LC-5800

To be read with License No. 163 of 2026 Dated 13/08/2026

That this layout plan for an area measuring 6.51875 acres (Drawing no. 12501 Dated 13-08-2026) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Sh. Bhawar Singh and others in collaboration with SNPC Residency Limited in Sector-71 Sonipat is 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 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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.
9. 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 licenced area.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(RAMBEEK) ATP(HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

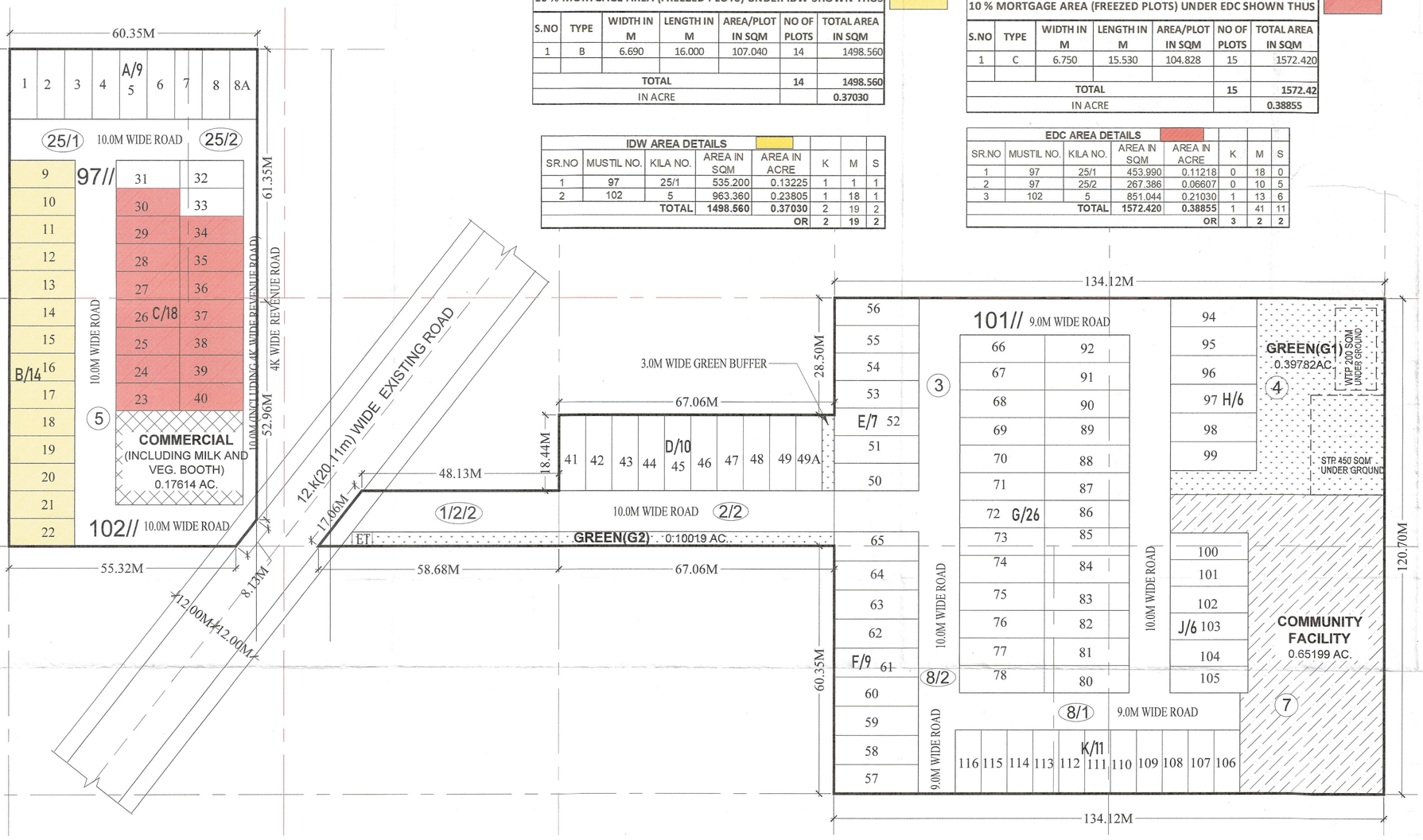
(PARVEEN KUMAR) SD(HQ)

10 % MORTGAGE AREA (FREEZED PLOTS) UNDER IDW SHOWN THUS						
S.NO	TYPE	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	B	6.690	16.000	107.040	14	1498.560
TOTAL					14	1498.560
IN ACRE						0.37030

10 % MORTGAGE AREA (FREEZED PLOTS) UNDER EDC SHOWN THUS						
S.NO	TYPE	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	C	6.750	15.530	104.828	15	1572.420
TOTAL					15	1572.42
IN ACRE						0.38855

IDW AREA DETAILS							
SR.NO	MUSTIL NO.	KILA NO.	AREA IN SQM	AREA IN ACRE	K	M	S
1	97	25/1	535.200	0.13225	1	1	1
2	102	5	963.360	0.23805	1	18	1
		TOTAL	1498.560	0.37030	2	19	2
				OR	2	19	2

EDC AREA DETAILS							
SR.NO	MUSTIL NO.	KILA NO.	AREA IN SQM	AREA IN ACRE	K	M	S
1	97	25/1	453.990	0.11218	0	18	0
2	97	25/2	267.386	0.06607	0	10	5
3	102	5	851.044	0.21030	1	13	6
		TOTAL	1572.420	0.38855	1	41	11
				OR	3	2	2



PLOTS AREA CALCULATION							
S.NO	TYPE	PLOT NO.	WIDTH in m	LENGTH in m	AREA IN SQM/PLOT	NO OF PLOTS.	TOTAL AREA (SQM)
1	A	1-8A	6.705	17.000	113.985	9	1025.865
3	B	9-22	6.690	16.000	107.040	14	1498.560
4	C	23-40	6.750	15.530	104.828	18	1886.904
5	D	41-49A	6.406	18.440	118.127	10	1181.270
6	E	50-56	6.700	20.670	138.489	7	969.423
7	F	57-65	7.080	20.670	146.344	9	1317.096
8	G	66-78, 80-92	6.708	20.670	138.654	26	3605.004
9	H	94-99	7.000	21.000	147.000	6	882.000
10	J	100-105	6.500	19.000	123.500	6	741.000
11	K	106-116	6.310	15.500	97.805	11	1075.855
TOTAL PLOTTED						116	14182.977
OR						3.50469	ACRE

AREA CALCULATION					
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM	
1	**TOTAL SITE AREA**		**6.51875**	**26380.423**	
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.97644	16092.058	
3	**PROPOSED AREA UNDER PLOTTING**	**53.76%**	**3.50469**	**14182.977**	
4	REQUIRED AREA FOR COMMUNITY FACILITY	10%	0.65188	2638.042	
5	**PROVIDED AREA FOR COMMUNITY FACILITY**	**10%**	**0.65199**	**2638.500**	
6	REQUIRED MIN. GREEN AREA.	7.5%	0.48891	1978.532	
7	**PROVIDED GREEN AREA**	**7.64%**	**0.49801**	**2015.349**	
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.26075	1055.217	
9	**PROPOSED AREA UNDER COMMERCIAL**	**2.70%**	**0.17614**	**712.827**	
10	PERMISSIBLE POPULATION	240-400	1564.5	2607.5	PERSONS
11	PROPOSED POPULATION	116X13.5	1566	240.2	PERSONS/AC

LEGEND
10% AREA FOR COMMUNITY FACILITIES
COMMERCIAL AREA
GREEN AREA
10% MORTGAGED AREA (FREEZED PLOTS) UNDER IDW
10% MORTGAGED AREA (FREEZED PLOTS) UNDER EDC

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN G1	1609.900	0.39782
2	GREEN G2	405.449	0.10019
	TOTAL	2015.349	0.49801

N W E S

PROPOSED LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF LAND MEASURING 6.51875 ACRE AT VILLAGE-JAKHAULI, SECTOR - 71, TEHSIL RAI, DISTT-SONIPAT (HR). BEING DEVELOPED BY **M/S SNPC RESIDENCY LIMITED.**

ARCHITECTS:
DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurugram - 122016,
DnP ARCHITECTS LLP E-MAIL: info@dmparchitects.com, Phone: +91-124-4839474
Architecture Interior Planning Vastu

TITLE :- LAYOUT PLAN

SCALE :- 1 :500 DATE :- 10/08/2026

SNPC Residency Limited Auth. Sign.

OWNER/AUTH. SIGN.

DAULAT RAM GARG ARCHITECT CA/2001/28031

ARCHITECT'S SIGN.