SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA	**5.00625**	**20259.542**		**5.00625**	**20259.542**	
OPEN AREA UNDER GREEN/PARK	0.37547	**1519.466**	7.500	0.37560	**1519.984**	7.503
COMMUNITY FACILITIES	0.50062	**2025.954**	10.000	0.50144	**2029.249**	10.016
COMMERCIAL AREA	0.20025	**810.382**	4.000	0.17131	**693.275**	3.422
AREA UNDER PLOTS	3.05381	**12358.321**	61.000	2.61394	**10578.240**	52.214
TOTAL PERMISSIBLE SALEABLE AREA	**3.25406**	**13168.702**	65.000	**2.78526**	**11271.615**	**55.636**
DENSITY						
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).					
TOTAL POPULATION	**90**	X	18.00	=	**1420.000**	
PPA	1620.000	/	5.00625	=	**323.40%**	

PROPOSED GREEN AREA			
G1	=	141.538	SQ.M.
G2	=	1256.472	SQ.M.
G3	=	121.974	SQ.M.
TOTAL	=	**1519.984**	**SQ.M.**
		0.37560	**ACRES**

LEGENDS

- PLOT BOUNDARY
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 300 SQ.M.
- GREEN AREA
- PLOT

SHEET NO. - 01

JOB TITLE :

REVISED LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 OVER AN AREA MEASURING 5.00625 ACRES OR 40K.1M OR 20259.542 SQM AT SECTOR-33, VILLAGE RATHDHANA, TEHSIL & DISTRICT, SONIPAT, HARYANA

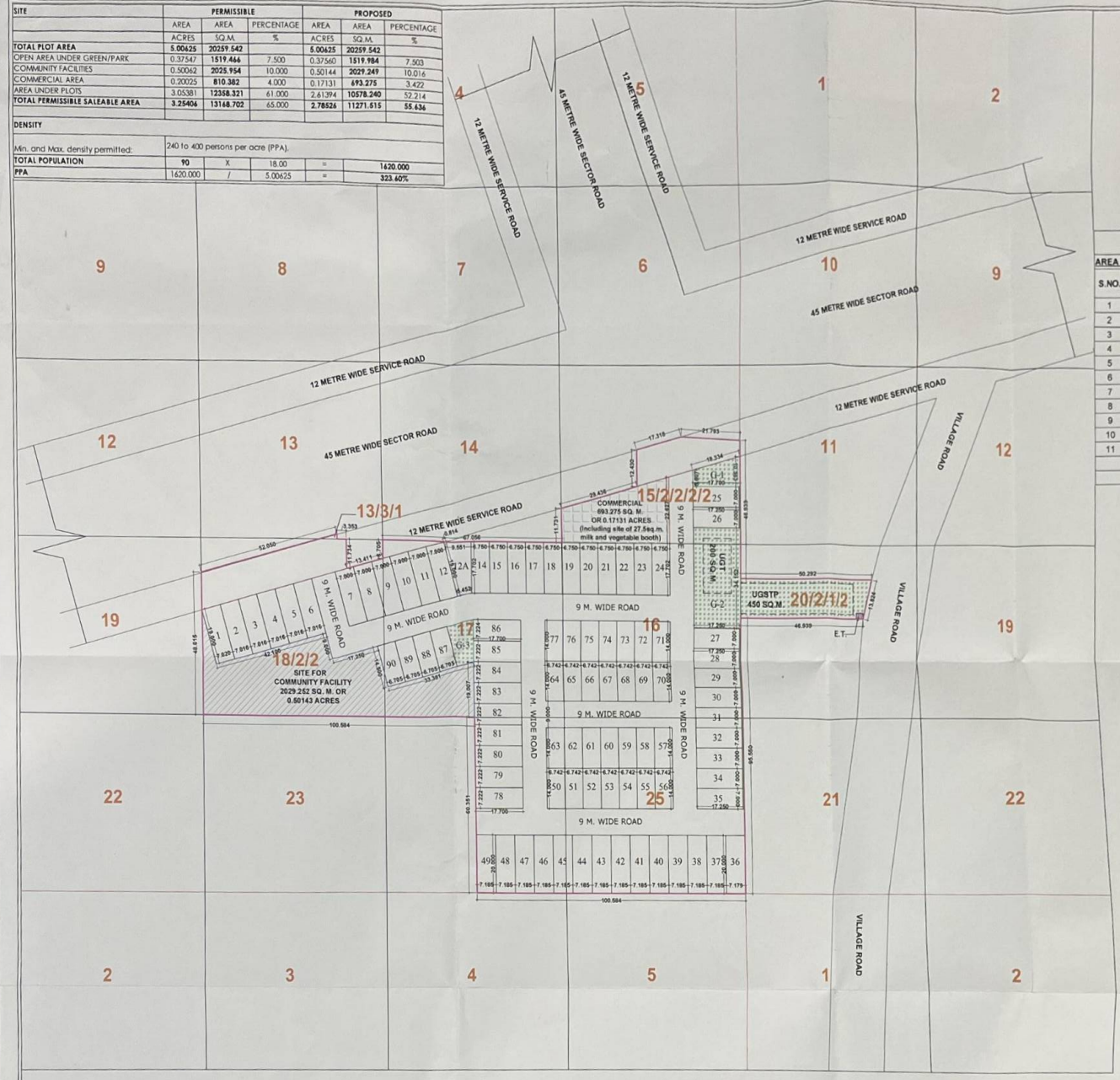
TO BE DEVELOPED BY-
M/S SHUBHASHUK INFRA GROW LLP.

RRITAM DESIGN
rritam
ARCHITECT :
APPLICANT :
For Shubhashuk Infra Grow LLP
KAPIL SHARMA
DIRECTOR

DATE : 06-05-2022

SCALE : 1:750 (A1)

NORTH



AREA STATEMENT

AREA UNDER PLOTS

S.NO.	PLOT NO. FROM	PLOT NO. TO	SIZE WIDTH	x	SIZE LENGTH	AREA IN (SQM.)	AREA IN (SQY.)	TOTAL PLOTS		TOTAL AREA (IN SQM.)
1	1	-	7.020	x	19.000	133.380	159.522	1	=	133.380 Sq.Mt
2	2	6	7.016	x	19.000	133.304	159.432	5	=	666.520 Sq.Mt
3	7	12	7.000	x	19.000	133.000	159.068	6	=	798.000 Sq.Mt
4	12A	-	AREA AS PER AUTOCAD			143.818	172.006	1	=	143.818 Sq.Mt
5	14	24	6.750	x	17.702	119.489	142.908	11	=	1314.374 Sq.Mt
6	25	35	7.000	x	17.250	120.750	144.417	11	=	1328.250 Sq.Mt
7	36	-	7.179	x	20.000	143.580	171.722	1	=	143.580 Sq.Mt
8	37	49	7.185	x	20.000	143.700	171.865	13	=	1868.100 Sq.Mt
9	50	77	6.742	x	14.000	94.388	112.888	28	=	2642.864 Sq.Mt
10	78	86	7.222	x	17.700	127.829	152.884	9	=	1150.465 Sq.Mt
11	87	90	6.705	x	14.500	97.223	116.278	4	=	388.890 Sq.Mt
TOTAL								90	=	10578.240 Sq.Mt
								OR	=	2.6139 Acres

RESIDENTIAL REVISED AREA DETAILS								(AREAS IN sq mtrs.)
ADDITIONS								
ITEM	L	X	B	X	FACTOR	X	FACTOR	= SQ.MT
R1	AREA AS PER PROFILE							= 19149.323
						TOTAL	SQ MT	= 19149.323
							ACRES	= 4.73191

To be read with Licence no. 37 of 2022 dated 07.04.2022

This this revised Layout plan for an area measuring 5.00625 acres (Drawing no. DTCP- 11675 dated 02-12-25) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Shubhashuk Infra Grow LLP in Sector-33, Sonipat is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

1. 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.
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 licensed 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 9.0 metres wide road would mean a minimum clear width of 9metres 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 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 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.
18. That the colonizer/owner shall ensure the installatmn of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power datnd 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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)	(RANNEEK)	(SANJAY SAINI)	(RITESH SHARMA)	(BHUPINDER KUMAR)	(AMIT KHATRI, IAS)
JD (HQ)	ATP (HQ)	DTP (HQ)	STP (M) HQ	CTP (HR)	DTCP (HR)