



AREA UNDER 60 M. WIDE SECTOR ROAD & 30 M. WIDE GREEN BELT INCLUDING 12M. WIDE SERVICE ROAD						
AREA UNDER 60 M. WIDE SECTOR ROAD						
ITEM	WIDTH	X	LENGTH	X	FACTOR	X NO. = SQ.MT.
R-1A	4.274	X	10.058	X	0.500	X 1.000 = 21.494
R-1B	17.226	X	21.500	X	0.500	X 10.058 = 194.753
TOTAL AREA						= 216.247
AREA UNDER 30M. WIDE GREEN BELT EXCLUDING PART OF 12 M. SERVICE ROAD						
R-2A	4.274	X	10.058	X	0.500	X 1.000 = 21.494
R-2B	15.284	X	19.558	X	0.500	X 10.058 = 175.220
TOTAL AREA						= 196.714
TOTAL AREA IN ACRES						
						= 0.04861
AREA UNDER 12 M. WIDE SERVICE ROAD EXCLUDING PART OF 30 M. GREEN BELT						
R-3A	5.881	X	1.607	X	0.500	X 10.058 = 37.657
R-3B	7.158	X	13.569	X	0.500	X 15.088 = 156.364
R-3C	8.654	X	3.678	X	0.500	X 1.000 = 15.915
TOTAL AREA						= 209.936
TOTAL AREA IN ACRES						
						= 0.05188
AREA UNDER 24 M. WIDE SECTOR ROAD						
ITEM	WIDTH	X	LENGTH	X	FACTOR	X NO. = SQ.MT.
R4	10.058	X	23.469	X	1.000	X 1.000 = 236.051
R5	0.531	X	60.351	X	1.000	X 1.000 = 32.046
TOTAL AREA						= 268.097
TOTAL AREA IN ACRES						
						= 0.06625

SITE	PERMISSIBLE		PROPOSED	
	ACRES	%	ACRES	%
TOTAL PLOT AREA	9.75625	39482.080	9.75625	39482.080
AREA FALLING UNDER PROPOSED 60 M. WIDE SECTOR ROAD & 30 M. WIDE GREEN BELT INCLUDING 12 M. WIDE SERVICE ROAD	0.15392	622.897	0.15392	622.897
PERCENTAGE OF AREA FALLING UNDER PROPOSED 60 M. WIDE SECTOR ROAD & 30 M. WIDE GREEN BELT INCLUDING 12 M. WIDE SERVICE ROAD	0.07976	311.449	0.07976	311.449
BALANCE AREA = (TOTAL PLOT AREA) - (50% AREA FALLING UNDER PROPOSED 60 M. WIDE SECTOR ROAD & 30 M. WIDE GREEN BELT INCLUDING 12 M. WIDE SERVICE ROAD)	9.60233	39170.633	9.60233	39170.633
AREA UNDER 12 M. WIDE SERVICE ROAD EXCLUDING PART OF 30 M. GREEN BELT	0.01483	60.000	0.01483	60.000
NET PLANNED AREA	9.64444	39110.633	9.64444	39110.633
OPEN AREA UNDER GREEN PARK	0.7517	2981.156	0.7534	2987.959
COMMUNITY FACILITIES	0.9725	3900.258	0.9712	3894.680
COMMERCIAL AREA	0.3844	1544.425	0.5270	2107.829
AREA UNDER PLOTS	8.8953	3507.485	8.8523	3484.310
TOTAL PERMISSIBLE SALEABLE AREA	6.2617	25017.910	6.8509	27376.695

LEGENDS

- PLOT BOUNDARY
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- TRANSFORMER = 25 SQ.M.
- GREEN AREA
- IG
- 1 PLOT
- PROPOSED ROAD
- REVENUE RASTA
- AREA UNDER 60 M. WIDE SECTOR ROAD
- AREA UNDER 30 M. WIDE GREEN BELT EXCLUDING PART OF 12M. SERVICE ROAD
- AREA UNDER 12 M. WIDE SERVICE ROAD EXCLUDING PART OF 30 M. GREEN BELT
- AREA UNDER 24 M. WIDE SECTOR ROAD

SHEET NO. - 01/04

All the dimensions are in metres unless specified. Floured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of work. Any discrepancies shall be pointed out to the architect/designer for clarification before proceeding. All drawings, designs & specifications are the property of design and shall not be used in part of its entirety without written permission.

JOB TITLE -

LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 9.75625 ACRES OR 78K.-1M. OR 39482.080 SQ.M. AT SECTOR - 11A, VILLAGE KHARKHODA, TEHSIL KHARKHAUDA, DISTRICT. SONIPAT, HARYANA

TO BE DEVELOPED BY-
M/S SIDDHARTHA DEVELOPERS

AREA STATEMENT

S.NO.	FROM	TO	WIDTH	X	LENGTH	PLOT AREA (SQ.M.)	PLOT AREA (SQ.M.)	TOTAL NO. OF PLOTS	TOTAL AREAS IN (SQ.M.)
1	1	10	7.010	X	19.220	134.774	191.190	19	1,347.743
2	11	21	6.917	X	14.125	92.002	110.085	11	1,012.579
3	22	-	6.921	X	14.125	92.106	110.103	1	92.106
4	23	-	6.960	X	15.082	103.708	124.205	1	103.708
5	24	43	6.710	X	15.082	100.995	120.793	20	2,019.678
6	44	-	6.821	X	14.125	92.106	110.183	1	92.106
7	45	55	6.917	X	14.125	92.093	110.085	11	1,012.579
8	56	66	6.917	X	14.125	92.024	110.250	11	1,012.220
9	67	68	6.921	X	14.125	92.077	110.124	2	184.181
10	69	79	6.917	X	14.125	92.025	110.085	11	1,012.220
11	80	85	6.900	X	19.954	137.683	154.068	15	2,202.922
12	96	98	7.300	X	19.954	145.684	174.214	3	436.993
13	99	102	7.300	X	19.200	140.190	167.801	4	560.646
14	103	108	6.900	X	19.200	132.480	156.446	54	7,155.805
15	187	165	7.300	X	19.200	140.190	167.831	9	1,291.440
16	198	190	6.900	X	19.200	132.480	156.446	25	3,312.000
AREA UNDER PLOTS								190	22,617.313
TOTAL SALEABLE AREA IN (ACRES)									6.838

GREEN AREA PROPOSED

G1	=	172.573	SQ.M.
G2	=	805.526	SQ.M.
G3	=	1358.553	SQ.M.
G4	=	631.277	SQ.M.
TOTAL	=	2967.929	SQ.M.
		0.73339	ACRES

ARCHITECT : KAPIL SHARMA (ARCHITECT) CA/97/20903, 280, DEEPAI ENCLAVE, PITAMPURA, DELHI-34

APPLICANT : SIDDHARTHA DEVELOPERS

DATE : 01-09-2024

SCALE : 1: 1000 @A1

DRAWN BY : MANISH

- To be read with Licence no. 13 of 2026 dated 21-01-2026.
- This layout plan for an area measuring 9.75625 acres (Drawing No. DTCP/11832 Dated: 21-01-2026) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by M/S Siddhartha Developers in Sector-11A, Kharkhoda 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 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 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 9metres 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. 19/4/2016-3 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.22/52/2005-5Power 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 Codes.

(RAM ANJAN BASSI) JDP (HQ) (RANJAN) JDP (HQ) (SANTAY SAINI) DTP (HQ) (HITESH SHARMA) STP (MI) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)