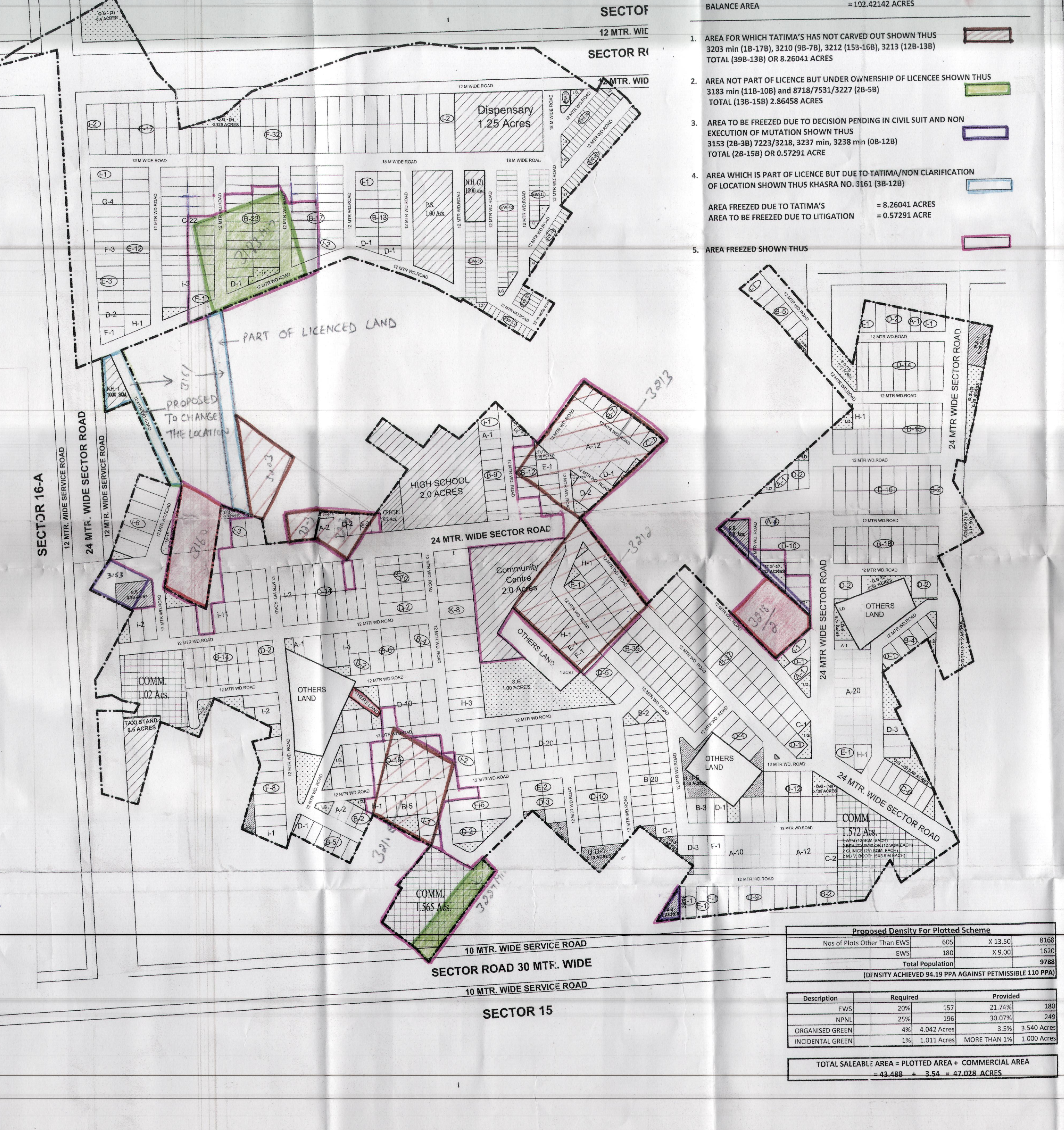
S. No.	Type	SIZE L	X B	AREA (SQM.)	AREA (SQ.YDS.)	NO. OF PLOTS	No. of Plots Freezed Due to Tatima/ mutation/ Court Case	No. of Plots Deleted Due to Plots proposed in Un-Licensed Area	Balance Plots	TOTAL AREA
1	A	18.01	9.29	167.31	200.03	62	14	0	48	8031.02
2	B	19.38	10.79	209.11	250.00	261	41	19	201	42031.15
3	C	26.18	9.59	251.07	300.16	33	1	6	26	6527.72
4	D	21.00	13.95	292.95	350.24	200	20	1	179	52438.05
5	E	25.53	12.29	313.76	375.12	38	2	0	36	11295.49
6	F	27.15	12.33	334.76	400.22	54	2	1	51	17072.73
7	G	29.75	11.81	351.35	420.06	4	0	0	4	1405.39
8	H	34.89	10.79	376.46	450.08	9	3	0	6	2258.78
9	i	32.18	13.00	418.34	500.15	50	1	3	46	19243.64
10	J	30.46	17.58	535.49	640.20	1	1	0	0	0.00
11	K	34.89	16.79	585.80	700.36	8	0	0	8	4686.42
17	EWS	10.00	5.00	50.00	59.78	180	0	0	180	9000.00
18	Nursing Home			1000		2	0	0	2	2000.00
						900	85	30	785	175990.40
				Total Area IN Sqm						175990.40
				Total Area IN ACRES						43.488

That **this revised layout plan for an area of 105.286 acres (License No. 65-98 of 2005 dated 05.05.2005) drawing no. DG,TCP- 5543 dated 21.04.2016 comprised** of licences which were issued in respect of **Residential Plotted Colony**, being developed by **Rangoli Buildtech Pvt. Ltd in Sector-16 & 17 Sonepat 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 55% 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 and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG,TCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DG,TCP, 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
9. 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. 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.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
16. That the colonizer will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
17. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (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.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer shall abide by the policies issued by the Department from time to time regarding allotment of EWS flats.
20. That the colonizer shall ensure the installation of Light-Emitting Diode lamps (LED) for its campus as well as building.
21. That the colonizer 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.
22. That the colonizer 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.
23. That the colonizer 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.

(DINESH KUMAR) SD (HQ) | (BABITA GUPTA) ATP (HQ) | (RAVI SIHAG) ETP (HQ) | (DINESH SINGH CHAUHAN) STP (HQ) | (KAMAL KUMAR) CTP (HR) | (ARUN KUMAR GUPTA, IAS) DGTCP (HR)

(RAM AVTAR BASSI) A.D.



BALANCE AREA = 102.42142 ACRES

1. AREA FOR WHICH TATIMA'S HAS NOT CARVED OUT SHOWN THUS 3203 min (1B-17B), 3210 (9B-7B), 3212 (15B-16B), 3213 (12B-13B) TOTAL (39B-13B) OR 8.26041 ACRES
2. AREA NOT PART OF LICENCE BUT UNDER OWNERSHIP OF LICENCEE SHOWN THUS 3183 min (11B-10B) and 8718/7531/3227 (2B-5B) TOTAL (13B-15B) 2.86458 ACRES
3. AREA TO BE FREEZED DUE TO DECISION PENDING IN CIVIL SUIT AND NON EXECUTION OF MUTATION SHOWN THUS 3153 (2B-3B) 7223/3218, 3237 min, 3238 min (0B-12B) TOTAL (2B-15B) OR 0.57291 ACRE
4. AREA WHICH IS PART OF LICENCE BUT DUE TO TATIMA/NON CLARIFICATION OF LOCATION SHOWN THUS KHASRA NO. 3161 (3B-12B)

AREA FREEZED DUE TO TATIMA'S = 8.26041 ACRES
AREA TO BE FREEZED DUE TO LITIGATION = 0.57291 ACRE

5. AREA FREEZED SHOWN THUS

SONIPAT BEING DEVELOPED BY RANGOLI BUILDTECH PVT. LTD

Details of Land Use :-

Items	Area (Acres)
Total Area of the Scheme (A)	105.28600
Area under UD	1.36400
Balance Area	103.92200
Area not part of the license	2.86458
Net Planned Area	101.05742
Commercial	
Permissible Commercial Area (4% of 101.05742 Acres)	4.042
Proposed Commercial Area (3.503% of 101.05742 Acres)	3.540
Area for Plots	
Permissible Area Under Plots (51% of 101.05742 Acres)	53.000
Proposed Area Under Plots (43.033% of 101.05742 Acres)	43.488

Permissible Density Calculations

Area Under Plotted Colony (A)	Permissible Density (B) PPA	Population (C = A X B)
101.0574	120	12126

DETAILS OF COMMUNITY SITES

DESCRIPTION	Nos Required	Nos Provided	Area Required per Unit	Provided AREA
High School	1	1	2.00 ACRES	2.00 ACRES
Primary School	1	1	1.00 ACRES	2.00 ACRES
Nursery School	2	2	0.20 ACRES	0.20 ACRES
Religious Building	1	1	0.20 ACRES	0.20 ACRES
Dispensary	1	1	1.25 ACRES	1.25 ACRES
Community Centre	1	1	2.00 ACRES	2.00 ACRES
Taxi Stand	1	1	0.50 ACRES	0.50 ACRES
Creche	1	1	0.20 ACRES	0.20 ACRES
Nursing Homes	2	2	1000 SQM	2000 SQM
CLINIC	2	2	250 SQM	500 SQM
ATM	2	2	12 SQM	24 SQM
BEAUTY PARLOUR	2	2	12 SQM	24 SQM
MILK & VEGETABLE STORE	2	2	5M X 5.5M	AS REQ.
MULTI-UTILITY STORE	2	2	5M X 5.5M	AS REQ.

ORGANIZED GREEN ITEM	Area (in Acres)	INCIDENTAL GREEN ITEM	Area (in Acres)
O.G-1	1.08	I.D-1	0.18
O.G-2	0.5	I.D-2	0.1
O.G-3	0.4	I.D-3	0.15
O.G-4	0.25	I.D-4	0.12
O.G-5	0.2	I.D-5	0.12
O.G-6	0.435	I.D-6	0.12
O.G-7	0.125	I.D-7	0.11
O.G-8	0.25	I.D-8	0.1
O.G-9	0.25	I.D-9	0.1
O.G-10	0.122		
O.G-11	0.2		
O.G-12	0.3		
O.G-13	0.125		
TOTAL	4.237	TOTAL	1.1

DETAIL OF PLOTS AT SONIPAT

S. No.	Type	SIZE L	X B	AREA (SQM.)	AREA (SQ.YDS.)	NO. OF PLOTS	TOTAL AREA
1	A	18.01	9.29	167.31	200.03	62	10373.40
2	B	19.38	10.79	209.11	250.00	261	54577.76
3	C	26.18	9.59	251.07	300.16	33	8285.18
4	D	21.00	13.95	292.95	350.24	200	58590.00
5	E	25.53	12.29	313.76	375.12	38	11923.02
6	F	27.15	12.33	334.76	400.22	54	18077.01
7	G	29.75	11.81	351.35	420.06	4	1405.39
8	H	34.89	10.79	376.46	450.08	9	3388.17
9	i	32.18	13.00	418.34	500.15	50	20917.00
10	J	30.46	17.58	535.49	640.20	1	535.49
11	K	34.89	16.79	585.80	700.36	8	4686.42
17	EWS	10.00	5.00	50.00	59.78	180	9000.00
18	Nursing Home			1000		2	2000.00
						900	203758.85
				Total Area IN Sqm			203758.85
				Total Area IN ACRES			50.350

This is a "PROVISIONAL APPROVED LAYOUT PLAN" only for purpose of inviting objection from the general public

District Town Planner (HQ)
Directorate of Town and Country Planning, Haryana, Chandigarh

Proposed Density For Plotted Scheme

Nos of Plots Other Than EWS	605	X 13.50	8168
EWS	180	X 9.00	1620
Total Population			9788
(DENSITY ACHIEVED 94.19 PPA AGAINST PETMISSIBLE 110 PPA)			

Description	Required		Provided	
EWS	20%	157	21.74%	180
NPNL	25%	196	30.07%	249
ORGANISED GREEN	4%	4.042 Acres	3.5%	3.540 Acres
INCIDENTAL GREEN	1%	1.011 Acres	MORE THAN 1%	1.000 Acres

TOTAL SALEABLE AREA = PLOTTED AREA + COMMERCIAL AREA
= 43.488 + 3.54 = 47.028 ACRES

ARCHITECT'S SIGN.	For Rangoli Buildtech (P) Ltd. Authorised Signatory
	SCALE:
	DATE:
	DWG. NO.
	DEALT BY:

ARCHITECTS & ENGINEERS B. AJEET SAINT CHD. 14549

CONCIEVED & DESIGNED BY:-

The Firm
SCO 9 9, First Floor, SECTOR- 44 C, CHANDIGARH
TEL- 0172-2667151, LOWER GROUND FLOOR, 70, NAVJEEVAN VIHAR NEW DELHI-110017,
TEL-91-11-26693481, 26692102
E-MAIL :- dssarchitects@gmail.com