AREA SUMMARY

S.NO.	PARTICULARS		PERMISSIBLE %	PERMISSIBLE IN ACRES	PERMISSIBLE IN SQ.MT.	ACHIEVED %	ACHIEVED IN ACRES	ACHIEVED IN SQ.MT.
A	AREA OF THE SCHEME			33.75	136581.39			
B	AREA UNDER 50 METER GREEN BELT			0.92	3741.42			
C	BALANCE AREA (A)			32.83	132839.97			
D	50% AREA OF ROAD WIDENING (B)			0.46	1870.71			
E	NET PLANNED AREA (A+B)		100%	33.29	134710.68			
I	AREA UNDER INDUSTRIAL PLOTS	MINIMUM	45%	14.9805	60619.81	54.31%	18.0785	73161.27
II	AREA UNDER RESIDENTIAL	MAXIMUM	15%	4.84	20206.60	5.69%	1.89	7665.07
III	AREA UNDER COMMERCIAL	MAXIMUM	5%	1.6645	6735.53	4.98%	1.66	6735.03
IV	AREA UNDER TOTAL MIXED USE (C+II)	MAXIMUM	20%	6.66	26942.14	8.52%	2.8386	11504.81
VI	TOTAL SALEABLE AREA	MAXIMUM	65%	21.64	87561.94	62.83%	20.9171	84666.08
VII	AREA UNDER ROADS/OPEN SPACE & PUBLIC BUILDINGS		35%	11.6515		37.17%	12.8329	

INDUSTRIAL

PLOT DETAIL

S.No.	Plot Type & Number	Plot Size Width (meters)	Plot Size Length (meters)	Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
1	A : 1 - 2 & 103 -106	16.764	30.170	505.77	6	3034.62
2	B : 3 - 36	20.960	40.690	852.86	34	28997.32
3	C : 37 - 42	14.940	30.211	451.35	6	2708.11
4	D : 43 - 79	15.500	30.210	468.26	37	17325.44
5	E : 80 - 83	14.150	30.370	429.74	4	1718.94
6	F : 84 - 90	14.670	30.028	440.51	7	3083.58
7	G : 91 -102	20.170	43.890	884.45	12	10613.45
8	H : 107 -112	22.382	42.360	946.61	6	5679.64
	Total				112	73161.10
					Acres	18.0785

COMMERCIAL PLOT

S.No.	Type	Plot Size Width (meters)	Plot Size Length (meters)	Area (sq.mt.)	Nos.	Total Area (sq.mt.)
1	COMMERCIAL	as per polyline		6738.03	1	6738.03
	Total				1	6735.03
					Acres	1.66

PARKING SPACE

S.No.	Type	Plot Size Width (meters)	Plot Size Length (meters)	Area (sq.mt.)	Nos.	Total Area (sq.mt.)
1	Parking Space #1	as per polyline		1100.45	1	1100.45
2	Parking Space #2	as per polyline		1364.34	1	1364.34
3	Parking Space #3	as per polyline		1166.83	1	1166.83
4	Parking Space #4	as per polyline		433.74	1	433.74
5	Parking Space #5	as per polyline		850.05	1	850.05
6	Parking Space #6	as per polyline		411.36	1	411.36
7	Parking Space #7	as per polyline		608.33	1	608.33
	Total				7	5935.11
					Acres	1.4666

SERVICES AREA

S.No.	Type	Plot Size Width (meters)	Plot Size Length (meters)	Area (sq.mt.)	Nos.	Total Area (sq.mt.)
1	Services Space #1	as per polyline		3053.32	1	3053.32
2	Services Space #2	as per polyline		2493.19	1	2493.19
3	Services Space #3	as per polyline		1318.98	1	1318.98
4	Services Space #4	as per polyline		430.97	1	430.97
	Total				4	7296.46
					Acres	1.8030

GREEN AREA

S.No.	Type	Plot Size Width (meters)	Plot Size Length (meters)	Area (sq.mt.)	Nos.	Total Area (sq.mt.)
1	Green #1	as per polyline		395.32	1	395.32
	Total				1	395.32
					Acres	0.0977

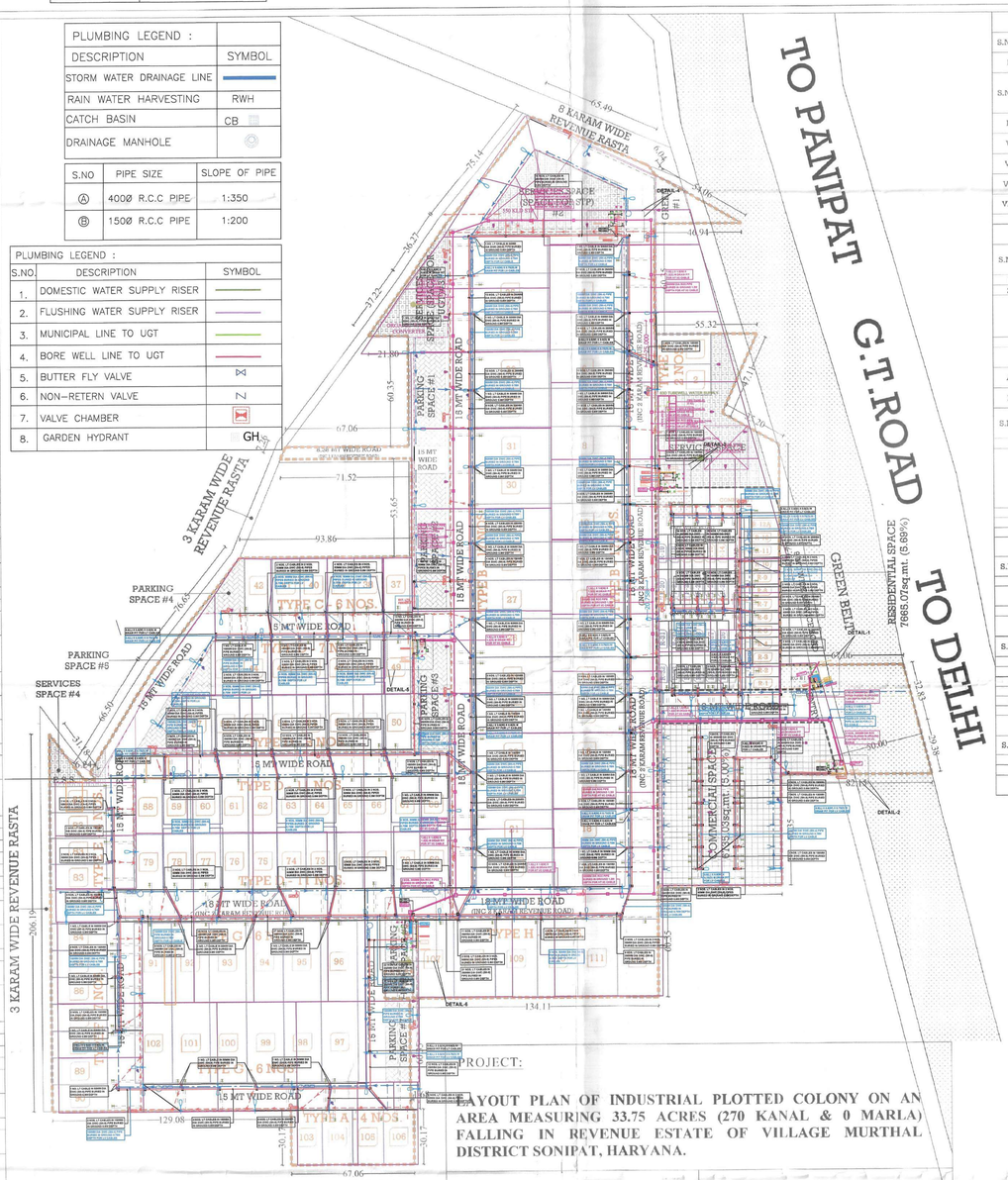
MANHOLE SHEDULE

SIZE/DIA	DEPTH IN MM
900x800MM	900 DEEP
1200x900MM	900–2500 DEEP
1400x900MM	2500 TO ABOVE

PLUMBING LEGEND :	
DESCRIPTION	SYMBOL
STORM WATER DRAINAGE LINE	
RAIN WATER HARVESTING	RWH
CATCH BASIN	CB
DRAINAGE MANHOLE	

S.NO	PIPE SIZE	SLOPE OF PIPE
A	400Ø R.C.C PIPE	1:350
B	150Ø R.C.C PIPE	1:200

PLUMBING LEGEND :		
S.NO.	DESCRIPTION	SYMBOL
1.	DOMESTIC WATER SUPPLY RISER	
2.	FLUSHING WATER SUPPLY RISER	
3.	MUNICIPAL LINE TO UGT	
4.	BORE WELL LINE TO UGT	
5.	BUTTER FLY VALVE	
6.	NON–RETERN VALVE	
7.	VALVE CHAMBER	
8.	GARDEN HYDRANT	GH



PLOT BOUNDARY LINE	
INDUSTRIAL PLOT	
RESIDENTIAL PLOT	
COMMERCIAL PLOT	
GREEN SPACE	
SERVICES SPACE	
PARKING SPACE	
REVENUE RASTA	

RESIDENTIAL AREA DETAIL

S.NO.	PARTICULARS	(IN ACRES)	(IN SQ.MT.)		(IN SQ.MT.)		
I	PLOT AREA	1.89			7665.07		
S.NO.	PARTICULARS	PERMISSIBLE OR REQUIRED (IN ACRES)	PERMISSIBLE OR REQUIRED (IN SQ.MT.)	%	PROPOSAL OR ACHIEVED (IN ACRES)	PROPOSAL OR ACHIEVED (IN SQ.MT.)	%
II	AREA UNDER PLOTS (SALEABLE AREA)	1.23	4982.30	65.00%	1.18	4769.78	62.23%
V	OPEN SPACE OR PARKS	0.14	574.86	7.50%	0.14	576.14	7.52%
VI	AREA UNDER COMMUNITY FACILITY	0.19	766.51	10.00%	0.19	767.85	10.02%
VII	DENSITY	240	TO	400	351.6		PPA
VIII	UNITS	25.3	TO	42.1	37		UNITS

DETAILS OF PLOTS (RESIDENTIAL SALEABLE AREA)

S.No.	Type	Plot Size Width (meter)	Plot Size Length (meter)	Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
1	R : 1 - 12A	7.250	19.056	138.16	13	1796.03
2	R : 14 - 37	6.500	19.063	123.91	24	2973.75
	Total				37	4769.78
					Gross Area	1.1786 ACRES

DETAIL OF 50% RESIDENTIAL PLOTTED AREA REQUIRED TO BE FREEZED AS PER POLICY

A	Total Plot Area			4769.78	sq.mt.
B	50% of Plot Area			2384.89	sq.mt.
S.No.	Type	Plot Size Width (meter)	Plot Size Length (meter)	Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
1	R : 18 - 37	6.500	19.063	123.91	20	2478.13
	Total				20	2478.13
						0.612 ACRES
						51.95%

COMMUNITY

S.No.	Description	Area	Units
1	Community	767.85	sq.mt.
	TOTAL	767.85	sq.mt.

DENSITY CALCULATION

S.No.	Description		Units
1	Total Number of Plots	37	Plots
2	Number of Persons in 1 Plot	18	Persons
3	Total Number of Persons	666	Persons
4	Gross Area	1.932	Acres
5	Density Achieved	344.7	PPA

GREEN AREA CALCULATION

S.No.	Description	Area	Units
1	Residential Green - RGH1	241.16	sq.mt.
2	Residential Green - RGH2	334.99	sq.mt.
	TOTAL	576.14	sq.mt.

To be read with License No. 53 of 2022 Dated 06/05/2022 LC-4630

That this layout plan for area measuring 33.75 acres acres (Drawing No. 8489 Dated: 06-05-22) in respect of Industrial Plotted Colony in the Revenue Estate of Village Murthal , Tehsil & District Sonipat being developed by M/s Horizon Asphalt Ltd. in collaboration with ROF Housing & Infrastructure Pvt. Ltd. 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 demarcation plans as per site of all the Industrial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
3. That the high-tension lines passing of any in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per IE norms.
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.
9. Any excess area over and above the permissible under Industrial use shall be deemed to be open space.
10. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
11. 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 1963 (if any).
12. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that may 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.
13. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 4513 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site if applicable.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
15. That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plans.
16. For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour.
17. That the 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 owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-5P dated 11.01.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall submit the revised layout plan for approval as and when norms pertaining to parking provided in the layout plan.
20. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(DALBIR SINGH) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (P.P. SINGH) CTP (HR) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SO (HQ) | (SATYAPAL) JD (HQ)

RATTAN PAL SINGH ARCHITECT CA/2011/51128

PROJECT:

LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY ON AN AREA MEASURING 33.75 ACRES (270 KANAL & 0 MARLA) FALLING IN REVENUE ESTATE OF VILLAGE MURTHAL DISTRICT SONIPAT, HARYANA.

CLIENT:

M/s ROF HOUSING & INFRASTRUCTURE PVT. LTD.

SHEET TITLE:

LAYOUT PLAN

CLIENT SIGNATURE:

For Rof Housing and Infrastructure Pvt. Ltd. Authorised Signatory

ARCHITECT SIGNATURE:

DATE: APRIL 2022

SCALE: 1:1350 (A1)

ARCHITECTS:

RS DS ARCHITECTS

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#363, First Floor,
Sector 46-A,
Chandigarh

PLUMBING LEGEND :	
DESCRIPTION	SYMBOL
STP OVER FLOW LINE	
SEWERAGE LINE	
SEWERAGE MANHOLE	
SEWERAGE MANHOLE	

S.NO	PIPE SIZE	SLOPE OF PIPE
A	250Ø DWC SN 8 PIPE	1:200

MANHOLE SHEDULE

SIZE/DIA	DEPTH IN MM
900Ø	900–1650 DEEP
1200Ø	1650–2300 DEEP
1500Ø	2300 TO ABOVE

Mep Consultant:-

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Client:-

M/s ROF HOUSING & INFRASTRUCTURE PVT. LTD.

Sheet Title:-

EXTERNAL COORDINATION LAYOUT (SITE PLAN)

Client Signature:- For ROF Housing and Infrastructure Pvt. Ltd. Authorised Signatory

Architect Signature:-

Drawn By:-	DALIP	Rev No:-	NORTH
Checked By:-	RKR	R0	
Approved By:-	RKR	Drawing No:-	
Date:-	06.06.2022	MJC-PL-01	
Scale:-	1:1150(A0)		