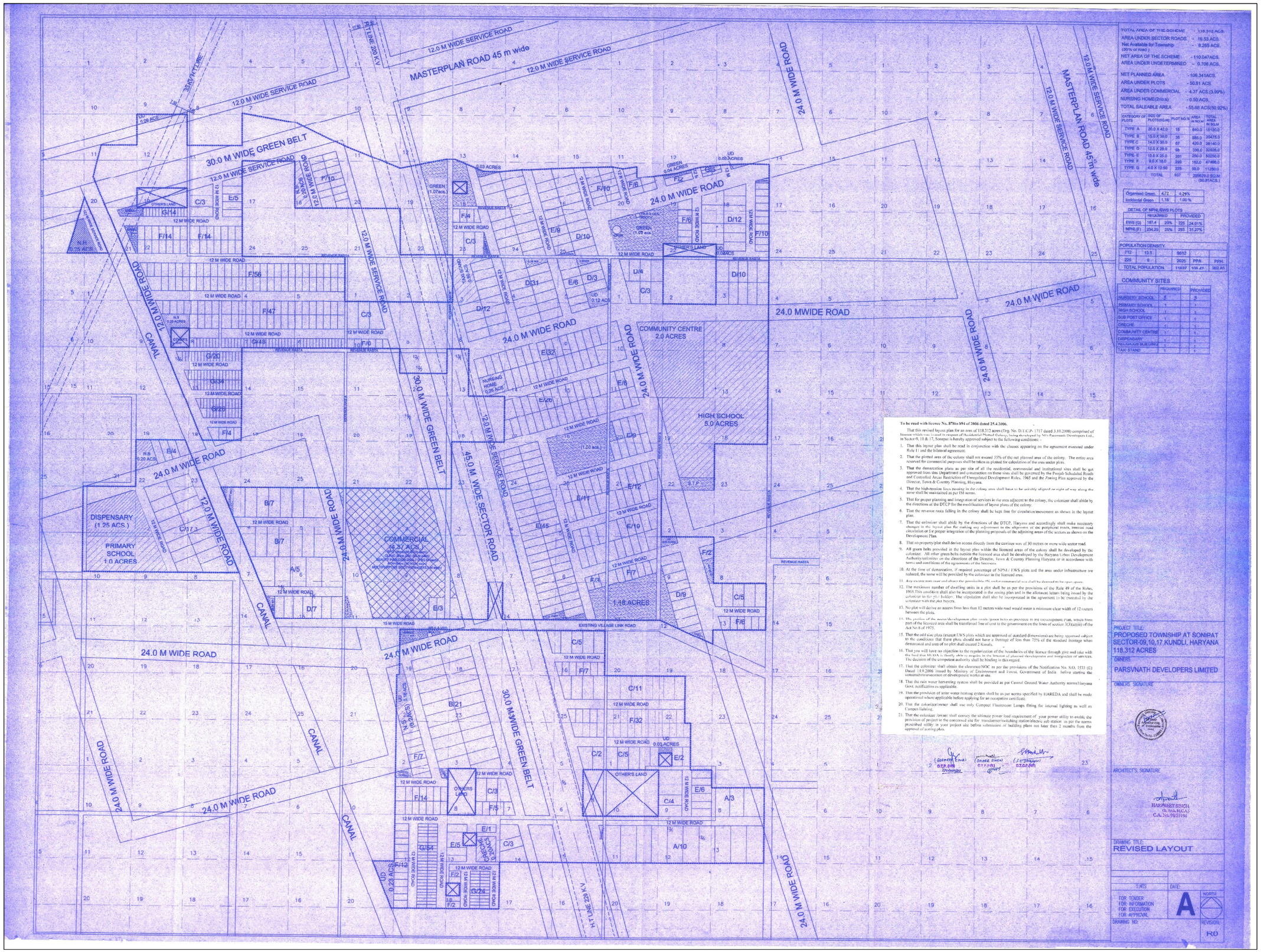


| | |
|---|---|
| TOTAL AREA OF THE SCHEME | - 118.312 ACS. |
| AREA UNDER SECTOR ROADS | - 16.53 ACS. |
| Net Available for Township (90% of road ) | - 9.265 ACS. |
| NET AREA OF THE SCHEME | - 110.047ACS. |
| AREA UNDER UNDETERMINED | - 0.706 ACS. |
| NET PLANNED AREA | - 109.341ACS. |
| AREA UNDER PLOTS | - 50.81 ACS. |
| AREA UNDER COMMERCIAL | - 4.37 ACS.(3.99%) |
| NURSING HOME(2/100.s) | - 0.50 ACS. |
| TOTAL SALEABLE AREA | - 55.68 ACS(50.92%) |

| CATEGORY OF PLOTS | SIZE OF PLOTS(SQ.M) | PLOT NO.S | AREA IN SQ.M | TOTAL AREA IN SQ.M |
|---|---|---|---|---|
| TYPE A | 20.0 X 42.0 | 18 | 840.0 | 15120.0 |
| TYPE B | 15.5 X 30.0 | 35 | 585.0 | 20475.0 |
| TYPE C | 14.0 X 30.0 | 67 | 420.0 | 28140.0 |
| TYPE D | 12.0 X 28.0 | 98 | 336.0 | 32928.0 |
| TYPE E | 10.0 X 25.0 | 201 | 250.0 | 50250.0 |
| TYPE F | 9.0 X 18.0 | 293 | 162.0 | 47466.0 |
| TYPE G | 4.0 X 12.50 | 225 | 50.0 | 11250.0 |
| | TOTAL | 937 | | 205629.0 SQ.M. (50.81ACS.) |

| | | |
|---|---|---|
| Organised Green | 4.72 | 4.29% |
| Incidental Green | 1.18 | 1.00 % |

DETAIL OF NPNL/EWS PLOTS

| | REQUIRED | | PROVIDED | |
|---|---|---|---|---|
| EWS (G) | 187.4 | 20% | 225 | 24.01% |
| NPNL(F) | 234.25 | 25% | 293 | 31.27% |

POPULATION DENSITY

| | | | | |
|---|---|---|---|---|
| 712 | 13.5 | 9612 | | |
| 225 | 9 | 2025 | PPA | PPH |
| TOTAL POPULATION | | 11637 | 106.49 | 382.85 |

COMMUNITY SITES

| | REQUIRED | PROVIDED |
|---|---|---|
| NURSERY SCHOOL | 5 | 3 |
| PRIMARY SCHOOL | 1 | 1 |
| HIGH SCHOOL | 1 | 1 |
| SUB POST OFFICE | 1 | 1 |
| CRECHE | 1 | 1 |
| COMMUNITY CENTRE | 1 | 1 |
| DISPENSARY | 1 | 1 |
| RELIGIOUS BUILDING | 1 | 1 |
| TAXI STAND | 1 | 1 |

**To be read with licence No. 87&to 894 of 2006 dated 25.4.2006.**

That this revised layout plan for an area of 118.312 acres (Drg. No. D.T.CP- 1717 dated 3.10.2008) comprised of licence which was issued in respect of Residential Plotted Colony, being developed by M/s Parsvnath Developers Ltd., in Sector-9, 10 & 17, Sonipat 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 55% 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, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
9. 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licencees.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess non-user and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965.This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
14. The position of the zonal/development plan roads/green belts as provided in the Development Plan, which from 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.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 Kanals.
16. 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 lenient of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That the colonizer /owner shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station/electric sub station as per the norms prescribed utility in your project site before submission of building plans not later then 2 months from the approval of zoning plan.

(GURMEET SINGH) DTP (HQ) CHANDIGARH

(DHARM VIRAT) DTP (HQ) CHANDIGARH

(J.S. HOODA) DTP (HQ) CHANDIGARH

PROJECT TITLE:
**PROPOSED TOWNSHIP AT SONIPAT SECTOR-09,10,17 KUNDLI, HARYANA 118.312 ACRES**

OWNERS:
**PARSVNATH DEVELOPERS LIMITED**

OWNERS SIGNATURE

ARCHITECT'S SIGNATURE

HARPREET SINGH
(Regd. No. CA/ C.A. No. 98/23194

DRAWING TITLE:
**REVISED LAYOUT**

| | |
|---|---|
| SCALE: | DATE: |
| FOR TENDER<br>FOR INFORMATION<br>FOR EXECUTION<br>FOR APPROVAL | A |
| DRAWING NO: | REVISION: RO |

NORTH