

ROHTAK, SECTOR - 36-A
Revised Layout Plan

(Regularization of Boundary of the Licence Colony with HSVP land in the same Sector)

Total area = 76.806 acres
 Area of Masterplan Green belt = 7.0 acres
 50% of the area under Masterplan Green Belt = 3.50 acres
 Total area of the scheme = 73.306 acres
 Area under undetermined use = 0.384 acres
 Net planned Area = 72.922 acres

Particulars	Acres	(%)	Total
Area under Residential	35.963		
Nursing Homes	0.494	49.99%	39.177 Acres
Area under Commercial	2.72	3.73%	

Total Saleable Area = 39.177 acres = 53.72%

TOTAL POPULATION
 487X 13.5 + 122X 9 = 7672.5 persons
 ~7673 persons

POPULATION DENSITY
 7673/ 72.922 = 105.22 PPA

COMMUNITY SITES

S. NO	COMMUNITY SITE	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	PS 1	1
2	NURSERY SCHOOL	NS 2	2
3	NURSING HOME	NH 2	2
4	CLINIC	CL 2	2
5	ATM	2	2
6	BEAUTY PARLOUR	2	2
7	MILK / VEG BOOTH	M/VB 2	2
8	MULTIPURPOSE BOOTH	2	2
9	TAXI STAND	1	1

DETAILS OF PLOTS					LEGEND:	
PLOT TYPE	SIZE (M)	AREA (Sqm)	Nos	AREA (sqm)		
II	14.0 x 30.0	420	73	30660		COMMUNITY SITES
II'	14.39 x 27.79	399.898	57	22794.18		COMMERCIAL
II''	15.264 x 33.186	506.55	2	1013.10		GREEN AREA
III	12.0 x 28.0	336	84	28224		UNDETERMINED (UD)
III'	12.0 x 26.0	312	54	16848		Site Boundary
IV	10.5 x 26.0	273	20	5460		Railway Line
V	10.5 x 22.0	231	19	4389		NPNL Plots
VI	9.0 x 18.5	166.5	132	21978	132	
VI'	9.0 x 19.5	175.5	46	8073	21	NPNL Plots @ 25% = 153
VII	4.0 x 12.5	50	122	6100		EWS PLOTS
TOTAL			609	145539.28		=35.963 ACRES

Area under Green = 11.22 acres (15.38%)

SYMBOL	DESCRIPTION
[Hatched Box]	COMMUNITY SITES
[Grid Box]	COMMERCIAL
[Green Box]	GREEN AREA
[Dotted Box]	UNDETERMINED (UD)
[Dashed Line]	Site Boundary
[Vertical Lines]	Railway Line
[Red Line]	NPNL Plots

[White Box]	ALREADY APPROVED AREA
[Yellow Box]	NEW AREA ADDED
[Green Box]	AREA REVISED

To be read with Licence No. 09 of 2009 Dated 19.05.2009

- This Revised Layout Plan for an area measuring 76.806 acres (Drawing No. DTCP-6779 dated 24.01.2019) comprised of Sector-36-A, Rohtak 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 50% 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 size 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.
 - 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 60 metres.
 - 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 parkways, 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.
 - That no property/plot shall derive access directly from the cartage way of 45 metres or more wide sector road.
 - All green belts provided in the layout plan within the licensed area 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 & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
 - 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 licensed area.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the Rule-49 of the Rules, 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 allotment shall also be incorporated in the agreement to be associated by the colonizer with the plot holders.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 13(1)(ii) of the Act No.8 of 1975, provided 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 lands.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land component and/or shall be binding in this regard. The decision of the government shall be final.
 - That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (B) dated 14.9.2005 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 - That the high-voltage power 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 strictly comply with the directions issued vide Notification No. 19/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - That 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. 19/4/2016-3 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-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

For Sonika Properties Private Limited

[Signature]
 Director / Authorized Signatory



[Signatures]
 (DIPAKASHI) (NITESH SHARMA) (P. S. SINGH) (JITENDER SHARMA) (K. MAKRAND PANDURANG, IAS)
 A.P. (H) DTP (H) DTP (H) DTP (H) DTP (H)
 (BAJAJ VIKAS BASSI) A.P. (H)

This is a "PROVISIONAL APPROVED LAYOUT PLAN", for the purpose of issuing notices from the general public.

Executive Engineer
 H.V.P. Division No. 1
 ROHTAK

Superintendent Engineer
 HSVP Circle, Rohtak

Director Town & Country
 Planning Haryana
 Chandigarh



Checked subject to comments in forwarding letter No. 13/5/24 Dt. 31/11/2024 and notes attached with the estimate

Additional Chief Engineer (H) for Chief Engineer, HSVP, Panohli

Project Title: **SUNCITY TOWNSHIP ROHTAK: SECTOR - 36-A**

Scale: 1" = 220'

Sheet Title: **ROAD LAYOUT PLAN**

Dealt by: *[Signature]*

(Architect & Town Planner Sign.)

Owner's Sign.: *[Signature]*
 For Sonika Properties Pvt. Ltd.
 Director/ Auth. Signatory

M/s SONIKA PROPERTIES PVT LTD
 LGF-10, VASANT SQUARE MALL, PLOT-A,
 SECTOR-8, POCKET-V, COMMUNITY CENTER,
 VASANT KUNJ, NEW DELHI - 110070

Note: This drawing is the property of M/S SONIKA PROPERTIES PVT.LTD and shall not be copied for use in any way without their prior permission