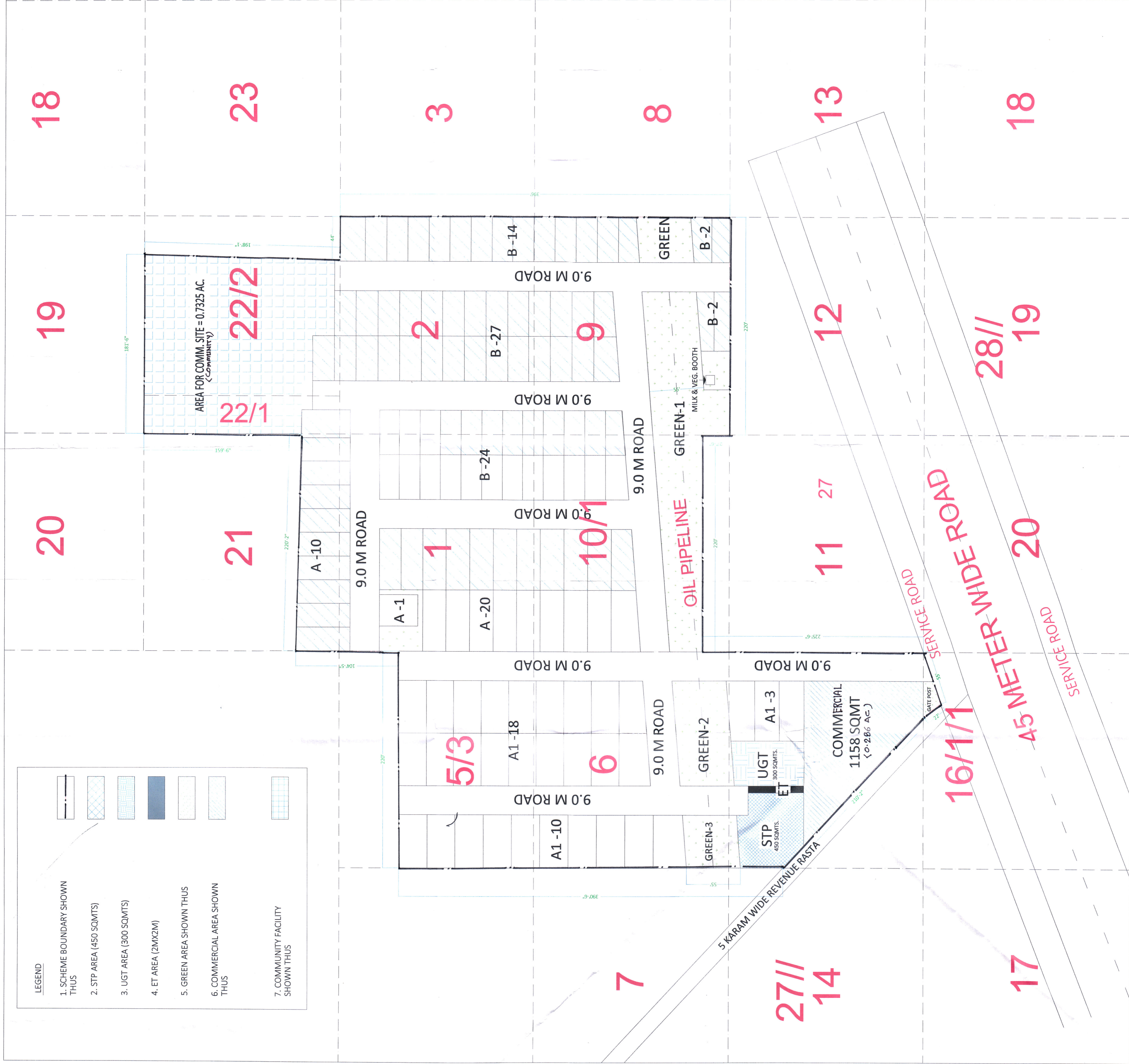


LEGEND

- 1. SCHEME BOUNDARY SHOWN THUS
- 2. STP AREA (450 SQMTRS)
- 3. UGT AREA (300 SQMTRS)
- 4. ET AREA (2MX2M)
- 5. GREEN AREA SHOWN THUS
- 6. COMMERCIAL AREA SHOWN THUS
- 7. COMMUNITY FACILITY SHOWN THUS



STATEMENT-1

Total Plot Area = 7.325 Acres

Total Resi. Area	3.750 AC.	51.194%
Total Commercial Area	0.286 AC.	3.904%
Total Saleable Area	4.036AC.	55.098%
Total Area For comm. site (COMMUNITY)	0.7325 AC.	10%
Total Green Area	0.620 AC.	8.464%

GREEN AREA (I) = 0.4180 AC.
 GREEN AREA (II) = 0.1350 AC.
 GREEN AREA (III) = 0.0670 AC.
 TOTAL = 0.620 AC.

AREA UNDER GAS PIPE LINE = 3095 SQMTRS.

LEGEND

S. No.	Plot Size	Area(sq.m)	No. of Plots	TOTAL Area(sq.m)
A1	8.55 X 16.50	141.075	31	4373.325
A	7.30 X 19.00	138.700	31	4299.70
B	6.50 X 14.50	94.250	69	6503.25
TOTAL NO. OF PLOTS				131

3,750 AC.

DENSITY CALCULATION :-

NET PLANNED AREA = 7.325	400 PPA
MAX. PERMISSIBLE DENSITY	13.5
PERSONS PER PLOT (4.5 X 3)	1768.50 SAY 1768
TOTAL POPULATION (13.5 X 131)	1768/7.325 = 241.36 PPA

SCALE: 1:1000

NORTH:

JITENDRA KUMAR
 DIRECTOR
 INFRA TECH PRIVATE LTD.
 C.A. 200120485

SIGNATURE OF OWNER SIGNATURE OF ARCHITECT

Proposed layout of Residential Colony under Deen Dayal Jan Awas Yojna Policy of Land Area Measuring 7.325 Acre ,SEC.-26, RATHDHANA, SONEPAT , FOR M/S Y.P. INFRA TECH PRIVATE LIMITED

DETAIL OF 50 % FROZEN PLOTS

CATAGORY	Plot Size	Area(sq.m)	No. of Plots	TOTAL Area(sq.m)
A	7.30 X 19.00	138.720	21	2913.12
B	6.50 X 14.50	94.250	54	5089.50
TOTAL NO. OF PLOTS				75

8002.62
 1.977 AC
 (52.72%).

To be read with licence No. 387, Dated 14/06/2018, U.C-281.

This site layout plan for an area measuring 7.325 acres, (Plots No. 015-7573, and 26-10494) proposed of licence which is issued in respect of affordable Residential Plotting Colony, (Under Deen Dayal Jan Awas Yojna) being developed by The Pooje Engineers Co-Operative House Building Society Ltd C/O Y.P. InfraTech. Pvt. Ltd. in the revenue village of RATHDHANA, SEC-26, District Sonapat is hereby approved subject to the following conditions:

- The layout plan shall be in conformity with the scheme appearing in the agreement entered under serial No. 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.
- The layout plan shall be approved by the Director, Town and Country Planning, Haryana 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 Director for the modification of layout plans of the colony.
- The layout plan shall be approved by the Director, Town and Country Planning, Haryana.
- That the colonizer shall abide by the directions of the Director, 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 the colonizer shall provide access directly from use carriage way of 30 meters or wider sector road if applicable.
- All other green belts outside the reserved 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 licensee.
- At the time of demarcation plan, if required percentage of organized open space is reserved the same will be provided between the plots.
- No plot shall cover an excess 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, shall be transferred free of cost to the Government on the date of Section 303(B)(ii) of the Act No.8 of 1975.
- 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 licensee through give and take with the Government of Haryana for the regularization of the boundaries of the licensee through give and take with the decision of the competent authority shall be binding in the regard.
- 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 ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.2252/2005-Spower 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. 19/6/2016-59 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

SAVITA BHADRA (SVP/HR)
CHITRA (SVP/HR)
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