

To be read with Licence No. **37** Dated **16/07/2021**.
 LC-3812
 This Layout Plan for an area measuring 5.456 acres (Drawing No. DTPC-7828) is hereby approved in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by New Era Infrastructure Pvt. Ltd. in Sector-27, Sonapat, Distt. Sonapat. It 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 bilateral agreement.
 2. 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.
 3. 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.
 4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
 5. That the revenue estate falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 6. That the colonizer shall abide by the directions of the DTPC, 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.
 7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 8. 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 and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
 9. 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 licensed area.
 10. No plot will derive an access from less than 9 metres wide road which means a minimum clear width of 9 metres between the plots.
 11. The perimeter of the plots shall be demarcated by the colonizer in the licensed area.
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 14. That you will have no objection to the regularization of the boundaries of the license through site and talk with the land that HSYIP 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.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 16. That the colonizer/owner shall use only Light Emitting Diode (LED) lighting for internal lighting as well as Campus lighting.
 17. 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.
 18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SATYA PALI) JD (HQ)
 (DINESH KUMAR) SD (HQ)
 (RAKESH KUMAR) ATP (HQ)
 (BAHITA GUPTA) DTP (HQ)
 (ITERENDRA SHARMA) CTR(HR)
 (K. MANIRAM PANDURANG, IAS) DTPC (HR)

STATEMENT-1

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	5.456 Acres	
NET PLANNED AREA	=	5.456 Acres	
AREA UNDER COMMERCIAL	=	0.178 Acres	3.281 %
AREA UNDER PLOTS	=	3.024 Acres	55.43 %
TOTAL SALEABLE AREA	=	3.202 Acres	58.69 %
AREA UNDER PLOTS			
TYPE	SIZE	AREA	TOTAL PLOTS
A	7.35 x 18.00	132.30	60
B	7.35 x 15.00	110.25	39
TOTAL			99
			OR
			13.50 @ Person's per Plot
			5.456/Acres
			Agathest-240 - 400 PPA permissible
DENSITY CALCULATION			
TOTAL DENSITY	=	1336.5	
	=	244.960	PPA
	=	0.410/Acres	7.50% of Total area of the Scheme
	=	0.410/Acres	
	=	0.410/Acres	
AREA UNDER GREEN			
REQUIRED GREEN	=	0.546/Acres	10.00%
GREEN AREA PROPOSED	=	0.546/Acres	10.00%
AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.546/Acres	10.00%
PROPOSED AREA	=	0.546/Acres	10.00%

PROPOSED FREEZE AREA SHOWN THUS (6174) SQ.MTR)				
TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS
A	7.35	18.00	132.30	30
B	7.35	15.00	110.25	20
TOTAL AREA UNDER FREEZE PLOTS				50
TOTAL AREA UNDER PLOTS				3969
TOTAL AREA UNDER PLOTS				2205
TOTAL AREA UNDER PLOTS				6174

SCALE: 1:1000
 NORTH: 
 Signature of Owner: 
 Signature of Architect: 
 Director: **New Era Infrastructure Pvt. Ltd.**
 REGD. ARCHTCT: CA-200/28465
 SIGNATURE OF ARCHITECT

Proposed layout of Residential Colony under Deen Dayal Jan Awas Yojna Policy of Land Area Measuring 5.456 Acre, SEC.-27, SONEPAT, FOR M/S NEW ERA INFRASTRUCTURE PVT. LTD.

