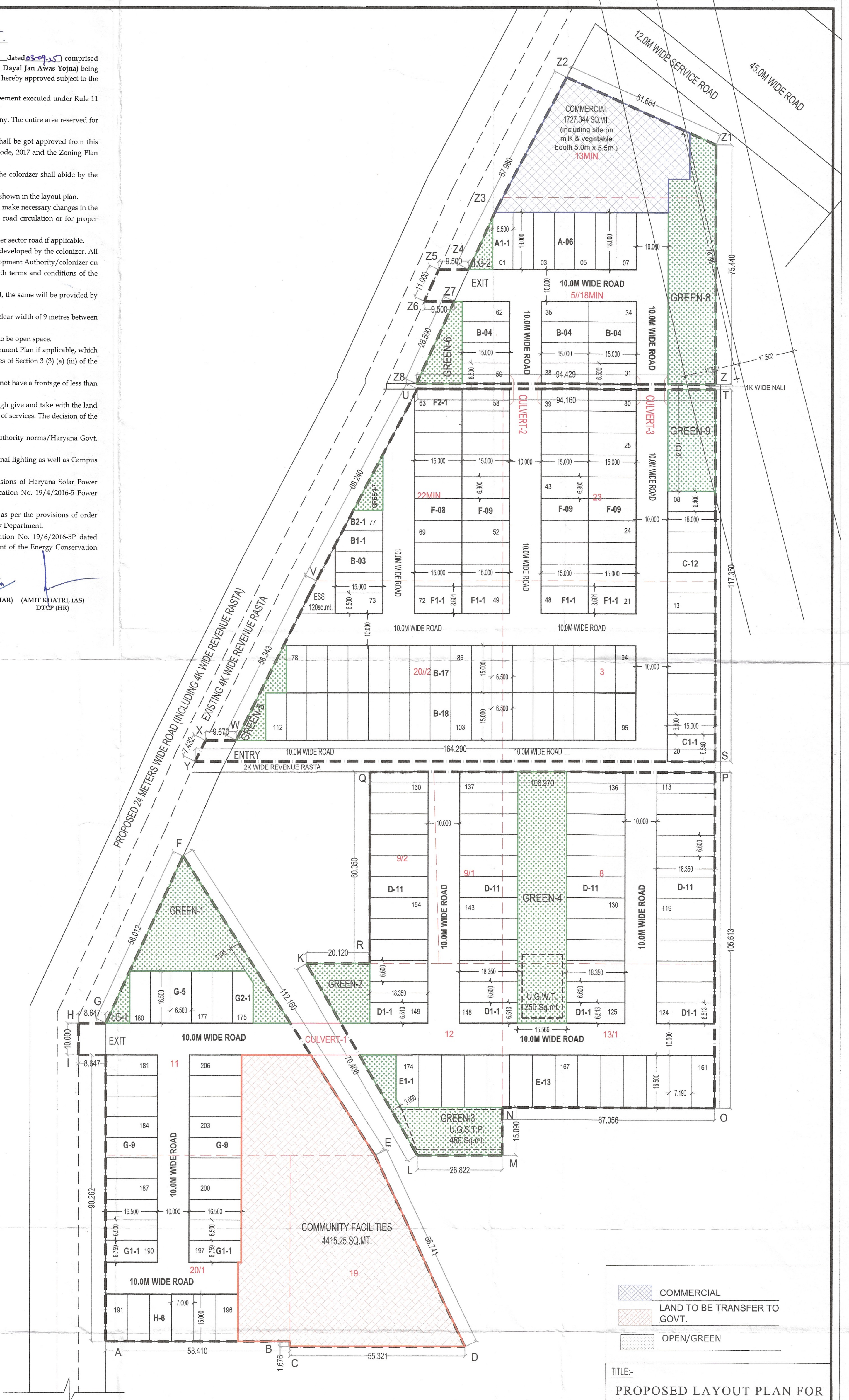


To be read with Licence no. 161 of 2025 dated 03-09-2025.

That this Layout plan for an area measuring 10.8472 acres (Drawing no. DTCP-11408 dated 03-09-2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Sh. Surender in collaboration with Rishabh Residency LLP in Sector-6, Sonapat is hereby approved subject to the following conditions 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 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 9 metres 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 AYTAZ BASSI) JD (HQ) (RAMNEEK) ATP (HQ) (SANKHY SAINI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI IAS) DTCP (HR)



TOTAL AREA OF LAND = 10.8472 ACRES (43896.991 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE	AREA ACRES	AREA SQ.MTS.	PERCENTAGE
Required Open space Area (7.5%)	0.814	3292.274	7.5	1.220	4938.739	11.251
10% area to be transferred free of cost to the govt.	1.085	4389.699	10.0	1.091	4415.250	10.058
Permissible commercial area	0.434	1755.880	4.0	0.427	1727.344	3.935
Area Under Plots	6.617	26777.165	61.0	5.502	22267.719	50.727
Total permissible area	7.051	28533.044	65.0	5.929	23995.063	54.662
TOTAL NO. OF PLOTS				220		
Permissible Density	240-400 ppa			=(206 X 18)/10.8472		
Achieved Density				341.839 PPA		

PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A1	6.500	18.000	117.000	2-7	6	702.000
B1	6.500	15.000	97.500	31-34, 35-38, 59-62, 73-75, 76-84, 95-112	50	4875.000
B2	6.500	15.000	97.500	76	1	97.500
C1	6.500	15.000	97.500	8-19	12	1170.000
C2	6.500	15.000	97.500	113-123, 126-147, 150-160	44	4320.000
D1	6.513	18.350	119.514	124, 125, 148, 149	4	478.054
E1	7.190	16.500	118.635	161-173	13	1542.255
F1	6.500	15.000	97.500	22-30, 39-47, 50-58, 64-71	35	3622.500
F2	6.500	15.000	97.500	21, 46, 49, 72	4	510.000
G1	6.500	15.000	97.500	170-189, 198-206	23	2466.750
G2	6.500	15.000	97.500	190, 197	2	223.047
H1	6.500	15.000	97.500	175	1	97.500
H2	6.500	15.000	97.500	191-196	6	603.000
TOTAL PLOT AREA					206	22267.719
					(IN ACRES)	5.502

GREEN AREA DETAIL	
	AREA (SQ.MT.)
GERRN-01	837.933
GERRN-02	274.868
GERRN-03	585.618
GERRN-04	1231.476
GERRN-05	151.370
GERRN-06	220.799
GERRN-07	82.300
GERRN-08	1074.111
GERRN-09	480.254
TOTAL GREEN AREA	4938.739

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- OPEN/GREEN

TITLE:-
PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY AREA MEASURING 10.8472 ACRES (86K-15M-5S) IN VILLAGE PIPLI, SECTOR 06 TEH. KHARKHODA, DIST. SONIPAT (HR) BEING DEVELOPED BY M/S RISHABH RESIDENCY LLP.

OWNERS SIGNATURE:-
Rishabh Residency LLP
Authorised Signatory

ARCHITECT SIGNATURE:-
VIKAS AHLAWAT
CAZ013159929

DRAWING TITLE:
LAYOUT PLAN

DATE:- APR. 2025
SCALE:- 1:500(A1)

NORTH
↑

SHEET NO.
01