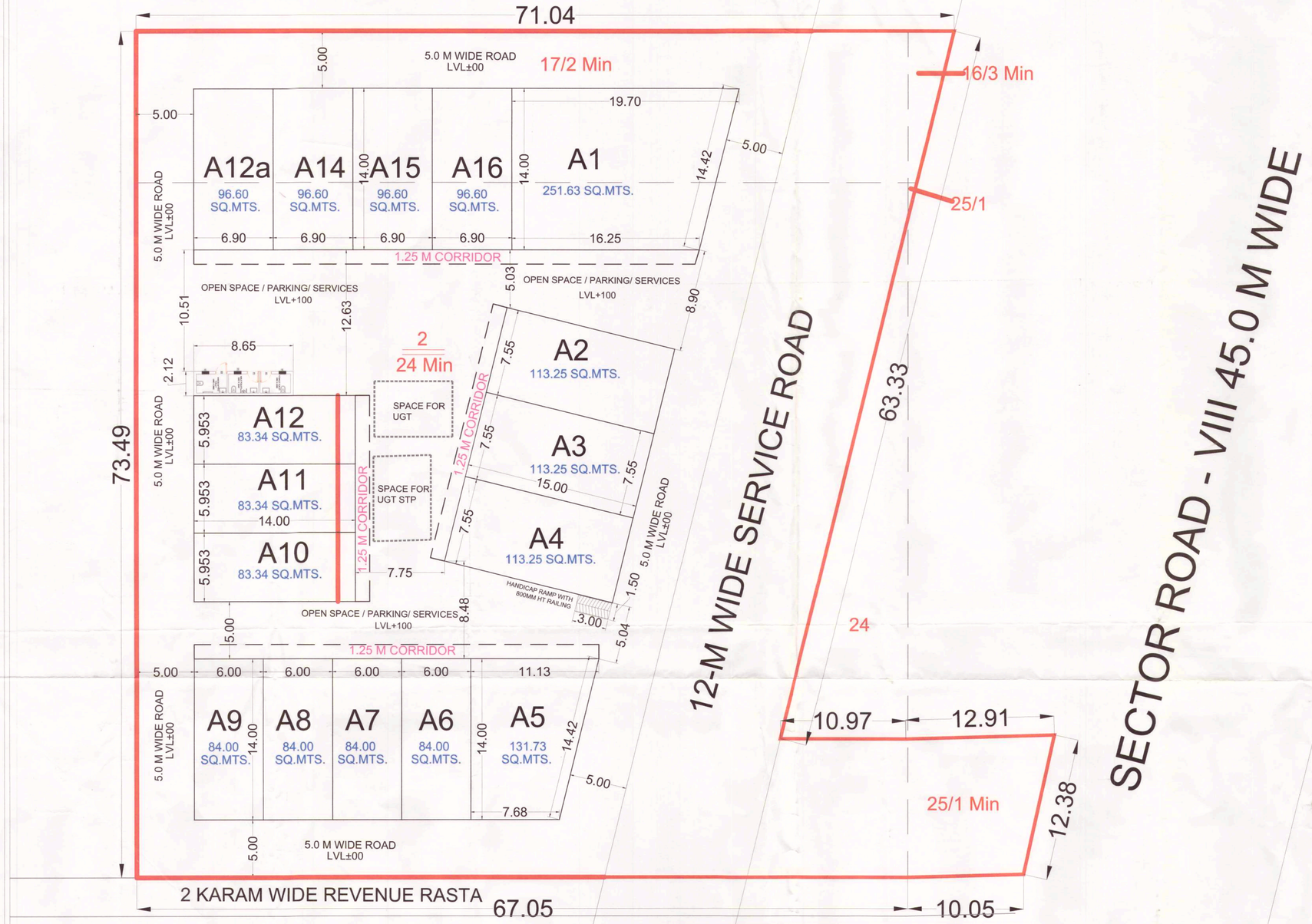
LC-5845

To be read with Licence No. 149 of 2026 Dated 25/07/2026

That this **Layout plan** for an area measuring **1.19725** acres (Drawing No. DTCP-12417 dated 27-07-26) comprised of licence which is issued in respect of **Commercial Plotted Colony** being developed by **Buildaxis Developers Pvt. Ltd.** in **Sector-10A, Kharkhauda** 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
3. That the high-tension lines (if any) 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.
4. That the demarcation plans as per site of Commercial site 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.
5. 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, Hr. for the modification of layout plans of the colony.
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 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.
8. That no property/plot shall derive access directly from the carriage way of 30 meters or wide sector road if applicable.
9. 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 licenses.
10. 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.
11. 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.
12. That the colonizer 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.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
15. 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.
16. 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 AVTAR BASSI) JD (HQ) | (RAMNEEK) ATP (HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (BHUVNESH KUMAR) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)



SUMMARY			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		1.19725	4845.09
PERMISSIBLE GROUND COVERAGE	35.00%		1695.78
PROPOSED GROUND COVERAGE	35.00%		1695.54
PERMISSIBLE F.A.R	1.500		7267.64
PROPOSED F.A.R.UNDER SCO	150.00%		7267.60
TOTAL NO. OF PLOTS			16

BLOCK SUMMARY				
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R
BLOCK-A	A1-A16	16	1695.54	7267.60
TOTAL		16	1695.54	7267.60
FACTOR			35.00%	1.50
BALANCE			0.24	0.04

BLOCK-A AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
A1	AREA AS PER PL	251.63	1	251.63
A2 TO A4	7.550 X 15.00	113.25	3	339.75
A5	AREA AS PER PL	131.73	1	131.73
A6 TO A9	6.000 X 14.00	84.00	4	336.00
A10 TO A12	5.953 X 14.00	83.34	3	250.03
A12a TO A16	6.90 X 14.00	96.60	4	386.40
TOTAL			16	1695.54

NOTE:
1) ALL DIMENSIONS ARE IN METER/MILLIMETER
2) THE PARKING AREA SHALL NOT BE SOLD WHAT SO EVER IN ANY MANNER
3) STANDARD DESIGN OF CORNER SCO SHALL BE APPLICABLE ON OTHER CORNER SCO AS MIRROR IMAGE

PROJECT NAME & ADDRESS :

LAYOUT PLAN FOR PLOTTED COMMERCIAL COLONY ON LAND AREA MEASURING 1.197 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE BARONA SECTOR 10A , TEH KHARKHODA, DISTT SONIPAT, HARYANA BELONGING TO BUILDAXIS DEVELOPERS PRIVATE LIMITED

DRAWING TITLE :

LAYOUT PLAN

ARCHITECT'S SIGNATURE :

VIMAL BAJAJ
Architect CA/96/19791
S-3, Sector-14, Gurgaon

OWNER'S SIGNATURE :

For Buildaxis Developers Pvt. Ltd.
Director

NORTH : N

SCALE : 1 : 100