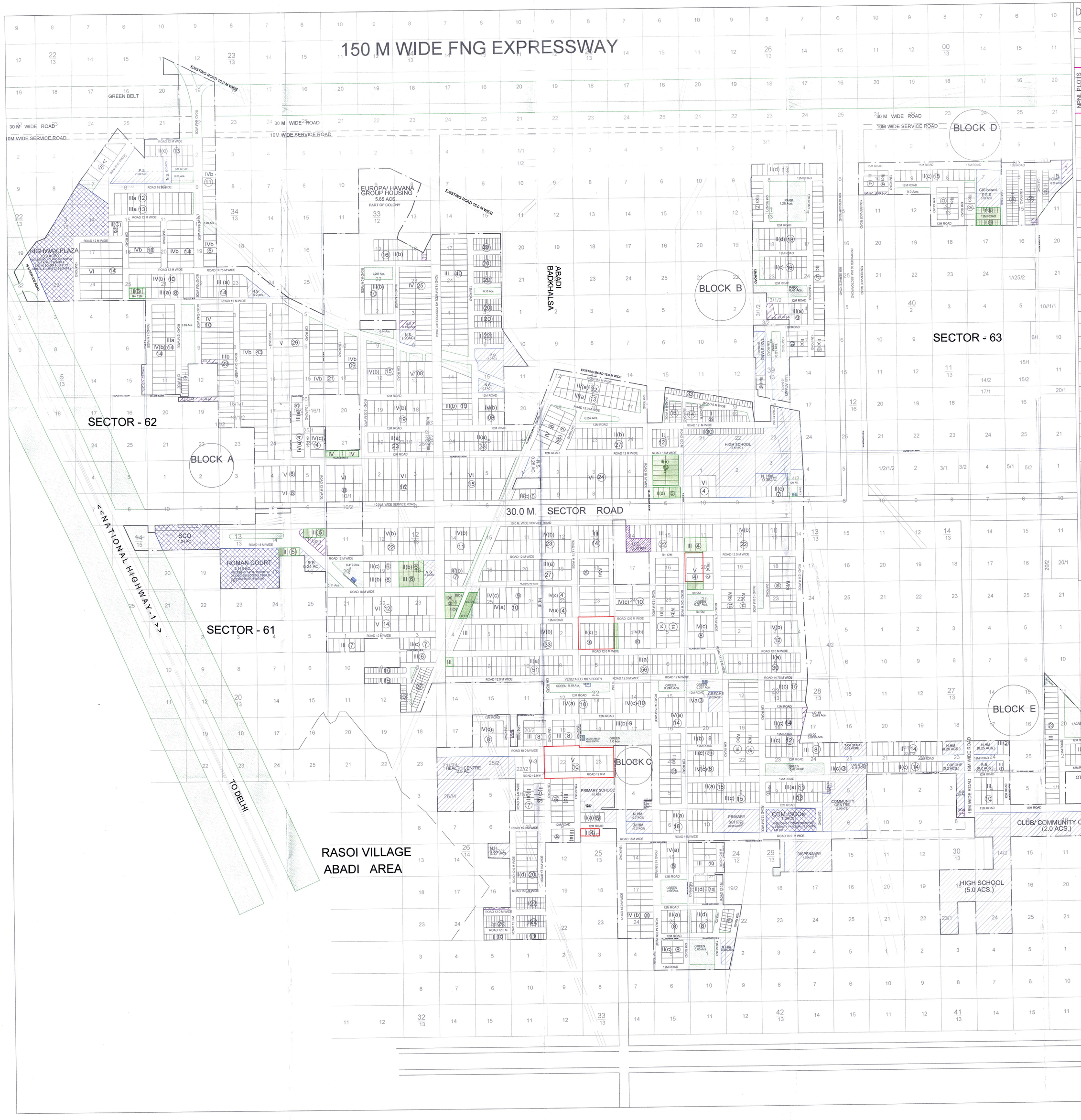

DETAIL OF PLOTS

S.NO.	TYPE	SIZE (Sq. Mtr.) W	SIZE (Sq. Mtr.) L	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)
1	I(EWS)	5	11	55	542	29810
2	II	8	17	136	38	5168
3	II(a)	9	18	162	235	38070
4	II(b)	9	20	180	57	10260
5	II(c)	10	20	200	370	74000
6	II(d)	10	21	210	118	24780
7	II(e)	10	24	228	15	3420
8	III	10	25	250.00	188	47000.00
9	III(a)	12	20	240	231	55440
10	III(b)	10	28	280	76	21280
11	IV	10	30	300	45	13500
12	IV(a)	12	28	336	83	27888
13	IV(b)	12	25	300	428	128400
14	IV(c)	12	30	360	90	32400
15	V	15	30	450	95	42750
16	VI	15	40	600	101	60600
				TOTAL	2712	614766.00
				AREA (Acs.):-		151.9122
				8 NO.s NURSING HOMES:-		2.1200
				TOTAL AREA (Acs.):-		154.0322

NPNL PLOTS

AREA CALCULATIONS

PARTICULARS	AREA IN ACRES	PERCENTAGE
AREA ALREADY LICENCE	310.0780	–
AREA APPLICATION NOW	3.41875	
TOTAL AREA	313.4968	
AREA UNDER SECTOR ROAD/ GB	0.30	
FAR BENEFIT (50%)	0.1500	
TOTAL SCHEME AREA	313.3468	
AREA UNDER GROUP HOUSING	5.85	
AREA UNDER UNDETERMINED USE	2.1300	–
NET PLANNED AREA	305.3668	–
AREA UNDER RESIDENTIAL PLOTS	154.0322	50.44%
AREA UNDER COMMERCIAL	9.0250	2.96%
TOTAL SALEABLE AREA	163.0572	53.40%

POPULATION CALCULATIONS

EWS PLOTS	542	@9	Per/DU	4878	PERSONS
OTHER PLOTS	2170	@13.5	Per/DU	29295	34173
DENSITY	34173 Per/		305.3668 Ac.		111.91 PPA

SCHEDULE OF EWS & NPNL PLOTS

	REQUIRED	AVAILABLE
EWS PLOTS @20%	542	542
NPNL PLOTS @25%	678	780

DETAIL OF FACILITIES

	REQUIRED	AVAILABLE
NURSERY SCHOOL	6	7
PRIMARY SCHOOL	5	5
HIGH SCHOOL	2	2
CRECHE	2	2
DISPENSARY	2	2
CLUB/COMMUNITY BUILDING	2	2
TAXI STAND	3	4
POLICE POST	1	1
RELIGIOUS BUILDING	2	2
ELECTRIC SUB-STATION	1	1
MILK & VEGETABLE BOOTH	6	6
SUB-POST OFFICE (IN COMM.)	2	2
ATMS (IN COMMERCIAL)	6	6
MULTIPURPOSE BOOTH (IN COMM.)	6	6
CLINICS (IN COMMERCIAL)	6	6
BEAUTY PARLOUR (IN COMM.)	6	6
HEALTH CENTRE	1	1

Green Area Required @ 5% of 3.41875 Acs = 0.17 Acs.
Green Area Provided = 0.27 Acs.

REVISIONS

PROJECT **SUSHANT CITY**
RASOI, SONEPAT

SHEET TITLE: LAYOUT PLAN
DRAWING NO.: SANC./RS/16

SCALE – 1:2500
DATE –

SANDEEP KUMAR
Town Planner
ITPI-05/72
(URBAN PLANNER)

(AUTH. SIGNATORY)

ansal API
Building lifestyles since 1967
115, ANSAL BHAWAN, 16-K.G.MARG NEW DELHI-110001

LEGEND --
APPLIED LICENCE AREA --
AREA ALREADY LICENSED --
CHANGE IN OLD LAYOUT --
COMMERCIAL --
COMMUNITY --
GREEN AREA\PARK --
UNDETERMINED AREA(U.D.) --

L.No. 10/18.03.2020 LC-1672-C

That this revised layout plan for an additional area measuring 3.4187 acres (Drawing No. DTCP-7269 Dated: 04.12.2019) in licensed residential plotted colony area measuring 310.078 acres comprising of Licence No. 48-55 of 2003 dated 10.12.2003, 04-11 of 2004 dated 21.01.2004, 86-97 of 2004 dated 21.07.2004, 128-131 of 2004 dated 18.10.2004, 447 of 2006 dated 27.01.2006, 448-454 of 2006 dated 27.01.2006, 760-789 of 2006 dated 21.04.2006, 1129-32 of 2006 dated 15.09.2006, 39 of 1008 dated 02.03.2008, 181 of 2008 dated 04.10.2008, 31 of 2012 dated 07.04.2012 & Licence No. 02 of 2014 dated 03.01.2014, thereby making the total scheme area measuring 313.4968 acres in the Revenue Estate of Village Rasoi, District Sonipat being developed by Ansal Properties and Infrastructure 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 plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purpose shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the residential, commercial and institutional 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, 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 DTCP 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 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
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, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the licenses.
10. At the time of demarcation, 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. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 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.
13. 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.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, 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 plot shall exceed 2 kanals.
16. 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.
17. That the colonizer/owner 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/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That 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 14.01.2016.
21. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 21/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. 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.

(JAIDEEP) ATP (HQ)
(SAVITA JINDAL) DTP (HQ)
(P.P. SINGH) STP(C&E)
(JITENDER SIHAG) CTP (HR)
(K. MAKRAND PANDURANG, IAS) DG,TCP (HR)
(NARINDER KUMAR) AD (HQ)
(DINESH KUMAR) SD (HQ)