		---- (C)
Total area (B + C)		212.9735		---- (D)
Undetermined Area	(-)	0.6530		---- (E)
Net Planned Area [D-E]	=	212.3205		
Premissible Residential Area		108.283	51%	
Proposed Residential Area		102.9790	48.50%	
Premissble Commerical area		8.493	4.0%	
Proposed Commercial area		8.493	4.0%	
Total Saleable Area	=	111.472	52.50%	

DETAIL OF PLOTS

S.NO	TYPE	SIZE (MTS.)	UNIT AREA (SQ.MT)	NO. OF PLOTS	TOTAL AREA (SQ.MT)	REMARKS
1	A	18.000 x 36.000	648.00	16	10368.000	
2	A2	18.000 x 36.270	652.86	6	3917.160	
3	A3	18.000 x 27.330	491.94	2	983.880	
4	B	15.000 x 28.000	420.00	135	56700.000	
5	B1	15.000 x 28.347	425.21	1	425.205	
6	B3	13.400 x 28.500	381.90	21	8019.900	
7	B4	15.000 x 30.000	450.00	1	450.000	
8	B6	14.510 x 30.020	435.59	32	13938.886	
9	C	12.000 x 25.000	300.00	251	75300.000	
10	C1	12.000 x 27.520	330.24	77	25428.480	
11	C2	12.920 x 25.050	323.65	8	2589.168	
12	C3	13.400 x 24.000	321.60	8	2572.800	
13	C4	12.000 x 28.000	336.00	37	12432.000	
14	C6	12.000 x 24.000	288.00	22	6336.000	
15	D	11.000 x 22.000	242.00	64	15488.000	
16	D4	11.000 x 25.390	279.29	44	12288.760	
17	D5	11.000 x 20.000	220.00	5	1100.000	2 No.s NPNL
18	D7	11.000 x 23.330	256.63	12	3079.560	
19	E	10.000 x 22.500	225.000	165	37125.000	133 No.s NPNL
20	E1	10.700 x 22.500	240.750	14	3370.500	
21	E2	10.000 x 23.500	235.000	17	3995.000	
22	E3	10.000 x 22.750	227.500	4	910.000	
23	E4	10.000 x 26.220	262.200	16	4195.200	
24	F	10.000 x 20.000	200.000	196	39200.000	140 No.s NPNL
25	F1	10.000 x 21.526	215.260	50	10763.000	21 No.s NPNL
26	G	8.000 x 20.000	160.000	35	5600.000	4 No.s NPNL
27	G1	8.350 x 25.150	210.003	1	210.003	1 No. NPNL
28	H	9.000 x 18.000	162.000	125	20250.000	125 No.s NPNL
29	H1	9.000 x 18.660	167.940	63	10580.220	11 No.s NPNL
30	J	8.000 x 16.000	128.000	17	2176.000	5 No.s NPNL
31	J2	8.000 x 16.500	132.000	13	1716.000	13 No.s NPNL
32	J3	8.000 X 16.740	133.920	7	937.440	
33	J4	8.000 X 19.000	152.000	9	1368.000	6 No.s NPNL
34	K	10.000 x 5.000	50.000	314	15700.000	EWS
34	K1	12.000 x 4.500	54.000	55	2970.000	EWS
			TOTAL	1843	412484.162	
				=	101.927	ACRES

	(acres)
U.D. -1	0.109
U.D. -2	0.058
U.D. -3	0.118
U.D. -4	0.134
U.D. -5	0.157
U.D. -6	0.077
Total	0.653

POPULATION DENSITY CALCULATIONS

	No. of Plots	Persons/ plot	Population
Main Plots	1474	13.5	19899
EWS	369	9	3321
Total	1843		23220
Proposed Population Density =			109.271
(persons per acre)			
(Permissible Population Density = 109.308 P.P.A)			

	REQUIRED Plots	REQUIRED %age	PROPOSED Plots	PROPOSED %age
NPNL PLOTS	460.75	25%	461	25.014%
EWS PLOTS	368.60	20%	369	20.022%

GREEN AREA CALCULATIONS

	(Acres)	(%age)
Permissible Green required @ 5% of 212.3205acre (= 5/100 x 212.3205) = 10.616 acres		
Organised Green Pockets (G1+G2+G3+G4+G5+G6)	9.16	4.32%
Incidental Green Pockets (IG-1+..........+IG-107)	12.096	5.70%
Total Green Provided (Organised + Incidental)	21.258	10.02%

Vikas Singh
Architect
CA/96/20790
ARCHITECT'S SIGN.

For Jindal Realty Pvt. Ltd
Authorised Signatory
OWNER'S SIGN.

Developer:–

JINDAL REALTY(P) LIMITED

Project:–
LAYOUT PLAN OF 214.718 ACRE,
AT SECTOR-33,34 & 35, SONEPAT (HARYANA)

Sheet Title
REVISED LAYOUT PLAN

N

Date	Scale	Drg. No.
	1:2000	JRPL/SP/R/01

LC-2062B

To be read with licence No. 24 of 2014 dated 11.06.2014

That this layout plan for an area of 214.718 acres (Drawing No. DG,TCP-4582 dated 06.03.2014) including additional land measuring 104.456 acres comprised of licence which was issued in respect of Residential Plotted Colony, being developed by Jindal Realty Pvt. Ltd. in collaboration with Others Companies, 33, 34 & 35, Sonepat 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 and Commercial and Community 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.
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 DG,TCP for the modification of layout plans of the colony.
5. 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.
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 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
10. At the time of demarcation plan, 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. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. 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.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, 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 plots 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 HUDA 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 coloniser 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 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.
20. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

(BABITA GOYAL) ATP (HQ) (S.K.SEHRAWAT) DTP (HQ) (GURMEET KAUR) STP(HQ) M (J.S. REDHU) CTP (HR) (ANURAG RASTOGI, IAS) DG,TCP (HR)

This is a "PROVISIONAL APPROVED LAYOUT PLAN" only for purpose of inviting objection from the general public
District Town Planner (HQ)
Directorate of Town and Country Planning
Haryana, Chandigarh

LEGEND:-

- COMMERICAL AREA
- INSTITUTIONAL / PUBLIC FACILITY AREA
- REVENUE RASTA
- OUTER PERIPHERY LINE OF SCHEME
- ORGANISED GREEN
- GREEN AREA IG = INCIDENTAL GREEN
- UNDETERMINED AREA (U.D.)
- LICENCED LAND – 110.262 ACRES (LICENCE No. 71 OF 2009. Dt. 26.11.2009)
- ADDITIONAL LAND – 104.456 ACRES

SANCTIONED PLOT

AREA DETAIL _ JINDAL GLOBAL CITY

PLOT AREA DETAIL (N-BLOCK)

S.NO.	PLOT NO.	PLOT AREA	Built - up Area (Sqm)	F.A.R. (Sqm)
1	PLOT-N-1	300	1129.45	703.49
2	PLOT-N-2	300	1129.45	703.49
3	PLOT-N-3	300	1129.45	703.49
4	PLOT-N-4	300	1129.45	703.49
5	PLOT-N-5	300	1129.45	703.49
6	PLOT-N-6	300	1129.45	703.49
7	PLOT-N-8	300	1151.29	708.61
8	PLOT-N-9	300	1151.29	708.61
9	PLOT-N-10	300	1151.29	708.61
10	PLOT-N-11	300	1151.29	708.61
11	PLOT-N-12	300	1151.29	708.61
12	PLOT-N-12A	336.25	1287.3	800.49
13	PLOT-N-14	300	1151.29	708.61
14	PLOT-N-15	300	1151.29	708.61

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