

Suncity Township
Rohtak Sector - 36A
Area 76.812 Acres
Recycling Water Pipe Line

Drawing No.
RW-1

ROHTAK, SECTOR - 36-A

Total area = 76.812 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 = 73.312 acres
Area under undetermined use = 5.075 acres
Net planned Area = 68.237 acres
Area under Plots = 34,740 acres (50.91%)
Area under Commercial use = 2.72 acres (3.98%)
Total saleable area
Residential = 34,246 acres
Nursing Homes = 0.494 acres
(2 Nos. 1000 sqm)
Commercial = 2.72 acres
Total saleable = 37,460 acres = 54.90%

TOTAL POPULATION
420X 13.5 + 108X 9 = 6624 persons

POPULATION DENSITY
6624/68.237 = 97.07 PPA
(Against 97.16 PPA permissible)

COMMUNITY SITES

S. NO.	COMMUNITY SITE	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	1	1
2	NURSERY SCHOOL	2	2
3	PLAYING AREA	2	2
4	BEAUTY PARLOUR	2	2
5	MILK / VEG. BOOTH	2	2
6	WATER TOWER	1	1

Check^r subject to comments
in for letter No. J.S.A. 3/11/10
Dt. 31/8/10 and notes attached
with the estimate

Executive Engineer (H.D.)
for Chief Engineer
HUDA Panchkula

DETAILS OF PLOTS

PLOT TYPE	SIZE (M)	AREA (Sqm)	No.	AREA (acres)
I	18.0 x 45.0	810	20	16200
II	14.0 x 30.0	420	65	27300
II'	14.36 x 27.79	399.89	44	17593.16
III	72.0 x 26.0	1872	17	32822
III'	42.0 x 26.0	1092	46	14382
IV	10.5 x 26.0	273	15	4095
V	10.5 x 22.0	231	11	2541
VI	9.0 x 15.0	135	132	21978
VII	4.0 x 12.5	50	108	5300
TOTAL			308	138513.16 = 34,740 ACRES

LEGEND
COMMUNITY SITES
COMMERCIAL
GREEN BELT
RAILWAY LINE
100 Ø Pipe
150 Ø Pipe

To be read with licence No. _____ of 2000 dated _____

This layout plan for an area of 76.812 acres (Dy. No. D.Y.C.P-1028 dated 06.03.2000) comprised of licences which were issued in respect of Residential Colony namely Suncity Township, being developed by M/s Sonika Properties Pvt. Ltd. and its associate companies, in Sector-36-A, Rohtak 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 statutory 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, commercial and institutional sites shall be got approved from the 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 sector as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
9. 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 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 provisions of the licences.
10. At the time of demarcation, if required percentage of RPHI / EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed 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 licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No. 8 of 1975.
15. That the odd size plots (except RPHI 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 ha.
16. That you will have no objection to the regularization of the boundaries of the houses 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/NOE as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2008 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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

C.P. Sarda
D.T.P. (H.D.)
(Dy. Engr. Haryana)
C.T.P. (H.R.)
(S.O. Haryana)
D.T.C.P. (H.R.)



Key Plan

11 P, Sector 30,
Gurgaon - 122001
Ph. 0124-4034715
FAX. 0124-4034714

Director Infrastructure
For by Consultants Pvt. Ltd.
Project - Suncity Township Rohtak
Sector - 36A

Drawing Prepared by:
V. Sarda

Drawing Checked by:
Y.P. Mathur

Revision
01-04-2010

Title:-
Recycling Water Pipe Line
Suncity Township Rohtak Sector - 36A

Drawing no.:
RW-1

Services Planned & Designed by:
Consultants Pvt. Ltd.



Suncity Township
Rohtak Sector - 36A
Area 76.812 Acres
Rising main

Drawing No.
W-2

ROHTAK, SECTOR - 36-A

Total area = 76.812 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 = 73.312 acres
Area under undetermined use = 5.075 acres
Net planned Area = 68.237 acres
Area under Plots = 34.740 acres (50.91%)
Area under Commercial use = 2.72 acres (3.99%)
Total saleable area
Residential = 34.246 acres
Nursing Homes = 0.494 acres
(2 Nos. 1000 sqm)
Commercial = 2.72 acres
Total saleable = 37.465 acres = 54.90%

TOTAL POPULATION
420X 13.5 + 106X 9 = 6824 persons

POPULATION DENSITY
6824/ 68.237 = 97.07 PPA
(Against 97.16 PPA permissible)

COMMUNITY SITES

S. NO	COMMUNITY SITE	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	PS	1
2	NURSERY SCHOOL	NS	2
3	PLAYING GROUND	PG	2
4	ATM	ATM	2
5	BEAUTY PARLOUR	BA	2
6	MILK VES. BOOTH	MVB	2
7	MULTI PURPOSE ROOM	MPR	2
8	STAND	ST	1

Check subject to comments
in to letter No. 1116
Dt. 21/8/10 and notes attached
with the estimate

Executive Engineer (MD)
for Chief Engineer
HUDA Panchkula

DETAILS OF PLOTS

PLOT TYPE	SIZE (M)	AREA (Sqm)	No.	AREA (sqm)
I	18.0 x 45.0	810	29	18270
II	14.0 x 30.0	420	65	27300
III	14.55 x 27.79	404.89	49	17843.55
III	12.0 x 28.0	336	67	22512
III	12.0 x 35.0	420	40	14352
IV	10.5 x 28.0	294	15	4095
V	10.5 x 22.0	231	11	2541
VI	9.0 x 18.5	166.5	132	21978
VII	4.0 x 12.5	50	109	5390
TOTAL			628	138583.15 = 34.246 ACRES

Superintending Engineer,
H.U.D.A. CIRCLE,
ROHTAK

Rising Main

TW-1 to TW-2 Size = 150mmØ Length = 705 Mtr.
TW-2 to TW-3 Size = 150mmØ Length = 201 Mtr.
TW-3 to B. Station Size = 150mmØ Length = 342 Mtr.
TW-4 to B. Station Size = 150mmØ Length = 50 Mtr.
TW-5 to B. Station Size = 150mmØ Length = 306 Mtr.

- To be read with license No. of 2009 dated 06.03.2009
- This layout plan for an area of 76.812 acres (Dy. No. D.T.C.P-1828 dated 06.03.2009) comprised of licenses which were issued in respect of Residential Colony namely Suncity Township, being developed by M/s Sonika Properties Pvt. Ltd. and its associate companies, in Sector-36-A, Rohtak 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 statutory provisions.
 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 sites 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 sector as shown on the Development Plan.
 8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
 9. 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 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 licenses.
 10. At the time of demarcation, if required percentage of NPM/RTS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed 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 suspension 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 licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No. 6 of 1975.
 15. That the odd size plots (except GWS 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 or the boundaries of the license through gwy 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 14.9.2005 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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

(Dy. Secy) D.T.C.P.
(Dy. Secy) D.T.P.(H)
(Dy. Secy) D.T.C.P.(H)



Key Plan

Project Title SUNCITY TOWNSHIP ROHTAK: SECTOR - 36-A	Scale: 1" = 220'	Sheet Title: LAYOUT PLAN	Dealt by: Shashank Patil	(Architect & Town Planner Sign.) Kishen M. Seshadri Architect & Town Planner CA/2002/29151, AITP/2006/018 Kishen M. Seshadri (architect & town planner)	Owner's Sign: <i>[Signature]</i> M/s. SONIKA PROPERTIES PVT. LTD. N-40, First Floor, Connaught Place New Delhi - 110001	For Services Provided by: <i>[Signature]</i> M/s. SONIKA PROPERTIES PVT. LTD. New Delhi - 110001	Director Infrastructure For by Consultants Pvt. Ltd. Project - Suncity Township Rohtak Sector - 36A	Drawing Prepared by: V. Bajwa	Drawing Checked by: Y.P. Mathur	Revision 01-04-2010	11 P Sector 36 gurgaon 122001 Ph. 0124-4034715 FAX. 0124-4034714
Title: Suncity Township Rohtak Sector - 36A											
Rising main											
Drawing no.: W-2											
Services Planned & Designed by: Consultants Pvt. Ltd.											

Suncity Township at, Rohtak Sector - 36-A
Area 76.812 Acres
Road

Drawing No. R-1

ROHTAK, SECTOR - 36-A

Total area = 76.812 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 = 73.312 acres
Area under undetermined use = 5.075 acres
Net planned Area = 68.237 acres
Area under Plots = 34.740 acres (60.91%)
Area under Commercial use = 2.72 acres (3.99%)
Total saleable area
Residential = 34.246 acres 34.740 acres
Nursing Homes = 0.494 acres
(2 Nos. 1000 sqm)
Commercial = 2.72 acres
Total saleable = 37.460 acres = 54.80%

TOTAL POPULATION
420X 13.5 + 108X 9 = 6824 persons

POPULATION DENSITY
6824/ 68.237 = 97.07 PPA
(Against 97.16 PPA permissible)

COMMUNITY SITES

S. NO	COMMUNITY SITE	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	PS	1
2	NURSERY SCHOOL	NS	2
3	NURSING HOME	NH	2
4	CLUB HOUSE	CH	2
5	BEAUTY PARLOUR	BP	2
6	MILK/VEG BOOTH	MVB	2
7	MULTI-PURPOSE BOOTH	MPB	2
8	TAST STAND	TS	1

Checked subject to comments
in for letter No. 115/62
11/11/2009
with the estimate

Executive Engineer (MD)
for Chief Engineer
HUDA Panchkula

DETAILS OF PLOTS

PLOT TYPE	SIZE (M)	AREA (Sqm)	No.	AREA (sqm)
I	18.0 x 45.0	810	20	16200
II	14.0 x 30.0	420	65	27300
II'	14.33 x 27.79	399.89	41	17851.19
III	12.0 x 20.0	240	97	23280
III'	12.0 x 20.0	240	46	11040
IV	10.5 x 28.0	294	15	4410
V	10.5 x 22.0	231	11	2541
VI	9.0 x 18.5	166.5	132	21978
VII	4.0 x 12.5	50	106	5300
TOTAL			526	138993.16 = 34.246 ACRES

Director General
Town & Country Planning
Haryana, Chandigarh

Superintending Engineer.
H.U.D.A. CIRCLE
ROHTAK
Haryana

Legend:
COMMUNITY SITE
COMMERCIAL
GREEN BELT
RAILWAY LINE
Road Center Line

- To be read with Scheme No. of 2009 dated
- This layout plan for an area of 76.812 acres (D.P. No. D.T.C.P. 1028 dated 06.02.2009) comprised of licenses which were issued in respect of Suncity Township Rohtak, being developed by M/s Sonika Properties Pvt. Ltd. and its associates companies, 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 latest agreement.
 - That the plotted area of the colony shall not exceed 55% of the net started 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 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.
 - 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 DCP for the modification of layout plans of the colony.
 - That the revenue roads 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 DCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the proposed roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sector as shown on the Development Plan.
 - That no property shall derive access directly from the carriage way of 30 metres or more wide sector road.
 - 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 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 or the licenses.
 - At the time of demarcation, if required percentage of NPM/ 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 zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The segregation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 - No plot will derive an access from less than 12 metres wide road provided a minimum clear width of 12 metres between the plots.
 - 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 basis of section 3(3)(a) of the Act No. 8 of 1975.
 - 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 lanes.
 - That you will have no objection to the regularization of the boundaries of the licence through gate and take with the land that HUDA is finally able to acquire as the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - That the colonizer shall obtain the clearance/NOI as per the provisions of the Notification No. S.O. 1530 (I) Dated 14.9.2005 issued by Ministry of Environment and Forest, Government of India before starting the construction/creation 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 provision of solar water heating system shall be as per norms specified by HUDA and shall be made operational where applicable before applying for an occupation certificate.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps (CFL) for internal lighting as well as Campus lighting.

CPD
D.P. (H.B.)
D.T.C.P.



Key Plan

11 P, Sector 30,
Gurgaon-122001
Ph. 0124-4034715
FAX. 0124-4034714

Director Infrastructure
For ky Consultants Pvt.Ltd
Project:- Suncity Township Rohtak
Sector - 36A

Drawing Prepared by: V.Bajwa
Drawing Checked by: Y.P.Mathur
Revision: 01-04-2010
Drawing no.: R-1

Services Planned & Designed by:
Consultants Pvt. Ltd.



Scale: 1" = 220'

Sheet No. LAYOUT PLAN

Architect & Town Planner Sign: Kishen M. Seshadri
Architect & Town Planner
CA/2002/29151, AITP/2006/018
Kishen M. Seshadri
Architect & Town Planner

Owner's Sign: M/s SONIKA PROPERTIES PVT.LTD.
N. 40 First Floor, Connaught Place
New Delhi - 110021

This drawing is the property of M/s. Sonika Properties Pvt. Ltd. and shall not be used for any other project without the prior permission.

SUNCITY TOWNSHIP
ROHTAK, SECTOR - 36-A

Drawing No. S-1

ROHTAK, SECTOR - 36-A

Total area = 76.812 acres
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 Net planned Area = 68.237 acres
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 Area under Commercial use = 2.72 acres (3.99%)
 Total saleable area
 Residential = 34.740 acres
 Nursing Homes = 0.484 acres
 Commercial = 2.72 acres
 Total saleable = 37.944 acres = 54.90%

TOTAL POPULATION
 420X 13.5 + 105X 9 = 6624 persons

POPULATION DENSITY
 6624/ 73.312 = 90.37 PPA
 (Against 97.16 PPA permissible)

COMMUNITY SITES

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

Checked subject to comments in the order No. 115.6.2 Dt. 3/1/10 notes attached with the plan

Executive Engineer (MD) for Chief Engineer HUDA Panchkula

Director General Town & Country Planning, Haryana, Chandigarh

Village Rohtak

FROM LADETH VILLAGE

Village Para

DETAILS OF PLOTS

PLOT TYPE	SIZE (M)	AREA (Sq.m)	Nos	AREA (sqm)
I	18.0 x 48.0	810	20	16200
II	14.0 x 90.0	1260	95	119700
II'	14.38 x 27.79	398.85	44	17551.8
III	12.0 x 28.0	336	87	29232
III'	12.0 x 26.0	312	46	14352
IV	10.5 x 26.0	273	16	4368
V	10.5 x 22.0	231	45	2511
VI	9.0 x 19.5	175.5	132	23286
VII	4.0 x 12.5	50	100	5000
TOTAL			526	138593.18 = 34.246 ACRES

LEGEND:



- To be read with licence No. of 2009 dated
- That this layout plan for an area of 76.812 acres (Dep No. D.T.C.P-1878 dated 06.03.2009) comprised of licences which were issued in respect of Residential Colony namely Suncity Township, being developed by M/s Sonika Properties Pvt. Ltd. and its associates companies, 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 Masterplan.
 - 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 plans as per site of all the residential, commercial and institutional sites shall be got approved from the Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1955 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 roads 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 30 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 licences.
 - At the time of demarcation, if required percentage of NPHL/ LWS 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, 1955. 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 provision shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 - 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.
 - 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(3)(b) of the Act No. 19 of 1975.
 - That the odd size plots (except RWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a footage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 hectares.
 - That you will have no objection to the regularization of the boundaries of the fence through gate and take with the land that HUDA is finally able to acquire in the status of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.5.2006 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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

CP.P.S. (MD) D.T.P. (H) (DHARE SINGH) C.T.P. (HR) (S.S. SHILTON) D.T.C.P. (HR)



Key Plan

11 P, Sector 30, Gurgaon-122001
 Ph. 0124-4034715
 FAX. 0124-4034714

Director Infrastructure For ky Consultants Pvt.Ltd
 Project - Suncity Township Rohtak Sector - 36A

Drawing Prepared by: V.Bajwa
 Drawing Checked by: Y.P.Mathur
 Title: Sewerage System
 Suncity Township Rohtak Sector - 36A

Revision 01-04-2010
 Drawing no.: S-1

Services Planned & Designed by:
Consultants Pvt. Ltd.

Project Title: SUNCITY TOWNSHIP ROHTAK, SECTOR - 36-A

Scale: 1" = 220'

Drawn by: Shashank Patil

Architect & Town Planner (Sign.): Kishen M. Seshadri
 Architect & Town Planner
 CA/2007/29151, AITP/2006/018
 Kishen M. Seshadri
 (architect & town planner)

Owner's Sign: M/s SONIKA PROPERTIES PVT.LTD.
 3-40, First Floor, Conchlight Place
 New Delhi - 110001

For Scale: Proprietary of M/s SONIKA PROPERTIES PVT.LTD.
 No. 115.6.2 dated 3/1/10

Suncity Township at,
Rohtak Sector - 36-A
Area 76.812 Acres
Storm Water

Drawing No.
SD-1

ROHTAK, SECTOR - 36-A

Total area = 76.812 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 = 73.312 acres
Area under undetermined use = 5.075 acres
Net planned Area = 68.237 acres
Area under Plots = 34.740 acres (50.91%)
Area under Commercial use = 2.72 acres (3.98%)
Total saleable area
Residential = 34.246 acres
Nursing Homes = 0.494 acres
(P Nos. 1000 sqm)
Commercial = 2.72 acres
Total saleable = 37.460 acres = 54.50%

TOTAL POPULATION
420X 13.5 + 106X 9 = 6624 persons

POPULATION DENSITY
6624/ 68.237 = 97.07 PPA
(Against 97.16 PPA permissible)

COMMUNITY SITES

S. NO.	COMMUNITY SITE	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	PS	1
2	NURSERY SCHOOL	NS	2
3	NURSING HOME	NH	2
4	CLUB HOUSE	CL	2
5	COMMUNITY PARLOUR	CP	2
6	MILK + VEG BOOTH	MVB	2
7	MILK TURBOBOOTH	MTB	2
8	TAXI STAND	TS	1

Checked subject to comments
in for letter No. 1156
Dt. 31/10/2010 and notes attached
with the original

Executive Engineer (MID)
for Chief Engineer
HUDA Panchkula

PLOT TYPE	DETAILS OF PLOTS		No.	AREA (sqm)
	SIZE (M)	AREA (Bqm)		
I	18.0 x 45.0	810	20	16200
II	14.0 x 30.0	420	66	27300
III	14.30 x 27.79	398.85	44	17506.16
IV	12.0 x 28.0	336	97	28232
V	12.0 x 28.0	312	48	14352
VI	10.5 x 20.0	210	15	4095
VII	10.5 x 22.0	231	11	2541
VIII	9.0 x 18.5	166.5	132	21978
IX	4.0 x 12.5	50	106	5300
TOTAL			528	138593.16 = 34.246 ACRES

Superintending Engineers,
H.U.D.A. CIRCLE
ROHTAK

To be read with licence No.

of 2009 dated

That this layout plan for an area of 76.812 acres (Drg. No. D.L.C.P. 1025 dated 06.02.2009) comprising of licences which were issued in respect of Residential Colony namely Suncity Township, being developed by M/s Sonika Properties Pvt. Ltd. and its associates companies, 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 centre area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the residential, commercial and institutional sites shall not get 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.
- That the high-tension lines passing in the colony area shall have to be suitably aligned or kept or 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 colourer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue casta falling in the colony shall be kept free for creditation/movement as shown in the layout plan.
- That the colourer 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 proposed 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 30 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colourer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colourer on the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licences.
- At the time of construction, if required percentage of open spaces (OS) is not provided in the licensed area, the same will be provided by the colourer in the licensed area.
- Any excess area over and above the permissible 4% extra development 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 existing plan and in the allotment letters being issued by the colourer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colourer with the plot buyers.
- No plot will curve on access from road less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads/road 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 basis of section 3(3)(a)(ii) of the Act 1974.
- That the old size plots (except PWS 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 kants.
- That you will have no objection to the regularization of the boundaries of the licence through gwc 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.
- That the colourer shall obtain the clearance/NOC as per the provisions of the Notification No. G.O. 2533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/extension 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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- That the colourer/owner shall use only Compact Fluorescent Lamps fitting for external lighting as well as Campus lighting.

(C.P.S. Sd/-)
D.T.P. (MID)

(D.H.R.E. Sd/-)
C.T.P.M.R.

(Sd/-)
D.T.C.P.M.R.



Key Plan

Director Infrastructure For ky Consultants Pvt.Ltd		11 P, Sector 30, gurgaon- 122001 Ph. 0124-4034715 FAX 0124-4034714
Project :- Suncity Township Rohtak Sector - 36A		
Drawing Prepared by: V.Bajwa	Drawing Checked by: Y.P.Mathur	Revision 01-04-2010
Title:- Storm Water Suncity Township Rohtak Sector - 36A		Drawing no.: SD-1
Services Planned & Designed by: Consultants Pvt. Ltd.		



SUNCITY TOWNSHIP
ROHTAK SECTOR - 36-A
LAYOUT PLAN

(Architect & Town Planner Sign)
Kishen M. Seshadri
Architect & Town Planner
CA/2002/20151, AITP/2006/018
Kishan M. Seshadri
architect & town planner

M/s SONIKA PROPERTIES PVT LTD
N- 43, First Floor, Connaught Place
New Delhi - 110001

Suncity Township at, Rohtak Sector - 36-A
Area 76.812 Acres
Water Supply

Drawing No. W-1

ROHTAK, SECTOR - 36-A

Total area = 76.812 acres
Area of Masterplan Green belt = 7.0 acres
90% of the area under Masterplan Green Belt = 3.50 acres
Total area of the scheme = 73.312 acres
Area under undetermined use = 6.075 acres
Net planned Area = 68.237 acres
Area under Plots = 34.740 acres (50.91%)
Area under Commercial use = 2.72 acres (4.99%)
Total saleable area
Residential = 34.246 acres 34.740 acres
Nursing Homes = 0.484 acres (2 Nos. 1000 sqm)
Commercial = 2.72 acres
Total saleable = 37.450 acres = 54.90%

TOTAL POPULATION
420X 13.5 + 106X 9 = 6524 persons

POPULATION DENSITY
6524/ 88.237 = 97.07 PPA
(Against 97.16 PPA permissible)

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	ATM	2
6	BEAUTY PARLOUR	BP	2
7	MILK / VEG BOOTH	MVB	2
8	MULTI-PURPOSE BOOTH	MPB	2
9	TAXI STAND	TS	1

DETAILS OF PLOTS

PLOT TYPE	SIZE (M)	AREA (Sqm)	No.	AREA (acres)
I	16.5 x 45.0	810	20	18200
II	14.5 x 30.0	435	65	27900
IV	14.30 x 27.70	396.89	44	17566.16
III	12.0 x 30.0	336	97	32352
III'	12.0 x 25.0	302	49	14252
IV'	10.5 x 26.0	273	15	4095
V	10.5 x 22.0	231	11	2341
VI	9.0 x 18.5	166.5	132	21678
VII	4.0 x 12.5	50	106	5300
TOTAL			629	138593.76 = 34.246 ACRES

LEGEND:



Checked subject to comments in forwarding letter No. BS.6.2009. Dt. 21/10/10. The notes attached with the estimate.

Executive Engineer (MID) for Chief Engineer HUDA, Panchkula

Director General Town & Country Planning, Haryana, Chandigarh



- To be read with licence No. of 2009 dated 06.02.2009
- This layout plan for an area of 76.812 acres (Drg. No. D.T.C.P-1828 dated 06.02.2009) consists of licenses which were issued in respect of residential colony namely Suncity Township, being developed by M/s Sonika Properties Pvt. Ltd. and its associated companies, 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 control 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 plans as per site of all the residential, commercial and institutional sites shall be got approved from the 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.
 - That the high-tension lines crossing in the colony area shall have to be suitably staged 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 DTCF for the modification of layout plans of the colony.
 - That the revenue roads 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 DTCF, 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 sector as shown on the Development Plan.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
 - 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 licensed area shall be developed by the Haryana Urban Development Authority/Colonizer as per 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 NPMI/ 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, 1985. 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.
 - 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.
 - The portion of the underdevelopment 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(3)(a)(i) of the Act No. 18 of 1975.
 - 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.
 - That you will have no objection to the regularization of the boundaries of the license through open and above 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.
 - That the colonizer shall obtain the clearance/NOC as per the provisions of the Government No. S.D. 1533 (E) Dated 14.9.2005 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution or 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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

Signatures of CPP, DTP, and DTCF officials.



Key Plan

Project Title: SUNCITY TOWNSHIP ROHTAK, SECTOR - 36-A

Scale: 1" = 200'

Drawn by: Shashank Puri

Checked by: Kishen M. Seshadri (Architect & Town Planner Sign.)

Owner's Sign: M/s SONIKA PROPERTIES PVT. LTD. N-49, First Floor, Connaught Place New Delhi - 110001

For Sale/Lease/Proprietor: Kishen M. Seshadri (architect & town planner)

Director Infrastructure For ky Consultants Pvt.Ltd
Project :- Suncity Township Rohtak Sector - 36A

Drawing Prepared by: V.Bajwa
Drawing Checked by: Y.P.Mathur
Revision: 01-04-2010
Drawing no.: W-1

Services Planned & Designed by: Consultants Pvt. Ltd.

11 P, Sector 30, Gurgaon- 122001
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