



ARCHITECT <i>Signature</i>	OWNER <i>Signature</i>
OWNER M/S A.P. REAL ESTATE TEHSIL	



TOTAL AREA OF SCHEME	=	12.01875	ACRES
AREA UNDER GREEN BELT WITH TRAMWAY & SECTOR ROAD	=	0.577	ACRES
BALANCE AREA	=	11.44175	ACRES
50% OF AREA UNDER SEC. ROAD & GREEN BELT WITH TRAMWAY	=	0.2885	ACRES
NET PLANNED AREA (A+B)	=	11.73025	ACRES
AREA UNDER PLOTS	=	6.743	ACRES
AREA UNDER COMMERCIAL USE	=	0.469	ACRES
TOTAL SALEABLE AREA	=	7.225	ACRES

AREA UNDER PLOTS			
TYPE	SIZE	AREA	TOTAL PLOTS
A	7.30 X 18.30	133.59	186
B	7.51 X 12.03	90.34	27
			213
			OR
		27286.92	SQ.MT.
		6.743	ACRES

DENSITY CALCULATION			
TOTAL DENSITY	=	245.13	PPA
	=	13.50	@ PERSON'S PER PLOT
	=	11.73025	ACRES
	=	240	AGAINST 240 PPA MINIMUM REQUIRED

AREA UNDER GREEN			
TOTAL GREEN REQUIRED	=	7.50%	ACRES
GREEN AREA PROVIDED	=	0.901	ACRES
ORGANIZED GREEN			
PARK-1	=	0.601	ACRES
PARK-2	=	0.063	ACRES
PARK-3	=	0.168	ACRES
PARK-4	=	0.051	ACRES
INCIDENTAL GREEN			
	=	0.018	ACRES
TOTAL GREEN PROVIDED	=	0.901	ACRES
	=	7.50%	

AREA FOR PROVISION OF COMMUNITY FACILITIES			
AREA REQUIRED	=	1.20	ACRES
PROVIDED AREA	=	1.20	ACRES
	=	10.00%	
	=	10.00%	

AREA FOR PROVISION OF SERVICES			
MILK BOOTH (5.00X5.5M)	=	25.50	SQ.MT.
ELECTRIC TRANSFORMER	=	50.00	SQ.MT.
UNDERGROUND TANK	=	100.00	SQ.MT.
SEWAGE TREATMENT PLANT	=	100.00	SQ.MT.

FREEZE PLOT			
AREA UNDER PLOTS			
TYPE	SIZE	AREA	TOTAL PLOTS
A	7.30 X 18.30	133.59	93
B	7.51 X 12.03	90.34	14
			107
			OR
		13688.63	SQ.MT.
		3.383	ACRES

LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA - 2016) OVER AN AREA MEASURING 12.018 ACRES IN DEVELOPED BY M/S A.P. REAL ESTATE TEHSIL & DIST. SONEPAT

To be read with Licence No. 106 of 2019 Dated 10/09/2019. LC-3744

- That this layout plan for an area measuring 12.01875 acres (Drawing No. DTCP-7166 dated 10.09.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under-Deen Dayal Jan Awas Yojna) being developed by A. P. Real Estate Pvt. Ltd. in Sector-27, Distt. Sonapat, 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 65% 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 Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
 - No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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 terms of Section 20(1) of the Act No. 16 of 1974.
 - That the odd size plots 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.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/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.
 - 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 for enforcement of the Energy Conservation Building Codes.

<i>Signature</i> (JAIDEEP) ATP (HQ)	<i>Signature</i> (SAVITA JINDAL) DTP (HQ)	<i>Signature</i> (D.N. HIMBOKAR) STP (M)	<i>Signature</i> (JITENDER SHAG) CTP (HR)	<i>Signature</i> (K.MAKRAN PANDURANG, IAS) DTCP (HR)
<i>Signature</i> (NARINDER KUMAR) AD (HQ)	<i>Signature</i> (DINESH KUMAR) SD (HQ)			