



- LEGEND:-
- OUTER BOUNDARY APPLIED FOR LICENCE
  - COMMERCIAL
  - GREEN / OPEN SPACE
  - NURSERY SCHOOL
  - 12M WIDE ROAD
  - NPNL PLOTS
  - SPACE FOR SERVICES

AREA STATEMENT :				
DESCRIPTION	AREA IN SQ.METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
TOTAL AREA OF THE SCHEME	125199.42	30.9375	—	55% (68859.68)
A - AREA UNDER RESIDENTIAL PLOTS	63951.47	15.802	51.08 %	ACHIEVED (A+B)
B - AREA UNDER COMMERCIAL	4905.64	1.2122	3.918 %	
TOTAL AREA = A+B	68857.11	17.0142	—	54.998 %

DETAIL OF PLOTS					
TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	10.98	23.48	257.810	10	2578.104
B	13.68	26.21	358.553	24	8605.267
C	9.12	20.75	189.240	36	6812.640
D	9.76	21.95	214.232	118	25279.376
E	9.07	21.95	199.087	12	2389.038
F	9.89	25.65	253.679	15	3805.178
G	9.76	19.50	190.320	3	570.960
H	8.50	20.55	174.675	26	4541.550
I	9.50	21.53	204.535	6	1227.210
J	11.39	27.53	313.567	5	1567.834
K	9.76	27.53	268.693	12	3224.314
EWS	5.00	10.000	50.00	67	3350.000
TOTAL.				334	63951.470

DETAIL OF COMMUNITY SITES			
COMMUNITY	REQUIRED	PROVIDE	
NURSERY SCHOOL	01	01	

CATEGORY	TOTAL PLOTS	DETAIL OF PLOT PERCENTAGE	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
GENERAL	183	54.79%	13.5	2470.50	4207.50 / 30.9375 = 136.00 PPA
NPNL	84	25.15 %	13.5	1134.00	
EWS	67	20.06 %	9	603.00	
TOTAL	334	100	--	4207.50	

DETAIL OF GREEN			
GREEN	GREEN ACHIEVED AREA IN SQM.	GREEN ACHIEVED AREA IN ACS.	GREEN AREA REQUIRED
GREEN-I	951.50	0.2351	DENSITY X 2.50 sqm. (4207.50 x 2.50 = 10518.75 sqm.)
GREEN-II	9040.00	2.2338	
GREEN-III	1568.40	0.3876	
TOTAL	11559.90	2.8565	

To be read with Licence no. 169 of 2025 dated 08/09/2025 LC-5672

That this Layout plan for an area measuring 30.9375 acres (Drawing no. DTCP-11132 dated 21-01-23) comprised of Enterprises in collaboration with Soha Developers Pvt. Ltd. in Sector-35, Sonapat 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 55% 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 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 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 ISI norms.
- 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 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.
- 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.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 9 metres between the plots.
- The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. 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 stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- Any excess area over and above the permitted 44% wide commercial use must 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(9)(ii) of the Act No.8 of 1975.
- That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the condition 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 kants.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSNVP 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-SP 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-SP dated 21.08.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP 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) ATT (HQ) (SANJAY SAINI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

Seema Rani  
SEEMA RANI  
CA/2015/72259

For Soha Developers Pvt. Ltd.  
Director/Author. Signatory

ARCHITECT SIGNATURE

AUTHORIZED SIGNATORY

CLIENT:-  
M/S SOHA DEVELOPERS PVT. LTD.  
HS-16, KAILASH COLONY, NEW DELHI - 110048.

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY  
OVER AN AREA MEASURING 30.9375 ACS. IN  
SECTOR-35, IN VILLAGE AKBARPUR BAROTA,  
DISTRICT-SONEPAT, HARYANA.

SCALE :- 1:1200 DT : 07-08-2025. DESIGN BY:-PANKAJ KAPOOR  
M-8800093157