

45.00

12.00

24.00

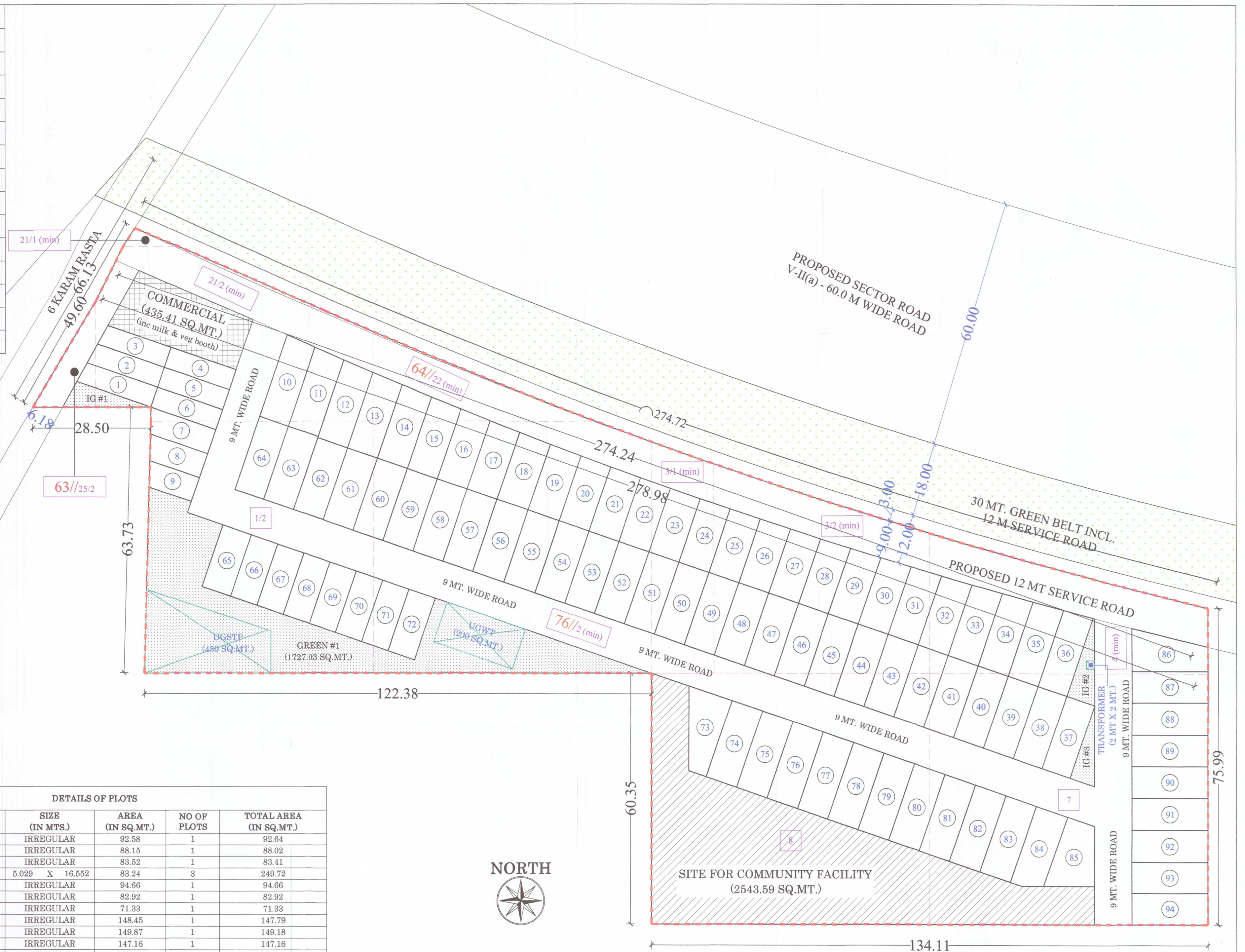
PROPOSED 12 MT SERVICE ROAD

6 VILL. LINK ROAD (6 KARAM)
BE WIDENED UPTO 24 MT.

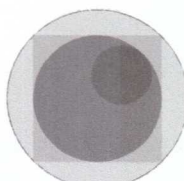
That this layout plan for an area measuring 5.6736 acres (Drawing no. DTCP- 12175 dated 14-05-2024) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Kalptaru Developers Pvt. Ltd. in collaboration with land owners in Sector-7, Kharkhauda is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

- (RAM AVTAR BASSI) JD (HQ) (RAMNEEK) ATP (HQ) (SANJAY SAINI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DT CP (HR)

DETAILS OF PLOTS						
S.NO.	PLOT NO.		SIZE (IN MTS.)	AREA (IN SQ.MT.)	NO OF PLOTS	TOTAL AREA (IN SQ.MT.)
1		1	IRREGULAR	92.58	1	92.64
2		2	IRREGULAR	88.15	1	88.02
3		3	IRREGULAR	83.52	1	83.41
4	4 - 6		5.029 X 16.552	83.24	3	249.72
5		7	IRREGULAR	94.66	1	94.66
6		8	IRREGULAR	82.92	1	82.92
7		9	IRREGULAR	71.33	1	71.33
8		10	IRREGULAR	148.45	1	147.79
9		11	IRREGULAR	149.87	1	149.18
10		12	IRREGULAR	147.16	1	147.16
11		13	IRREGULAR	143.17	1	143.17
12		14	IRREGULAR	139.53	1	139.53
13		15	IRREGULAR	136.25	1	136.25
14		16	IRREGULAR	133.31	1	133.31
15		17	IRREGULAR	130.73	1	130.73
16		18	IRREGULAR	133.60	1	133.60
17		19	IRREGULAR	131.58	1	131.58
18		20	IRREGULAR	124.97	1	124.97
19		21	IRREGULAR	123.82	1	123.82
20		22	IRREGULAR	123.01	1	123.01
21		23	IRREGULAR	122.56	1	122.56
22		24	IRREGULAR	122.45	1	122.45
23		25	IRREGULAR	122.70	1	122.70
24		26	IRREGULAR	123.29	1	123.29
25		27	IRREGULAR	124.23	1	124.23
26		28	IRREGULAR	125.53	1	125.53
27		29	IRREGULAR	127.17	1	127.17
28		30	IRREGULAR	129.16	1	129.16
29		31	IRREGULAR	131.51	1	131.51
30		32	IRREGULAR	134.20	1	134.20
31		33	IRREGULAR	137.25	1	137.25
32		34	IRREGULAR	140.65	1	140.65
33		35	IRREGULAR	144.40	1	144.40
34		36	IRREGULAR	142.47	1	142.47
35		37	7.112 X 18.288	130.06	1	130.06
36		38	7.315 X 18.288	133.78	1	133.78
37	39 - 54, 57 - 62 & 87 - 94		6.210 X 18.288	139.35	30	4180.64
38	55 - 56		7.925 X 18.288	144.93	2	289.86
39		63	7.620 X 18.593	141.68	1	141.68
40		64	7.315 X 18.593	136.01	1	136.01
41		65	7.265 X 15.570	113.12	1	113.12
42	66 - 72		6.705 X 15.570	104.40	7	730.78
43	74 - 83		7.750 X 19.350	149.96	10	1499.63
44		73	IRREGULAR	149.98	1	149.95
45		84	IRREGULAR	149.56	1	149.56
46		85	IRREGULAR	149.14	1	149.14
47		86	IRREGULAR	146.61	1	146.61
TOTAL					94	12305.18
						3.0407 ACRES



DENSITY CALCULATION			
TOTAL NUMBER OF PLOTS	94	PLOTS	
NO OF PERSON IN 1 PLOT	18	PERSONS	
TOTAL NUMBER OF PERSONS	1692	PERSONS	
NET PLANNED AREA	5.67	ACRES	
DENSITY ACHIEVED	298.2	PPA	
GREEN AREA CALCULATION			
DESCRIPTION	AREA (IN SQ.MT.)		
GREEN #1	1727.03		
TOTAL	0.4268	ACRES	
	7.52%		
INCIDENTAL GREEN AREA CALCULATION			
DESCRIPTION	AREA (IN SQ.MT.)		
INCIDENTAL GREEN #1	65.12		
INCIDENTAL GREEN #2	73.64		
INCIDENTAL GREEN #3	57.30		
TOTAL	196.06		
	0.0484	ACRES	
SERVICE AREA			
DESCRIPTION	AREA (IN SQ.MT.)		
U.G.S.T.P	450.00		
U.G.W.T.	200.00		
TRANSFORMER	4.00		
TOTAL	654.00		

PROJECT: AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) FOR AN AREA MEASURING 5.6736 ACRES AT SONIPAT BEING DEVELOPED BY M/s KALPTARU DEVELOPERS PRIVATE LIMITED	DATE: 30.03.2026
	DEALT BY: RATTAN
	SCALE: 1:650 (A1)
SHEET TITLE: LAYOUT PLAN	ARCHITECT:  CONTINENTAL DESIGN STUDIO #1006, SECTOR - 4, PANCHKULA E-mail ID: continentaldesignstudio@gmail.com #0172-4014404
CLIENT SIGNATURE:  KALPTARU DEVELOPERS PVT. LTD. Authorised Signatory	ARCHITECT SIGNATURE:  RATTAN PAL SINGH ARCHITECT CA/2011/51128