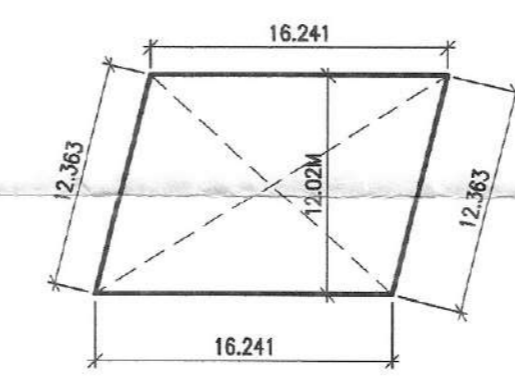
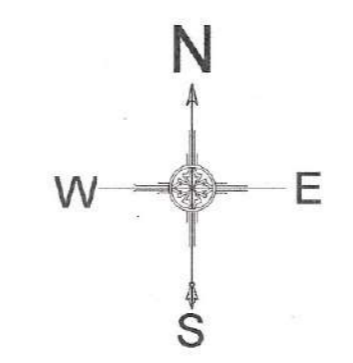
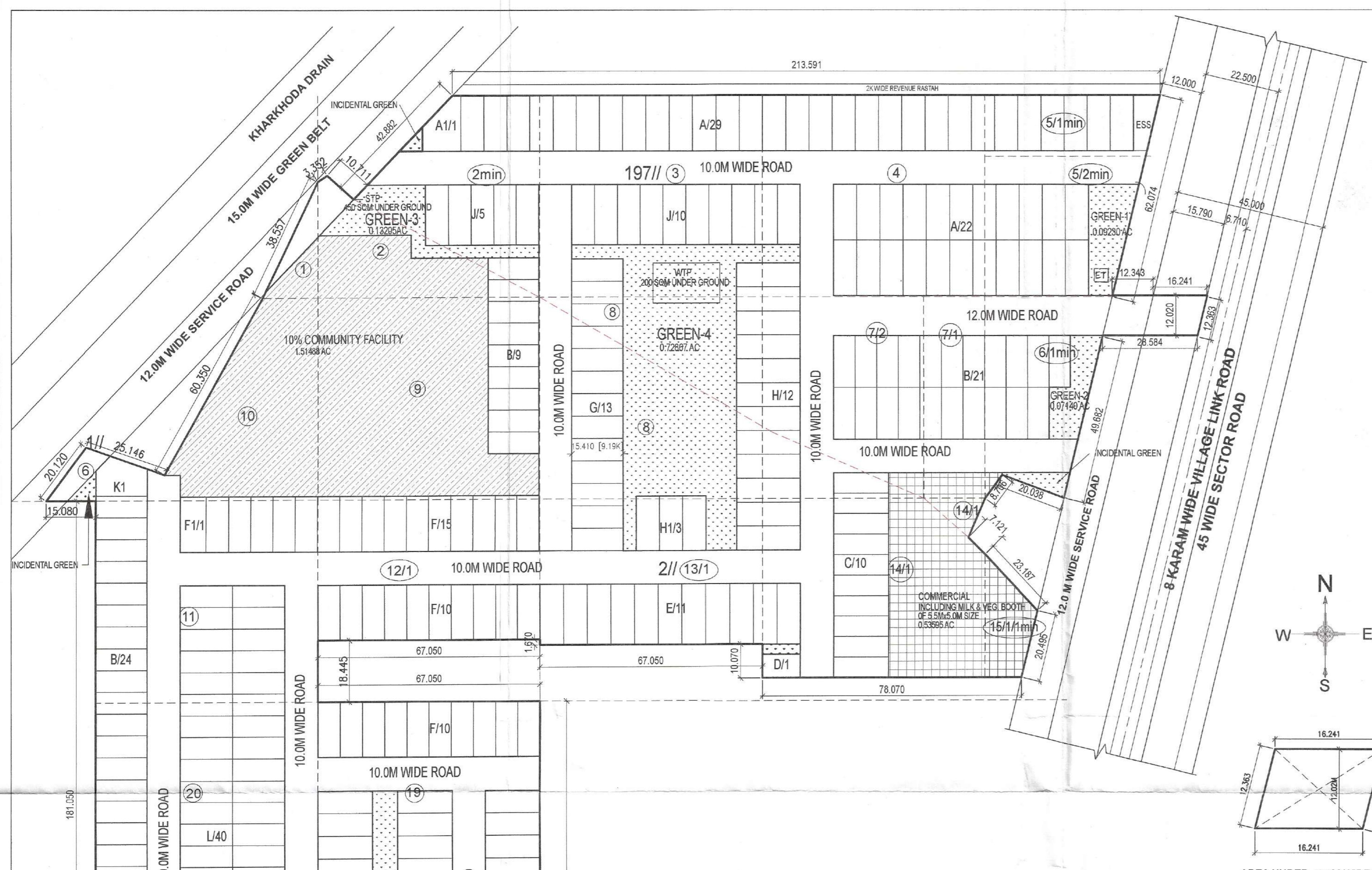


To be read with Licence No. 150. Dated 17/11/2024.

This revised layout plan of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) over an area measuring 7.01875 acres (Drawing no. DTCP 10524 dated 17/11/2024) in addition to license granted area measuring 8.1256 acres (License no. 94 of 2024 dated 25.07.2024) thereby total area measuring 15.14435 acres in the revenue estate of Village-Barona, sector-10A, Sonapat being developed by SNPC Global Residency LLP is hereby approved subject to the following conditions:-

- That this Revised 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 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.
- 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.
- 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 licenced 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 coloniser/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.22/52/2005-5Power 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.

(JAIDEEP) DTP (HQ)  
 (VIJENDER SINGH) STP (E & V)  
 (JITENDER SHAG) CTP (HR)  
 (AMIT KHATRI, IAS) DTCP (HR.)  
 (GURPREET KHEPAR) AD (HQ)  
 (SHIVAM ROHILLA) ATP (HQ)



AREA UNDER 45.0M WIDE ROAD  
 = 16.241 X 12.02 M = 195.217 SQM

PLOT AREA CALCULATION						
S.NO	CATEGORY	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A1	AS/PLAN		150.000	1	150.000
2	A	7.000	16.500	115.500	51	5890.500
3	B	6.500	15.500	100.750	54	5440.500
4	C	6.135	16.500	101.228	10	1012.280
5	D	7.070	11.400	80.598	1	80.598
6	E	7.135	18.175	129.679	11	1426.469
7	F	6.705	16.500	110.633	35	3872.138
8	G	6.705	15.410	103.324	13	1343.213
9	H	7.155	19.220	137.519	12	1650.229
10	H1	7.000	16.250	113.750	3	341.250
11	J	6.870	18.000	123.660	15	1854.900
12	F1	7.780	16.500	128.370	1	128.370
13	K1	AS/PLAN		150.000	1	150.000
14	L	6.467	15.780	102.049	40	4081.970
15	M	6.330	16.500	104.445	17	1775.565
16	N	6.725	16.500	110.963	14	1553.475
17	O	6.770	16.500	111.705	20	2234.100
<b>TOTAL AREA</b>					<b>299</b>	<b>32985.557</b>
<b>OR IN ACRE</b>						<b>8.15092</b>

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		15.14435	61286.913
1A	AREA UNDER 45.0M WIDE ROAD		0.04824	195.217
1B	BALANCE SITE AREA		15.09611	61091.693
1C	50% BENEFIT OF AREA FALLING UNDER 45M WIDE ROAD		0.02412	97.609
1D	NET SITE AREA FOR PLANNING=BALANCE SITE AREA+50% OF AREA UNDER 45.0M WIDE ROAD		15.12023	61189.305
2	MAX. PERMISSIBLE AREA UNDER PLOTTING (ON NET SITE AREA)	61%	9.22334	37325.476
3	PROPOSED AREA UNDER PLOTTING (ON NET SITE AREA)	53.91%	8.15092	32985.557
4	REQUIRED AREA FOR COMMUNITY FACILITIES (OF TOTAL SITE AREA)	10%	1.51444	6128.691
5	PROVIDED AREA FOR COMMUNITY FACILITIES (OF TOTAL SITE AREA)	10%	1.51488	6130.500
6	REQUIRED MIN. GREEN AREA.(OF TOTAL SITE AREA)	7.5%	1.13583	4596.518
7	PROVIDED GREEN AREA (OF TOTAL SITE AREA)	7.60%	1.15082	4657.201
8	PERMISSIBLE AREA UNDER COMMERCIAL (OF NET SITE AREA)	4%	0.60481	2447.572
9	PROPOSED AREA UNDER COMMERCIAL	3.54%	0.53595	2168.900
10	PERMISSIBLE POPULATION (ON TOTAL SITE AREA)	240-400	3634.64	6058
11	PROPOSED POPULATION (ON TOTAL SITE AREA)	299X18	5382	355.96

LEGEND			
	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITIES TO BE TRANSFER TO GOVT.		
	COMMERCIAL AREA		
	GREEN AREA		

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	373.509	0.09230
2	GREEN 2	288.956	0.07140
3	GREEN 3	534.388	0.13205
4	GREEN 4	2948.828	0.72867
5	GREEN 5	511.520	0.12640
<b>TOTAL</b>		<b>4657.201</b>	<b>1.15082</b>

PROJECT: REVISED & COMBINED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 7.01875 ACRE IN ADDITION TO 8.1256 ACRE ALREADY LICENSED AND BEARING LICENSE NO 94 OF 2024 DATED 25.07.2024, i.e. TOTAL 15.14435 ACRE AT SECTOR-10A, KHARKHAUDA, DISTT - SONIPAT, HARYANA TO BE DEVELOPED BY **M/S SNPC GLOBAL RESIDENCY LLP.**

ARCHITECTS: DAULAT & PUNEET ARCHITECTS LLP.  
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TITLE: LAYOUT PLAN  
 SCALE: 1:750  
 OWNER/AUTH. SIGN. ARCHITECT SIGN.

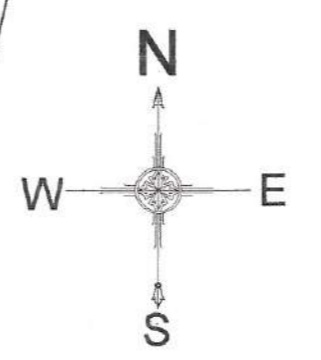
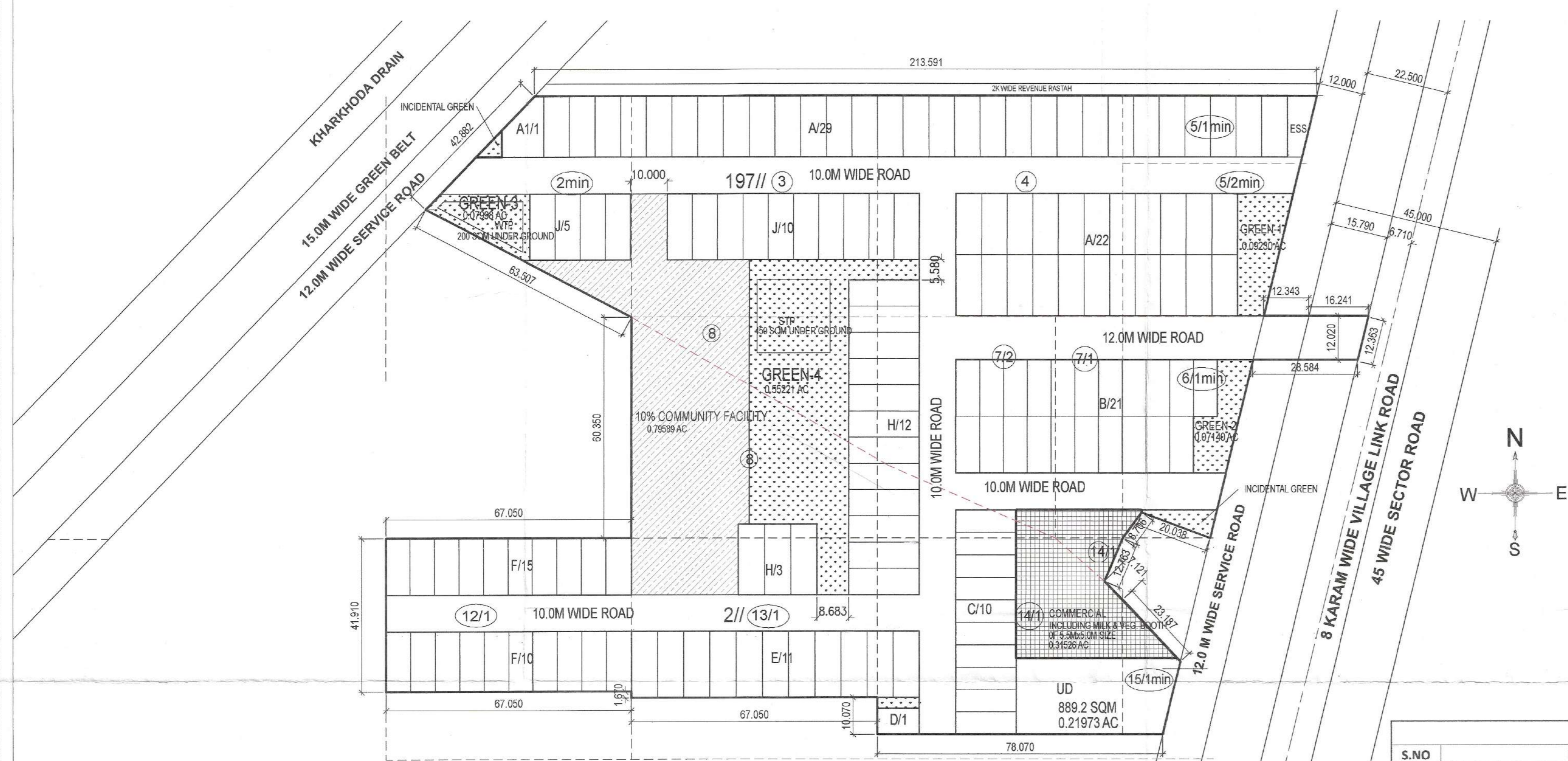


To be read with Licence No. 94 Dated 25/07/2024

This Layout plan for an area measuring 8.125 acres (Drawing no. DTCPI0381 dated 25-07-24 ) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by SNPC Machines Pvt. Ltd. in collaboration with SNPC Global Residency LLP in the revenue estate of village-Barona & Kharkhauda-II, in Sector-10A, District-Sonapat 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 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 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 metres 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 licenced 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 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.
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.

(S.K. SEHRAWAT) DTP (HQ)  
 (HITESH SHARMA) STP (HQ)  
 (JITENDR SIHAG) CTP (HR)  
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 (GURPREET KHEPAR) AD (HQ)  
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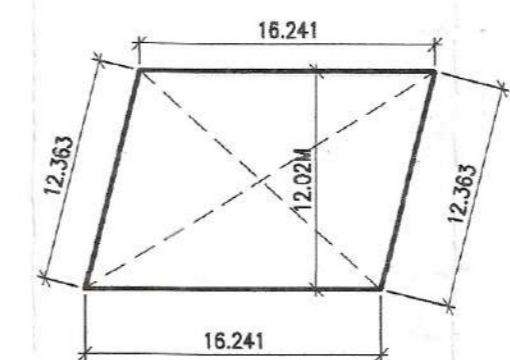


PLOTS AREA CALCULATION						
S.NO	CATEGORY	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A1	AS/PLAN		150.000	1	150.000
2	A	7.000	16.500	115.500	51	5890.500
3	B	6.500	15.500	100.750	21	2115.750
4	C	6.135	16.500	101.228	10	1012.280
5	D	7.070	11.400	80.598	1	80.598
6	E	7.135	18.175	129.679	11	1426.469
7	F	6.705	16.500	110.633	10	1106.330
8	G	6.705	15.410	103.324	10	1033.240
9	H	7.155	19.220	137.519	15	2062.785
10	J	6.870	18.000	123.660	14	1731.240
<b>TOTAL AREA</b>					<b>144</b>	<b>16609.192</b>
<b>OR IN ACRE</b>						<b>4.10422</b>
<b>DENSITY = 144 X 18</b>					<b>2592</b>	<b>328.88 /ACRE</b>

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		8.1256	32883.109
1A	AREA UNDER 45.0M WIDE ROAD		0.04824	195.217
1B	BALANCE SITE AREA		8.07736	32687.892
1C	AREA UNDER U.D.		0.21973	889.200
1D	NET SITE AREA FOR PLANNING=BALANCE SITE AREA+1/2 OF AREA UNDER 45.0M WIDE ROAD-U.D. AREA		7.88175	31896.300
2	MAX. PERMISSIBLE AREA UNDER PLOTTING (ON NET SITE AREA)	61%	4.80787	19456.743
3	PROPOSED AREA UNDER PLOTTING (ON NET SITE AREA)	52.07%	4.10422	16609.192
4	REQUIRED AREA FOR COMMON FACILITIES (OF TOTAL SITE AREA)	10%	0.81256	3288.311
5	PROVIDED AREA FOR COMMON FACILITIES (OF TOTAL SITE AREA)	10%	0.81258	3288.400
6	REQUIRED MIN. GREEN AREA.(OF TOTAL SITE AREA)	7.5%	0.60942	2466.233
7	PROVIDED GREEN AREA (OF TOTAL SITE AREA)	9.79%	0.79589	3220.835
8	PERMISSIBLE AREA UNDER COMMERCIAL (OF NET SITE AREA)	4%	0.31527	1275.852
9	PROPOSED AREA UNDER COMMERCIAL	4.00%	0.31526	1275.800
10	TOTAL SALEABLE AREA	56.07%	4.41948	17884.992

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	373.509	0.09230
2	GREEN 2	288.956	0.07140
3	GREEN 3	323.660	0.07998
4	GREEN 4	2234.710	0.55221
<b>TOTAL</b>		<b>3220.835</b>	<b>0.79589</b>

LEGEND	
	10% AREA OF TOTAL LAND FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA



AREA UNDER 45.0M WIDE ROAD = 16.241 X 12.022 M = 195.217 SQM

PROJECT: LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 8.1256ACRE AT SECTOR-10A, KHARKHAUDA, DISTT - SONIPAT, HARYANA TO BE DEVELOPED BY **M/S SNPC GLOBAL RESIDENCY LLP.**

ARCHITECTS: DAULAT & PUNEET ARCHITECTS LLP. 408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurugram - 122016, DNP ARCHITECTS LLP E-MAIL: info@dnparchitects.com, Phone: +91-124-4839474

TITLE - LAYOUT PLAN SCALE:- 1 : 750  
 ARCHITECTURE Interior Planning Yes  
 OWNER/AUTH. SIGN. ARCHITECTS SIGN.