

ROHTAK, SECTOR - 36-A

Revised Layout Plan

(Regularization of Boundary of the Licence Colony with HSVP land in the same Sector)

Total area = 76.806 acres
 Area of Masterplan Green belt = 7.0 acres
 50% of the area under Masterplan Green Belt = 3.50 acres
 Total area of the scheme = 73.306 acres
 Area under undetermined use = 0.384 acres
 Net planned Area = 72.922 acres

COMMUNITY SITES

S. NO	COMMUNITY SITE	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	PS	1
2	NURSERY SCHOOL	NS	2
3	NURSING HOME	NH	2
4	CLINIC	CL	2
5	ATM		2
6	BEAUTY PARLOUR		2
7	MILK / VEG BOOTH	M/VB	2
8	MULTIPURPOSE BOOTH		2
9	TAXI STAND		1

Particulars	Acres	(%)	Total
Area under Residential Plots	35.963	36.457	49.99%
Nursing Homes	0.494		
Area under Commercial	2.72	3.73%	
Area under undetermined use			
Total	39.177	53.72%	39.177 Acres

Total Saleable Area = 39.177 acres = 53.72%

TOTAL POPULATION
 487X 13.5 + 122X 9 = 7672.5 persons
 ~7673 persons

POPULATION DENSITY
 7673/ 72.922 = 105.22 PPA

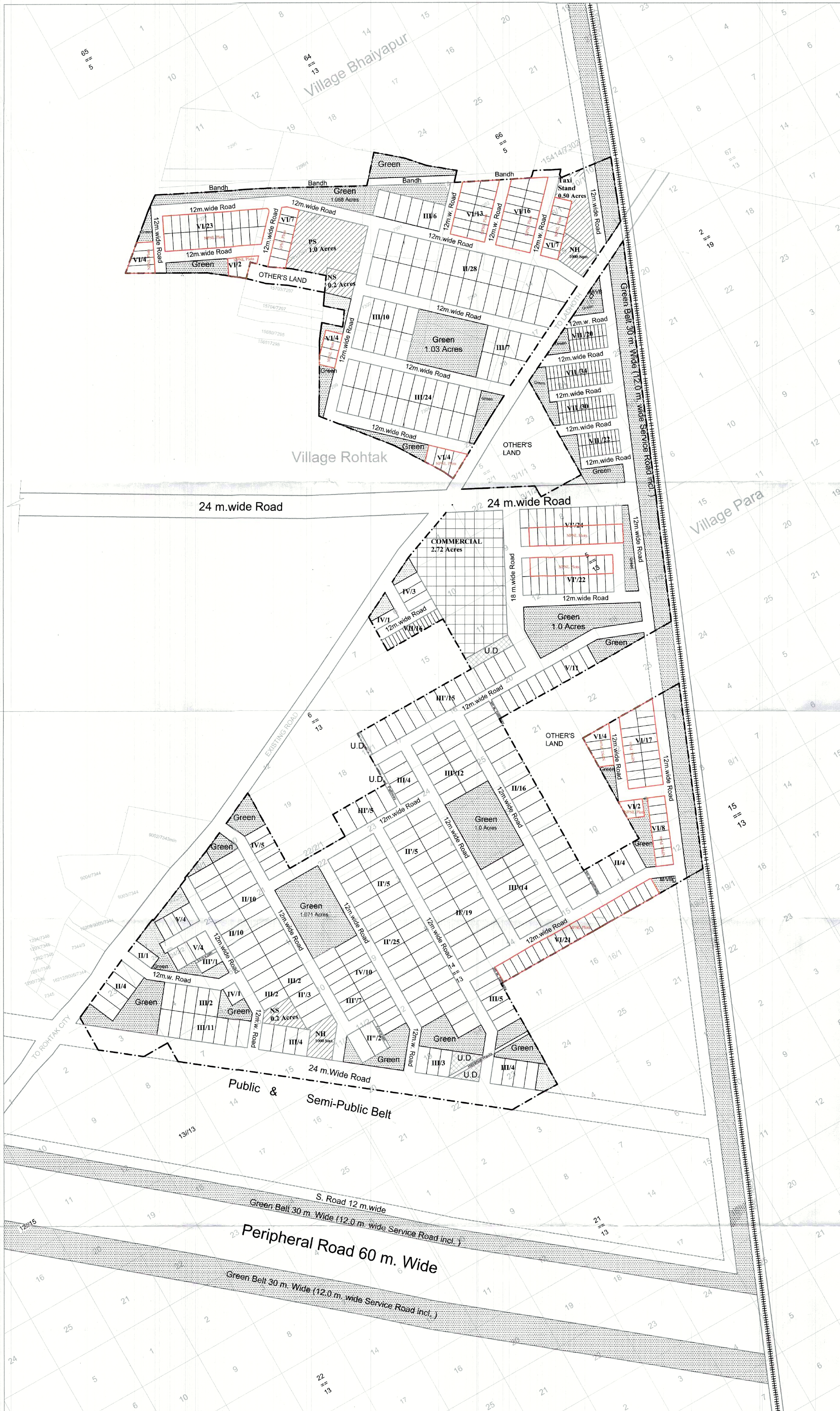
DETAILS OF PLOTS

PLOT TYPE	SIZE (M)	AREA (Sqm)	Nos	AREA (sqm)
II	14.0 x 30.0	420	73	30660
II'	14.39 x 27.79	399.898	57	22794.18
II''	15.264 x 33.186	506.55	2	1013.10
III	12.0 x 28.0	336	84	28224
III'	12.0 x 26.0	312	54	16848
IV	10.5 x 26.0	273	20	5460
V	10.5 x 22.0	231	19	4389
VI	9.0 x 18.5	166.5	132	21978
VI'	9.0 x 19.5	175.5	46	8073
VII	4.0 x 12.5	50	122	6100
TOTAL			609	145539.28 =35.963 ACRES

LEGEND:

	COMMUNITY SITES
	COMMERCIAL
	GREEN AREA
	UNDETERMINED (UD)
	Site Boundary
	Railway Line
	NPNL Plots

Area under Green = 11.22 acres (15.38%)



To be read with Licence No. 09 of 2009 Dated 19.05.2009

This Revised Layout plan for an area measuring 76.806 acres (Drawing No. DTCP- 6779 Dated 24.01.2019) comprised of licence which was issued in respect of Residential Plotted Colony being developed by Sonika Properties Pvt. Ltd. and others in Sector-36-A, Rohtak is hereby approved subject to the following conditions:-

- That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- That the demarcation 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.
- 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.
- 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.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 agreements of the licensees.
- 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 licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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 agreement. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the net planned area.
- Master plan shall be read with the DCP, Haryana which shall be executed by the colonizer with the net planned area.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(1)(ii) of the Act No. 8 of 1995.
- That the odd size plots (except 0.95 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land competent authority in the interest of planned development and integration of services. The decision of the authority shall be final and binding in this regard.
- 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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. 19/4/2016-3 Power dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

Project Title: SUNCITY TOWNSHIP ROHTAK: SECTOR - 36-A	Scale: 1" = 220' Sheet Title: LAYOUT PLAN	Dealt by: (Architect & Town Planner Sign.) Sheehank Patil Architect & Town Planner CA/2005/35563, AITP/2013/216	Owner's Sign.: M/s SONIKA PROPERTIES PVT LTD LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTER, VASANT KUNJ, NEW DELHI - 110070 For Sonika Properties Pvt. Ltd. Director/ Auth. Signatory	Note: This drawing is the property of M/S SONIKA PROPERTIES PVT.LTD and shall not be copied for use in any way without their prior permission
---	--	---	--	--

(GMPARKASH) ATP (HQ) (MITHESH SHARMA) DTP (HQ) (P. D. SINGH) (JITENDER SHARMA) (K. AKRANND PANDURANG, IAS) DTCP (HR)

(RAJA VYTAIR BASSI) AD (HQ)

This is a "PROVISIONAL APPROVED LAYOUT PLAN" subject to the approval of the Government of Haryana.