

That this layout plan of Affordable Residential Plotted Colony (D.D.J.A.Y.) over an area measuring 5.15 acres (Drawing No. DTP/11076 dated 08-05-2025) falling in the revenue estate of Village-Thana Kalan, Sector-7, Tehsil-Kharkhoda, District-Sonapat, being developed by Laxmi Son Empire Developers Pvt. Ltd. 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 DTP 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 DTP, 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 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 metres wide road would mean a minimum clear width of 9 metres 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 HSPV 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 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.
- 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.

(LAXMI) DTP (HQ)
(VJENDRA SINGH) STP (HQ)
(BHUVNESH KUMAR) CTP (HR)
(AMIT KATHIRI, IAS) DTP (HR)
(GURPREET KHEPAR) JD (HQ)
(SHIVAM ROHILA) ATP (HQ)

LEGEND:-

- COMMERCIAL
- COMMUNITY FACILITIES
- OPEN/GREEN

TITLE:-

PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-4M) FALLING IN THE REVENUE ESTATE OF VILLAGE -THANA KALAN, TEHSIL-KHARKHODA AND DISTT. SONIPAT (HR) BEING DEVELOPED BY - M/S LAXMI SON EMPIRE DEVELOPER LLP.

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

For LAXMI SON EMPIRE DEVELOPER LLP

Auth. Signatory At: V. K. SHAWAT
C.A. 113/3/2023

DRAWING TITLE:

LAYOUT PLAN

DATE:- FEB.-2025

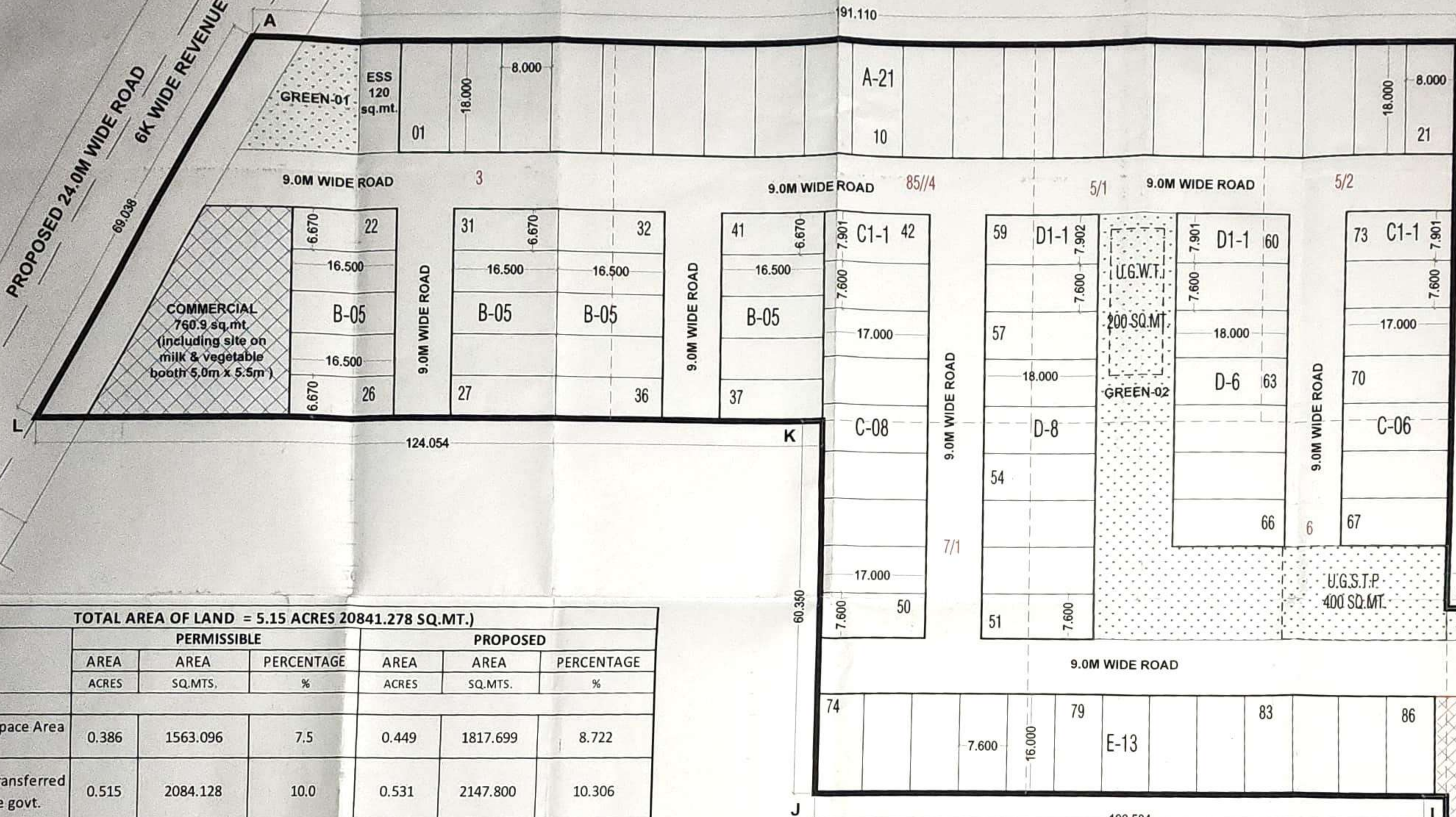
SCALE:- 1:450(A1)

NORTH

SHEET NO.

01

PROPOSED 24.0M WIDE ROAD
6K WIDE REVENUE RASTA



TOTAL AREA OF LAND = 5.15 ACRES 20841.278 SQ.MT.)

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.386	1563.096	7.5	0.449	1817.699	8.722
10 % area to be transferred free of cost to the govt.	0.515	2084.128	10.0	0.531	2147.800	10.306
Permissible commercial area	0.206	833.651	4.0	0.188	760.900	3.651
Area Under Plots	3.142	12713.180	61.0	2.739	11082.970	53.178
Total permissible area	3.348	13546.831	65.0	2.927	11843.870	56.829
Permissible Density	240-400 ppa			=86 X 18 = 1548 / 300.58 PPA		
Achieved Density	300.58	PPA	5.15 = 300.58			

PLOTS AREA DETAIL

TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	8.000	18.000	144.000	1-21	21	3024.000
B	6.670	16.500	110.055	22-41	20	2201.100
C	7.600	17.000	129.200	43-50, 67-72	14	1808.800
C1	7.901	17.000	134.317	42, 73	2	268.634
D	7.600	18.000	136.800	51-58, 61-66	14	1915.200
D1	7.901	18.000	142.218	59, 60	2	284.436
E	7.600	16.000	121.600	74-86	13	1580.800
TOTAL					86	11082.970

GREEN AREA DETAIL

	AREA (SQ.MT.)
GREEN-01	240.99
GREEN-02	1576.709
TOTAL GREEN AREA	1817.699