

LEGEND

1. PLOT LINE	[Symbol]
2. SPACE FOR UGSTP	[Symbol]
3. SPACE FOR UGT	[Symbol]
4. SPACE FOR E.T.	[Symbol]
5. ROAD	[Symbol]
6. GREEN AREA SHOWN THUS	[Symbol]
7. COMMUNITY FACILITY SHOWN THUS	[Symbol]
8. COMMERCIAL AREA SHOWN THUS	[Symbol]
9. REVENUE RASTA	[Symbol]

SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
TOTAL PLOT AREA	ACRES	SQ.M.	%	ACRES	SQ.M.	%
NET PLANNED AREA	11.33750	45881.16	100.000	11.33750	45881.16	100.000
OPEN AREA UNDER GREEN/PARK	0.85031	3441.09	7.500	0.85912	3476.73	7.580
COMMUNITY FACILITIES	1.13375	4588.12	10.000	1.13375	4588.12	10.000
COMMERCIAL AREA	0.45350	1835.25	4.000	0.22716	919.28	2.000
AREA UNDER PLOTS	6.91588	27987.51	61.000	6.45723	26131.46	56.950
TOTAL PERMISSIBLE SALEABLE AREA	7.36938	29822.76	65.000	6.68439	27050.74	58.940

AREA UNDER PLOT					
PLOT NO	LENGHT	WIDTH	AREA	NO. OF PLOT	TOTAL AREA
A1-A7	7.096	17.196	122.02	7	854.16
A15-A26	6.810	22.013	149.91	12	1798.90
A27,A27a,A28,A28a,A29,A29a,A30 & A30a	6.810	22.013	149.91	8	1199.27
A31-A38	6.810	22.013	149.91	8	1199.27
A39-A49	7.211	18.881	136.15	11	1497.66
A50-A72	7.347	12.264	90.10	23	2072.38
A73	7.267	20.600	149.70	1	149.70
A74	7.267	20.600	148.11	1	148.11
B1-B12	6.810	22.000	149.82	12	1797.84
B14-B53	6.810	22.000	149.82	40	5992.80
B55-B80	6.810	22.000	149.82	26	3895.32
B81-B93	6.720	22.050	148.18	13	1926.29
C1-C14	7.185	20.875	149.99	14	2099.82
C15-C24	7.042	21.300	149.99	10	1499.95
TOTAL				186	26131.46

AREA UNDER GREEN			
	LENGTH	WIDTH	AREA IN SQ.MT
G1	AS/ PROFILE	AS/ PROFILE	142.71
G2	AS/ PROFILE	AS/ PROFILE	839.24
G3	AS/ PROFILE	AS/ PROFILE	2268.36
G4	3.576	53.027	189.62
G5	3.000	12.264	36.79
TOTAL			3476.73

SHEET NO. - 01/04

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

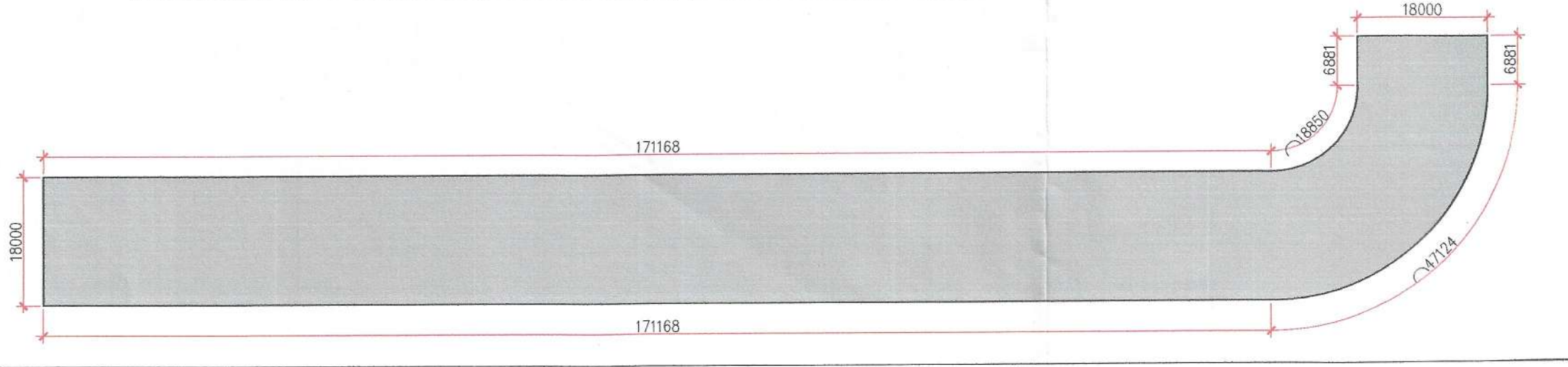
JOB TITLE -
LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) OVER AN AREA MEASURING 11.33750 ACRES IN SECTOR-61 DISTT. SONIPAT, HARYANA BEING DEVELOPED BY- M/S PARKER INFRASTRUCTURE PVT. LTD.

PERFECT SERVICES HARYANA
SCO-8 ELDECO COUNTY, SECTOR-19
SONIPAT, HARYANA - 130001, INDIA
PHONE - 7400007498,
EMAIL : perfectservicesharyana@gmail.com

ARCHITECT : For PERMANENCIA Akshit Prop. Akshit Gupta CA/2011/54364
APPLICANT : Parker Infrastructure Pvt. Ltd. Manish Authorised Signatory

DATE : 16-12-2025
SCALE : 1: 1250 @A1
DRAWN BY : MANISH

18 M. WIDE SECTOR ROAD (AREAS IN sq mtrs.)										
ITEM	W	X	L	X	FACTOR	X	NO	=	SQ.MT	
S-1	AREA AS PER AUTOCAD								=	3635.690
S-1 TOTAL AREA	TOTAL AREA IN ACRES									0.89840



- To be read with Licence no. RSS of 2025 dated 23-12-2025
- This Layout plan for an area measuring 11.3375 acres (Drawing no. DTCP-11245 dated 23-12-2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awaz Yojna) being developed Parker Infrastructure Pvt. Ltd. in Sector-61, Sonipat is hereby approved subject to the following conditions in 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 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 9.0 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. 19/4/2016-5 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-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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- (RAM AVTAR BASSI) (RAMNEEK (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI, IAS) DTCP (HR) DTCP (HR) DTCP (HR) DTCP (HR) DTCP (HR)