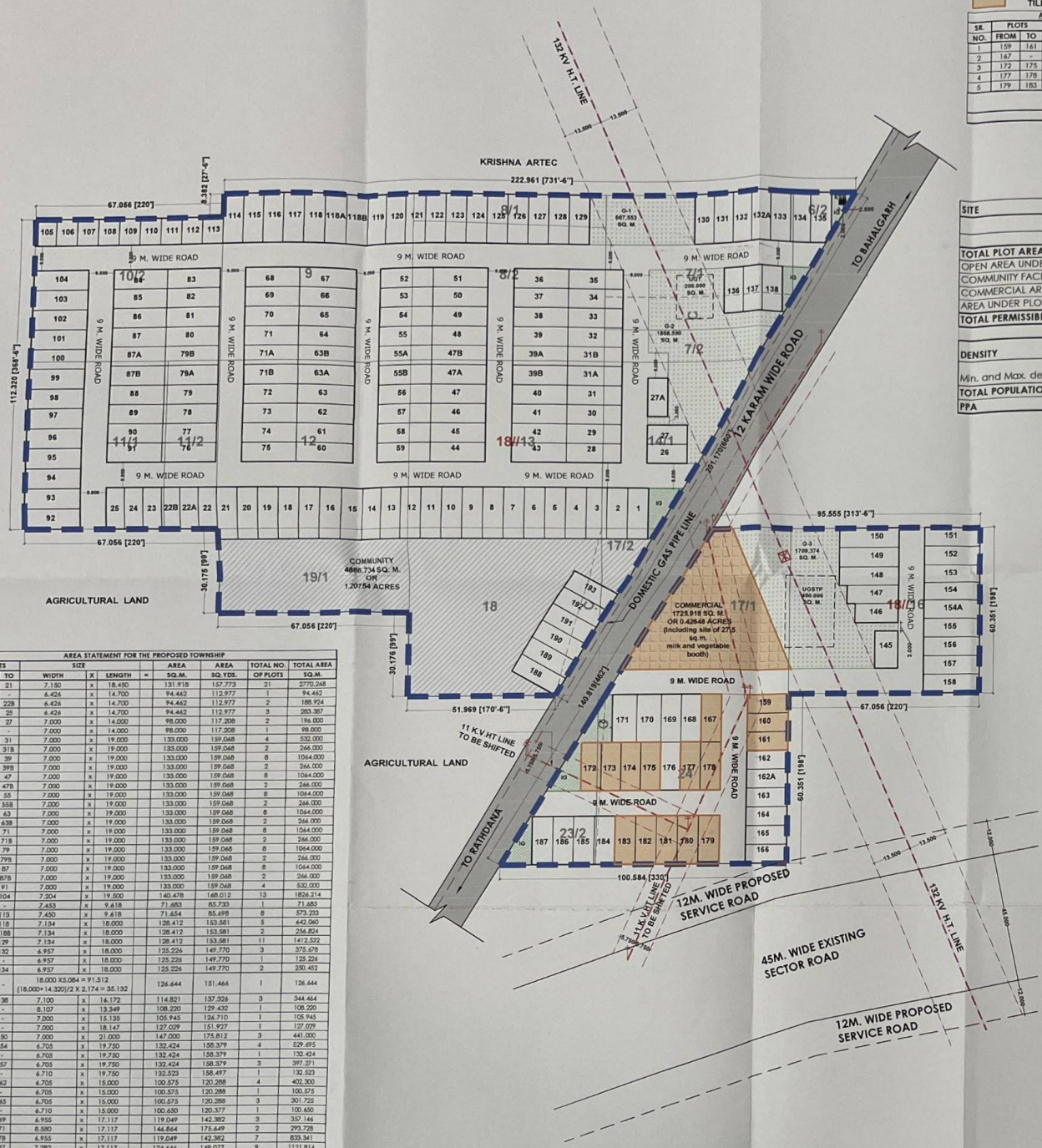

THE PLOTS & COMMERCIAL UNDER HT LINE SHALL NOT BE SOLD TILL SHIFTING OF HT LINE AND SHALL BE KEPT FREEZED

AREA STATEMENT OF PLOTS TO BE FREEZED TILL THE SHIFTING OF 11 KV HT LINE

SR. NO.	PLOTS FROM	PLOTS TO	SIZE WIDTH	X	LENGTH	=	AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
1	159	161	6.705	x	15.000		100.575	120.289	3	301.725
2	167	-	6.955	x	17.117		119.049	142.382	1	119.049
3	172	175	6.955	x	17.117		119.049	142.382	4	476.195
4	177	178	6.955	x	17.117		119.049	142.382	2	238.097
5	179	183	7.282	x	17.117		124.646	149.077	5	623.230
TOTAL									SQ MT	1758.296
									ACRES	0.43449
TOTAL NO. OF PLOTS =									15	

LEGENDS

- PLOT BOUNDARY
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- ESS = 5 SQ.M.
- GREEN AREA
- IG
- PLOT
- 132 KV HT LINE
- 11 KV HT LINE
- THE PLOTS UNDER HT LINE SHALL NOT BE SOLD TILL SHIFTING OF HT LINE AND SHALL BE KEPT FREEZED
- DOMESTIC GAS PIPE LINE

SHEET NO. - 04/04

All the dimensions are in metres unless specified. Approval drawings are not to be followed. Contractor is responsible for checking all the dimensions on site before commencement of work. Any discrepancies must be reported to the architect/engineer for clarification before proceeding. Architect/engineer not responsible for any deviations in construction not in accordance with approved design and drawings & specifications and the drawings should not be used in part or in 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 11.86875 ACRES OR 94K-19M OR 48031.051 SQM AT SECTOR-27, VILLAGE RATHDANA ,TEHSIL & DISTRICT, SONIPAT, HARYANA

TO BE DEVELOPED BY-
M/S SUBH ASHOK INFRA GROW LLP.

RRITAM DESIGN
B-111, 2nd FLOOR, PRASHANT VIHAR,
ROHINI, DELHI-110085, INDIA
PHONE: 011-47083015, EMAIL: rritamdesign@gmail.com

ARCHITECT : rritam

APPLICANT : For Shubhashok Infra Grow Llp

RAJAT GUPTA
Rajat Gupta
21/01/2026

DATE : 20-03-2025

SCALE : 1: 750 @A1

DRAWN BY : KARAN

NORTH

SITE	PERMISSIBLE AREA ACRES	AREA SQ.M.	PERCENTAGE %	PROPOSED AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL PLOT AREA	11.86875	48031.051		11.86875	48031.051	
OPEN AREA UNDER GREEN/PARK	0.89016	3602.329	7.500	1.04909	4245.517	8.839
COMMUNITY FACILITIES	1.18688	4803.105	10.000	1.20754	4884.734	10.174
COMMERCIAL AREA	0.47475	1921.242	4.000	0.42648	1725.918	3.593
AREA UNDER PLOTS	7.23994	29298.141	61.000	6.55054	26509.036	55.191
TOTAL PERMISSIBLE SALEABLE AREA	7.71469	31220.183	65.000	6.97702	28234.954	58.785

DENSITY					
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).				
TOTAL POPULATION	211	X	18.00	=	3798.000
PPA	3798.000	/	11.86875	=	320.00%

PROPOSED GREEN AREA			
G1	=	667.553	SQ.M.
G2	=	1868.590	SQ.M.
G3	=	1709.374	SQ.M.
TOTAL	=	4245.517	SQ.M.
		1.04909	ACRES

AREA STATEMENT FOR THE PROPOSED TOWNSHIP

SR. NO.	PLOTS FROM	PLOTS TO	SIZE WIDTH	X	LENGTH	=	AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
1	1	21	7.150	x	18.450		131.918	157.773	21	2770.268
2	22	-	6.426	x	14.700		94.462	112.977	1	94.462
3	22A	22B	6.426	x	14.700		94.462	112.977	2	188.924
4	23	25	6.426	x	14.700		94.462	112.977	3	283.387
5	26	27	7.000	x	14.000		98.000	117.208	2	196.000
6	27A	-	7.000	x	14.000		98.000	117.208	1	98.000
7	28	31	7.000	x	19.000		133.000	159.068	4	532.000
8	31A	31B	7.000	x	19.000		133.000	159.068	2	266.000
9	32	39	7.000	x	19.000		133.000	159.068	8	1064.000
10	39A	39B	7.000	x	19.000		133.000	159.068	2	266.000
11	40	47	7.000	x	19.000		133.000	159.068	8	1064.000
12	47A	47B	7.000	x	19.000		133.000	159.068	2	266.000
13	48	55	7.000	x	19.000		133.000	159.068	8	1064.000
14	55A	55B	7.000	x	19.000		133.000	159.068	2	266.000
15	56	63	7.000	x	19.000		133.000	159.068	8	1064.000
16	63A	63B	7.000	x	19.000		133.000	159.068	2	266.000
17	64	71	7.000	x	19.000		133.000	159.068	8	1064.000
18	71A	71B	7.000	x	19.000		133.000	159.068	2	266.000
19	72	79	7.000	x	19.000		133.000	159.068	8	1064.000
20	79A	79B	7.000	x	19.000		133.000	159.068	2	266.000
21	80	87	7.000	x	19.000		133.000	159.068	8	1064.000
22	87A	87B	7.000	x	19.000		133.000	159.068	2	266.000
23	88	91	7.000	x	19.000		133.000	159.068	4	532.000
24	92	104	7.204	x	19.500		140.478	168.012	13	1826.214
25	105	-	7.453	x	9.618		71.683	85.733	1	71.683
26	106	113	7.450	x	9.618		71.654	85.698	8	573.233
27	114	118	7.134	x	18.000		128.412	153.581	5	642.060
28	118A	118B	7.134	x	18.000		128.412	153.581	2	256.824
29	119	129	7.134	x	18.000		128.412	153.581	11	1412.532
30	130	132	6.957	x	18.000		125.226	149.770	3	375.678
31	132A	-	6.957	x	18.000		125.226	149.770	1	125.226
32	133	134	6.957	x	18.000		125.226	149.770	2	250.452
33	135	-	18.000 X5.084 = 91.512 (18.000+14.320)/2 X 2.174 = 35.132				126.644	151.466	1	126.644
34	136	138	7.100	x	16.172		114.821	137.326	3	344.464
35	145	-	8.107	x	13.349		108.220	129.432	1	108.220
36	146	-	7.000	x	15.135		105.945	126.710	1	105.945
37	147	-	7.000	x	18.147		127.029	151.927	1	127.029
38	148	150	7.000	x	21.000		147.000	175.812	3	441.000
39	151	154	6.705	x	19.750		132.424	158.379	4	529.695
40	154A	-	6.705	x	19.750		132.424	158.379	1	132.424
41	155	157	6.705	x	19.750		132.424	158.379	3	397.271
42	158	-	6.710	x	19.750		132.523	158.497	1	132.523
43	159	162	6.705	x	15.000		100.575	120.288	4	402.300
44	162A	-	6.705	x	15.000		100.575	120.288	1	100.575
45	163	165	6.705	x	15.000		100.575	120.288	3	301.725
46	166	-	6.710	x	15.000		100.650	120.377	1	100.650
47	167	169	6.955	x	17.117		119.049	142.382	3	357.146
48	170	171	6.580	x	17.117		146.864	175.649	2	293.728
49	172	178	6.955	x	17.117		119.049	142.382	7	833.341
50	179	187	7.282	x	17.117		124.646	149.077	9	1121.814
51	188	193	7.000	x	17.800		124.600	149.022	6	747.600
TOTAL									SQ MT	26509.036
									ACRES	6.55054
TOTAL NO. OF PLOTS =									211	

To be read with Licence No. 35 Dated 24-03-2025 LC-5468

That this layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 11.86875 acres (Drawing no. DTCP 10954 dated 25.3.25 falling in the revenue estate of village-Rathdhana in Sector-27, Sonipat being developed by Shubhashok Infra Glow LLP 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 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, 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 licenced area.
10. No plot will derive an access from less than 9 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 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.
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 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.
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 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.
18. 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.

(JAIDEEP) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (JITENDER SIHAG) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) JD (HQ) | (SHYAM ROHILA) ATP (HQ)