



ENTRY FROM SITE OF LICENSE NO. 14 OF 2020

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NOTE - ALL PLOTS FALLING UNDER THE ROW OF 11KV HT LINE WILL BE FREEZED TILL THE SHIFTING OF 11 KV HT LINE. ARE SHOWN THUS -

AREA STATEMENT FOR THE PROPOSED TOWNSHIP									
SR. NO.	FROM	TO	SIZE		AREA SQ.M.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.	SITE 02	
			L	B				AREA	PERCENTAGE
1	85	88	17.00	7.00	119.00	4	476.000		
2	89		17.00	7.78	132.23	1	132.226		
3	90		17.00	7.78	132.23	1	132.226		
4	91	94	17.00	7.00	119.00	4	476.000		
5	119		11.35	7.13	80.87	1	80.866		
6	126		15.50	7.13	110.45	1	110.453		
7	127		15.50	7.13	110.45	1	110.453		
8	149	151	15.68	6.50	101.89	3	305.663		
9	152	153	15.68	8.14	127.58	2	255.158		
10	154	155	15.50	8.14	126.15	2	252.309		
11	156	174	15.50	6.50	100.75	19	1914.250		
12	175	176	15.50	8.35	129.39	2	258.788		
13	182	186	18.00	7.00	126.00	5	630.000		
14	187	188	18.00	8.17	147.13	2	294.264		
15	189	190	18.00	7.50	135.00	2	270.000		
16	191	196	18.00	7.00	126.00	6	756.000		
17	197		18.00	8.00	144.00	1	144.000		
18	198	199	18.00	8.00	144.00	2	288.000		
19	200	204	18.00	7.56	136.08	5	680.400		
20	205	209	18.00	7.56	136.08	5	680.400		
21	210	211	18.00	8.00	144.00	2	288.000		
22	212		18.00	8.00	144.00	1	144.000		
23	213	218	18.00	7.00	126.00	6	756.000		
24	219	220	18.00	7.50	135.00	2	270.000		
25	221	222	18.00	8.17	147.13	2	294.264		
26	223	227	18.00	7.00	126.00	5	630.000		
27	233	252	18.30	7.45	136.34	20	2726.700		
28	253		18.30	7.48	136.79	1	136.793		
29	254		18.30	7.48	136.79	1	136.793		
30	255	274	18.30	7.45	136.34	20	2726.700		
31	275		18.30	7.50	137.25	1	137.250		
32	275A		18.30	7	128.10	1	128.100		
33	276	297	18.30	7.11	130.13	22	2862.889		
34	298	311	15.50	6.50	100.75	14	1410.500		
35	312	314	15.50	7.50	116.25	3	348.750		
						SQ.MT	21244.193		
						ACRES	5.250		
TOTAL NO. OF PLOTS						170			

SITE 02 (75K-16M)	PERMISSIBLE			PROPOSED		
	AREA acres	AREA sq. mt	PERCENTAGE	AREA acres	AREA sq. mt	PERCENTAGE
9.47 ACRES						
	75k-16M			75k-16M		
TOTAL plot Area	9.475	38343.9038	-	9.475	38343.9038	-
net planned area	9.475	38343.9038	-	9.475	38343.9038	-
Community facilities	0.948	3834.3904	10	0.9493	3841.51	10.02
Open Area under GREEN/PARK	0.711	2875.7928	7.5	0.7114	2879.04	7.51
Commercial Area	0.379	1533.7562	4	0.3487	1411.19	3.68
Area Under Plots	5.780	23389.7813	61	5.2496	21244.19	55.40
Total permissible saleable area	6.159	24923.5374	65	5.5983	22655.38	59.08
Density	240-400 ppa			242.2164		ppa

DENSITY CALCULATION= TOTAL NO. OF PLOTS X 13.5ppa / TOTAL SITE AREA (in acre)
 = 170 X 13.5 / 9.475
 = 242.2164 ppa

FROZEN LAND AREA= 10656.7428 SQ.MT
 2.6333 ACRES
 (50.163%)

AREA STATEMENT FOR THE PROPOSED FROZEN LAND IN TOWNSHIP									
SR. NO.	FROM	TO	SIZE		AREA SQ.M.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.	SITE 02	
			L	B				AREA	PERCENTAGE
1	149	151	15.68	6.50	101.89	3	305.663		
2	152	153	15.68	8.14	127.58	2	255.158		
3	154	155	15.50	8.14	126.15	2	252.309		
4	156	169	15.50	6.50	100.75	14	1410.500		
5	241	252	18.30	7.45	136.34	12	1636.020		
6	253	0	18.30	7.48	136.79	1	136.793		
7	254	0	18.30	7.48	136.79	1	136.793		
8	255	266	18.30	7.45	136.34	12	1636.020		
9	275	0	18.30	7.50	137.25	1	137.250		
10	275A	0	18.30	7.00	128.10	1	128.100		
11	276	297	18.30	7.11	130.13	22	2862.889		
12	298	311	15.50	6.50	100.75	14	1410.500		
13	312	314	15.50	7.50	116.25	3	348.750		
						SQ.MT	10656.7428		
						ACRES	2.6333		
							50.163%		

COMMERCIAL AREA CALCULATION							
(AREAS IN sq mtrs.)							
ITEM	L	B	FACTOR	NO	=	SQ.MT	
C1	10.784	4.495	1.0	1	=	48.474	
C2	23.399	28.752	0.5	1	=	336.384	
C3	23.399	4.297	1.0	1	=	100.546	
C4	16.284	28.553	1.0	1	=	464.957	
C5	25.182	18.300	1.0	1	=	460.831	
						SQ.MT	1411.191
						ACRES	0.3487

GREEN AREA CALCULATION							
(AREAS IN sq mtrs.)							
ITEM	L	B	FACTOR	NO	=	SQ.MT	
G1	36.000	32.675	1.0	1	=	1176.300	
G1a	28.000	5.000	1.0	1	=	130.000	
G2	39.134	48.086	0.5	1	=	940.899	
G2a	9.000	80.374	1.0	1	=	543.366	
G2b	9.803	9.025	1.0	1	=	88.472	
						SQ.MT	2879.037
						ACRES	0.7114

COMMUNITY AREA CALCULATION							
(AREAS IN sq mtrs.)							
ITEM	L	B	FACTOR	NO	=	SQ.MT	
a	87.607	15.498	1.0	1	=	1357.733	
b	66.876	36.739	1.0	1	=	2456.957	
c	1.480	36.739	0.5	1	=	26.819	
						SQ.MT	3841.510
						ACRES	0.9493

NOTE-
 -All dimensions are in meters unless stated otherwise.

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Architect's Signature: *[Signature]*
 Client's Signature: *[Signature]*
 For Sunfrost Frozen Foods LLP
 Partner

JOB TITLE:
 LAYOUT PLAN FOR DEVELOPING AN RESIDENTIAL AFFORDABLE PLOTTED HOUSING COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OVER AN AREA MEASURING 9.475 ACRES AT KILLA NO. 4/11/1, 20, 21, 5/15, 16, 25, 12/5, 13/1, 2, 9/1 IN THE REVENUE ESTATE OF VILLAGE SHADIPUR, TEHSIL AND DISTT. SONEPAT FOR SUNFROST FROZEN FOODS LLP

Job No. _____
 Scale: 1:200 ON A1 SHEET
 Date: JULY 2020
 Drawing No. _____

To be read with Licence No. 03 Dated 18.02.2021. LC-4085.

- That this Layout Plan for an area measuring 9.475 acres (Drawing No. DTCP/..... dated) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sunfrost Frozen Foods LLP, in Sector-2, Sonapat, 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 lines of Section 3(i)(a)(iii) 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 licence 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.
- 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.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.

[Signatures]
 (ATP) (HQ) (BABITA GUPTA) (DTP) (HQ) (K. MAKRAND PANOURANG, IAS) (DTP) (HR)

[Signatures]
 (SA) YA PAL) (JD) (HQ) (DINESH KUMAR) (SD) (HQ)