

NOTE : DRAWING NO. SHALL BE ALLOTTED AFTER APPROVAL.

AREA STATEMENT			
A. TOTAL AREA OF THE SCHEME	-	11.79375	ACRES
AREA UNDER 24 MTR. WIDE INTERNAL CIRCULATION ROAD	-	0.00786	ACRES
B. NET PLANNED AREA	-	11.79375	ACRES 100.00 %
AREA UNDER PLOTS @ Max. 61% Permissible	-	6.64332	ACRES 56.329 %
AREA UNDER COMMERCIAL USE @ Max. 4% Permissible	-	0.235886	ACRES 2 %
TOTAL SALEABLE AREA	-	6.879206	ACRES 58.329 %
AREA UNDER COMMUNITY SITE @ Min. 10% Permissible	-	1.179408	ACRES 10 %
AREA UNDER GREEN/PARKS @ Min. 7.50% Permissible	-	0.88454	ACRES 7.5001 %

PLOT AREA DETAIL											
S.NO.	PLOT NO.	Cat	Size	Area In Sq.Mt	No's	Total Area					
1	1	to 4	A	9.088 x 16.45	4	149.498					
2	5	to 14	B	7.894 x 15	10	1184.100					
3	15	to 65	C	7.827 x 16.352	51	6527.342					
4	66	to 73	D	8.382 x 15	8	1005.840					
5	74	to 80	E	7.543 x 15	7	792.015					
6	81	to 103	F	8.142 x 15	23	2808.990					
7	104	to 154	G	7.827 x 14.6	51	5827.984					
8	155	to 162	H	7.725 x 15	8	927.000					
9	163	to 171	I	8 x 15.586	9	1122.192					
10	172	to 179	J	8.406 x 15.245	8	1025.196					
11	180	to 188	K	8 x 18.228	9	1312.416					
12	189	to 198	L	8.1 x 18.5	10	1498.500					
13	199	to 204	M	8.607 x 17.203	6	888.397					
14	205	to 207	L1	7.795 x 15	3	350.775					
15	208	M	8.155 x 15.272	1	124.543						
16	209	to 216	M1	7.44 x 14.975	8	891.312					
TOTAL	216			26884.593		Sq.Mt					
					OR	6.64332 Acres					

FREEZE PLOT											
S.NO.	PLOT NO.	Cat	Size	Area In Sq.Mt	No's	Total Area					
1	1	to 4	A	9.088 x 16.45	4	149.498					
2	10	to 14	B	7.894 x 15	5	592.050					
3	15	to 48	C	7.827 x 16.352	34	4351.562					
4	50	to 64	C	7.827 x 16.352	15	1919.807					
5	66	to 73	D	8.382 x 15	8	1005.840					
6	74	to 75	E	7.543 x 15	2	226.290					
7	105	to 119	G	7.827 x 14.6	15	1714.113					
8	122	to 136	G	7.827 x 14.6	15	1714.113					
9	155	to 157	H	7.725 x 15	3	347.625					
10	208	M	8.155 x 15.272	1	124.543						
11	209	to 216	M1	7.44 x 14.975	8	891.312					
				FREEZE PLOTS @ 50.159 % OF TOTAL PLOT AREA	110	13485.245 Sq.Mt					
					OR	3.33227 Acres					

DENSITY CALCULATION			
TOTAL DENSITY	-	216.000	X 13.500 @ PERSON PER PLOT
	-	2916.000	÷ 11.794
	-	247.244	PPA AGAINST 240 PPA MINIMUM REQUIRED

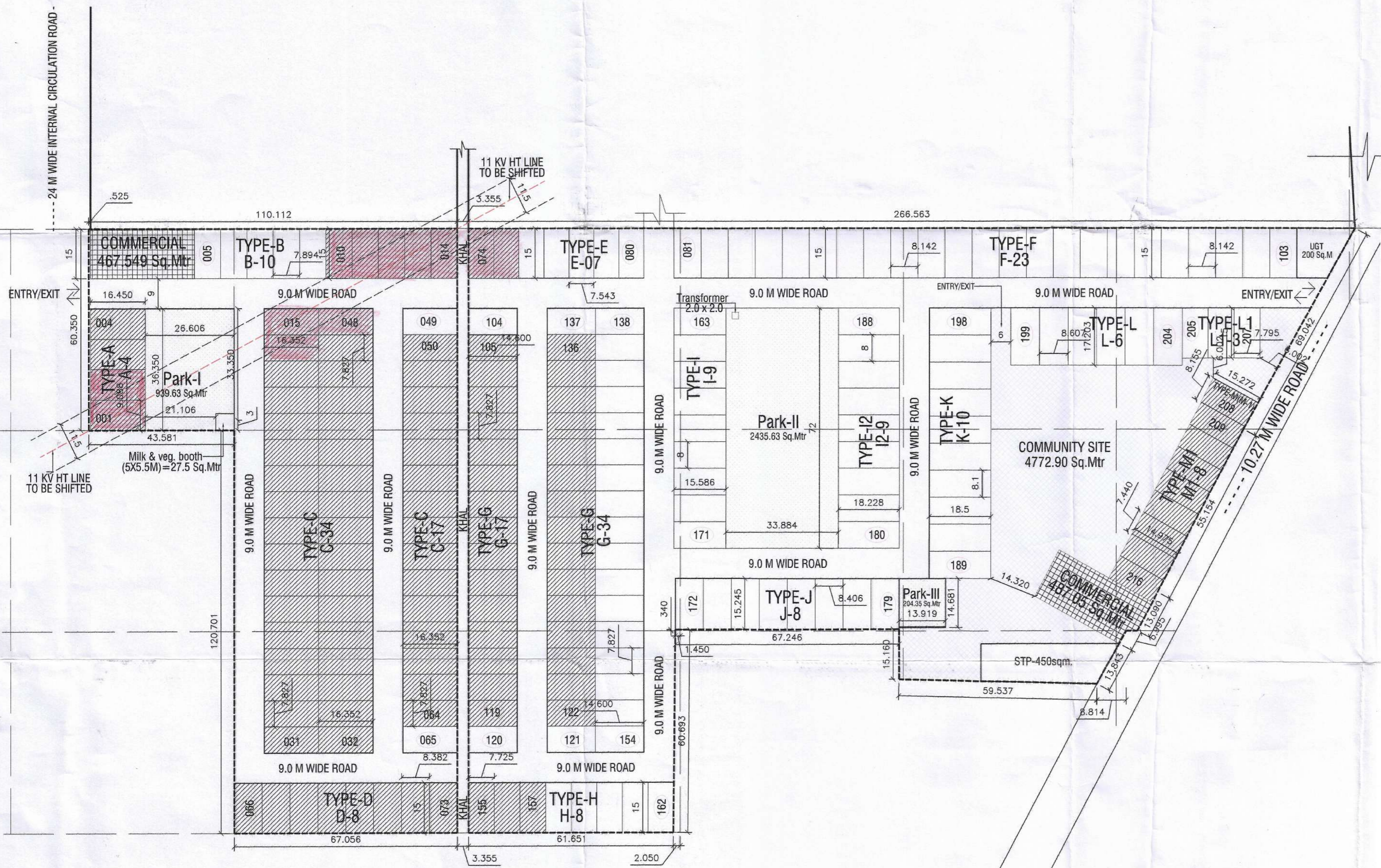
AREA UNDER COMMERCIAL (PART-I+PART-II)	-	954.599	Sq.Mtr
	OR	0.235886	Acres

AREA UNDER COMMUNITY FACILITIES	-	4772.9	Sq.Mtr
	OR	1.179408	Acres

AREA UNDER GREEN (PARK-I + PARK-II + PARK-III)	-	3579.61	Sq.Mtr
	OR	0.88454	Acres

AREA OF PROVISION OF SERVICES			
MILK BOOTH	-	27.50	Sq.Mtr
EL.TRANSFORMER	-	4.00	Sq.Mtr
UG. TANK	-	200.00	Sq.Mtr
S.T.P	-	450.00	Sq.Mtr

PERMISSIBLE & PROPOSED AREA SYNOPSIS				
NET PLANNED AREA :- 11.79375 Acres				
S.NO.	DESCRIPTION	PERMISSIBLE PERCENTAGE	PROPOSED PERCENTAGE	SHEET REF.NO.
1	(a)- AREA UNDER PLOTS @ Max. Permissible.	61%	7.1941875	56.329% 6.64332 A-01
2	(b)- AREA UNDER COMMERCIAL USE @ Max. Permissible.	4%	0.47175	2.00000% 0.235886 A-01
3	TOTAL SALEABLE AREA Permissible = (a+b)	65%	7.6659375	58.329% 6.879206 A-01
4	AREA UNDER COMMUNITY SITE @ Min. Permissible	10%	1.179375	10.0000% 1.179408 A-01
5	AREA UNDER GREEN/PARKS @ Min. Permissible	7.50%	0.88453125	7.50007% 0.88454 A-01



To be read with Licence No. 48 of 2021 Dated 11/08/2021. LC-4322

That this layout plan for an area measuring 11.79375 acres (Drawing No. DTCP-7861... dated 22.03.2016) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Pankaj S/o Sh. Jai Bhagwan and Express Projects Pvt. Ltd. in revenue estate of Village Akbarpur Barota, sector-35, Sonapat being 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 DTCP for the modification of layout plans of the colony.
5. That the revenue rasta 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 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.
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 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.
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 licenced area.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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(3)(a)(iii) of the Act No.8 of 1975.
13. 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.
14. 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.
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 Lamps (LED) fitting 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

NOTE:- PLOTS FALLING UNDER ROW OF 11 KV HT. LINE AS SHOWN IN RED COLOUR SHALL BE KEPT FREEZED TILL THE SHIFTING OF HT. LINE.

(RANESH BANSAL) ATP (HQ) (BABITA GUPTA) DTP (HQ) (P.P. SINGH) STP (HQ) (JITENDER SIHAG) CTP (HR) (K. MAHARAJ PANDURANG, IAS) DTCP (HR)
 (SATYAJIT) JD (HQ) (DINESH KUMAR) SD (HQ)

OWNERS' SIGN: EXPRESS PROJECTS PVT. LTD. Director
 ARCHITECT'S SIGN: SHASHANK SHARMA B. ARCH C.O.A. Regn. No. CA/97/22034

LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) OVER AN AREA MEASURING 11.79375 ACRES IN SECTOR-35, SONEPAT. BEING DEVELOPED BY M/s EXPRESS PROJECTS (P) Ltd

OWNER: M/s EXPRESS PROJECTS (P) Ltd.

SHEET TITLE: SITE LAYOUT PLAN

DRAWING NO: A-01

SCALE: 1:1000 (A1) DATE: Feb, 2021.

ARCHITECTS: 4th DIMENSION ARCHITECTURE - INTERIORS - PLANNING C-17, Basement, ANAND NIKETAN, New Delhi - 110 021 India PHONES : +91.11.41661137 +91.9810861137 http://www.4d-arch.com FAX: +91.11.42705425 E.MAIL: mail@4d-arch.com

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