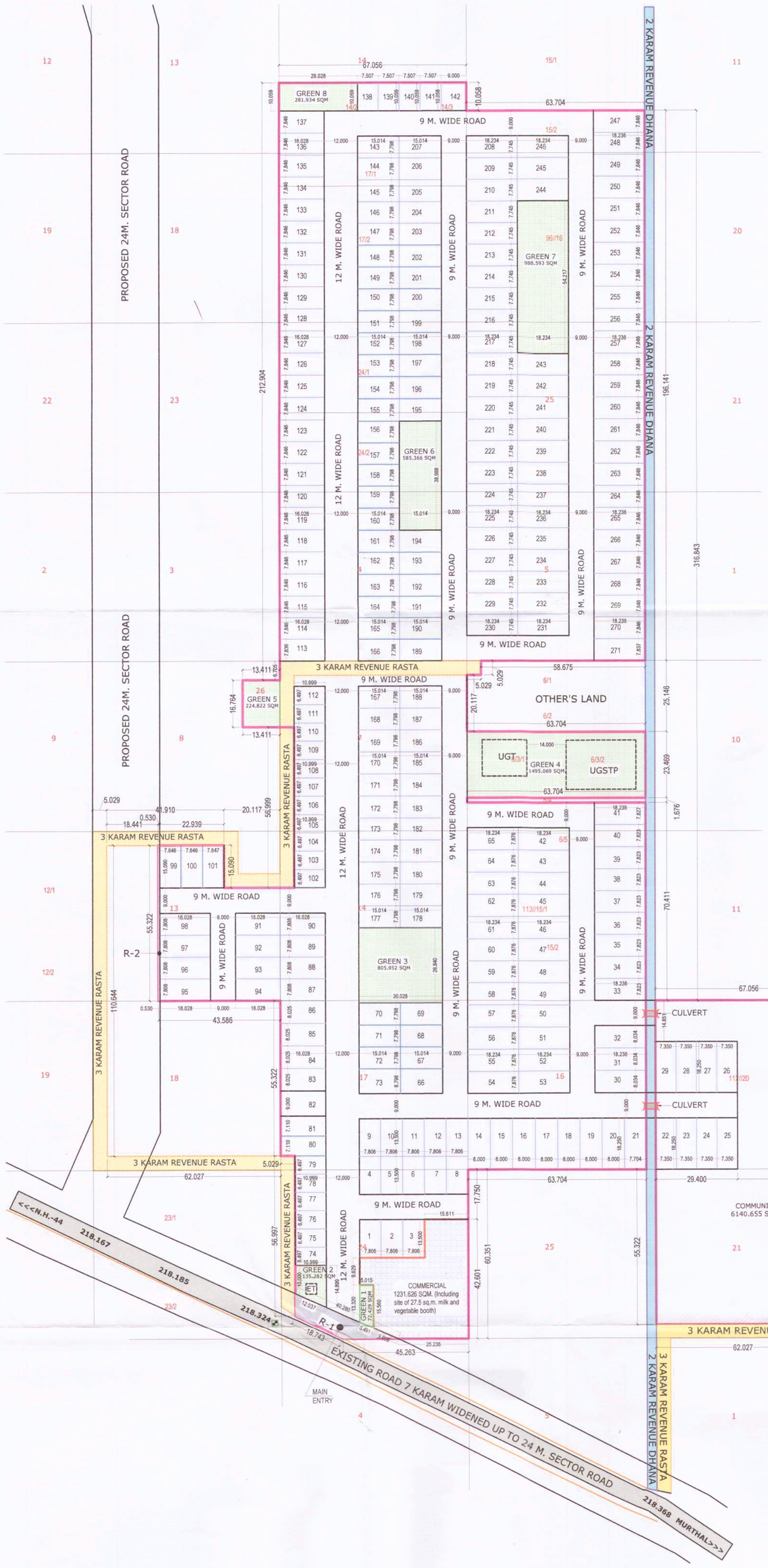


AREA STATEMENT FOR THE PROPOSED RESIDENTIAL PLOTS IN TOWNSHIP									
SR.	PLOT NO.		SIZE				AREA	AREA	TOTAL NO.	TOTAL AREA
NO.	FROM	TO	WIDTH	X	LENGTH	=	SQ.M.	SQ.YDS.	OF PLOTS	SQ.M.
1	1	13	7.806	x	13.500	=	105.381	126.036	13	1369.953
2	14	20	8.000	X	18.250	=	146.000	174.616	7	1022.000
3	21	-	7.704	x	18.250	=	140.598	168.155	1	140.598
4	22	25	7.350	x	18.250	=	134.138	160.428	4	536.550
5	26	29	7.350	x	17.500	=	128.625	153.836	4	514.500
6	30	32	8.034	x	18.236	=	146.508	175.224	3	439.524
7	33	40	7.823	X	18.236	=	142.660	170.622	8	1141.282
8	41	-	7.827	x	18.236	=	142.733	170.709	1	142.733
9	42	65	7.876	x	18.234	=	143.611	171.759	24	3446.664
10	66	-	8.798	x	15.014	=	132.093	157.983	1	132.093
11	67	72	7.798	x	15.014	=	117.079	140.027	6	702.475
12	73	-	8.798	x	15.014	=	132.093	157.983	1	132.093
13	74	79	6.497	x	10.999	=	71.461	85.467	6	428.763
14	80	81	7.110	X	16.028	=	113.959	136.295	2	227.918
15	82	-	9.000	X	16.020	=	144.180	172.439	1	144.180
16	83	86	8.025	X	16.028	=	128.625	153.835	4	514.499
17	87	94	7.808	x	16.028	=	125.147	149.675	8	1001.173
18	95	98	7.808	x	18.028	=	140.763	168.352	4	563.050
19	99	100	7.646	X	15.090	=	115.378	137.992	2	230.756
20	101	-	7.647	x	15.090	=	115.393	138.010	1	115.393
21	102	112	6.497	X	10.999	=	71.461	85.467	11	786.066
22	113	-	7.836	X	16.028	=	125.595	150.212	1	125.595
23	114	137	7.846	X	16.028	=	125.756	150.404	24	3018.137
24	138	141	7.507	X	10.059	=	75.513	90.313	4	302.052
25	142	-	9.000	X	10.058	=	90.522	108.264	1	90.522
26	143	207	7.798	X	15.014	=	117.079	140.027	65	7610.146
27	208	246	7.745	X	18.234	=	141.222	168.902	39	5507.671
28	247	270	7.846	X	18.236	=	143.080	171.123	24	3433.912
29	271	-	7.837	X	18.236	=	142.916	170.927	1	142.916
TOTAL AREA									SQ MT	33963.21
									ACRES	8.392
TOTAL NOS OF PLOTS									271	

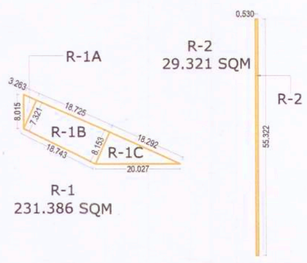
PROPOSED GREEN AREA			
G1	=	72.429	SQ.M.
G2	=	135.282	SQ.M.
G3	=	805.952	SQ.M.
G4	=	1495.069	SQ.M.
G5	=	224.822	SQ.M.
G6	=	585.366	SQ.M.
G7	=	988.593	SQ.M.
G8	=	281.934	SQ.M.
TOTAL	**=**	**4589.447**	**SQ.M.**
		1.13408	**ACRES**

SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA	15.0875	61057.000	-			
AREA UNDER 24.00M. WIDE SERVICE ROAD	0.0644	260.707	-			
NET PLANNED AREA	**15.0231**	**60796.293**	-			
OPEN AREA UNDER GREEN/ PARK	1.1316	4579.275	7.50	1.13408	4589.447	7.517
COMMUNITY FACILITIES	1.5087	6105.700	10.00	1.51739	6140.655	10.057
COMMERCIAL AREA	0.6009	2431.852	4.00	0.30434	1231.626	2.026
AREA UNDER RESIDENTIAL PLOTS	9.1641	37085.739	61.00	8.39249	33963.213	55.864
TOTAL PERMISSIBLE SALEABLE AREA	9.7650	**39517.590**	**65.00**	**8.69685**	**35194.839**	**57.890**
DENSITY						
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).					
TOTAL POPULATION	**271**	X	13.5	=	3658.5	
PPA	3658.5	/	15.08750	=	242.48	

LEGEND

1. SCHEME BOUNDARY SHOWN THUS
2. ET AREA (5M. X 5M.)
3. GREEN AREA SHOWN THUS
4. COMMERCIAL AREA SHOWN THUS
5. COMMUNITY FACILITY SHOWN THUS
6. AREA UNDER 24M. ROAD SHOWN THUS
7. REVENUE RASTA
8. REVENUE DHANA

AREA UNDER 24 M. WIDE SECTOR ROAD					(AREAS IN sq mtrs.)				
	ADDITIONS								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NO	=	SQ.MT
R-1A	3.263	X	7.321	X	0.500	X	1.000	=	11.944
R-1B	7.321	+	8.153	X	0.500	X	18.725	=	144.875
R-1C	8.153	X	18.292	X	0.500	X	1.000	=	74.567
R-1 TOTAL AREA								=	231.386
R2	0.530	X	55.322	X	1.000	X	1.000	=	29.321
TOTAL AREA (R1+R2)							SQ. M.	=	260.707
							ACRES	=	0.06442



SHEET NO. - 01/01

JOB TITLE -

LAYOUT PLAN OF DEVELOPING AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 15.08750 ACRES OR 120K-14M OR 61057.000 SQM. AT SECTOR-88 VILLAGE MURTHAL TEHSIL &, DISTT. SONIPAT,HARYANA
FOR:-
M/S BIRDVIEW HOUSING PROJECTS LLP.

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

ARCHITECT:

For PERMANENCIA
Prop.
Akashyt Gupta
CA/2011/54364

APPLICANT:

M/s Birdview Housing Projects LLP.
Auth. Signatory

DATE : 27- 06 -2026

SCALE : 1: 1000 @A1

DRAWN BY : RAHUL

N W E S

LC-5855

To be read with Licence no. 153 of 2026 dated 28-07-2026.

That this **layout plan** for an **area measuring 15.0875 acres (Drawing no. DTCP-12423 dated 29-07-2026) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed **Birdview Projects LLP in collaboration with land owners in Sector-88, 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 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 9.0 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 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 coloniser/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 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.
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) JD (HQ)	(RAMNEEK) ATP (HQ)	(SANJAY SAINI) DTP (HQ)	(HITESH SHARMA) STP (M) HQ	(BHUVNESH KUMAR) CTP (HR)	(AMIT KHATRI, IAS) DTCP (HR)