



AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	5.7687 ACRES	
AREA UNDER PLOTS	=	PERMISSIBLE (IN ACRE)	PROPOSED (IN ACRE) (IN %)
AREA UNDER COMMERCIAL	=	0.2307	0.125 54.84
TOTAL SALEABLE AREA	=	3.749*	3.287 86.98

AREA UNDER PLOTS			
TYPE	SIZE	AREA	TOTAL PLOTS
A	7.14 x	19.85	141.73
B	6.85 x	19.85	135.97
C	7.08 x	15.00	106.20
D	7.27 x	16.08	116.90
E	7.72 x	15.23	117.58
F	7.00 x	19.68	137.76
G	7.18 x	16.08	115.45
H	AS PER SITE	91.14	1
I	AS PER SITE	147.00	1
J	6.44 x	15.23	98.08
K	AS PER SITE	100.00	1
L	7.18 x	16.00	114.88
M			
TOTAL			103

DENSITY CALCULATION	
TOTAL DENSITY	= 103 x 13.50 @ Person's per Plot = 1390.5
	= 241.04 PPA Against 240 - 400 PPA permissible

AREA UNDER GREEN	
REQUIRED GREEN	= 0.432 Acres
GREEN AREA PROPOSED	= 7.50% of Total area of the Scheme
GREEN - 1	= 0.22 Acres
GREEN - 2	= 0.849 Acres
GREEN - 3	= 0.111 Acres
TOTAL GREEN PROPOSED	= 0.462 Acres

AREA FOR PROVISION OF COMMUNITY FACILITIES	
REQUIRED AREA	= 0.5788 Acres
PROPOSED AREA	= 0.5788 Acres

FREEZED PLOTS
50% OF 3.162 acres i.e 1.581 acres (6398 sq.m)

FREEZED PLOTS AREA			
REQUIRED FREEZED AREA (50% OF TOTAL PLOT AREA)			
PLOT TYPE	NO. OF PLOTS	IN SQ.M	IN ACRE
TYPE-A	14	1984.21	0.490
TYPE-B	10	1359.73	0.336
TYPE-C	14	1486.50	0.367
TYPE-F	12	1563.12	0.408
TOTAL PLOTS	50	6483.56	1.602

LEGEND

- SCHEME BOUNDARY SHOWN THUS
- UGSTP AREA (450 SQM'S)
- UGT AREA (200 SQM'S)
- ET AREA (3MX3M)
- GREEN AREA SHOWN THUS
- COMMERCIAL AREA SHOWN THUS
- COMMUNITY FACILITY SHOWN THUS

To be read with Licence No. 33 Dated 30.03.2022 LC-4332.

This Layout Plan for an area measuring 5.76875 acres (Drawing No. DTCP-8220 dated 01-4-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Green Dayan Awas Yojna) being developed by SMN Realty LLP, in Sector-26, 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(3)(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 HSPV 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-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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(D. K. KASHI) ATP (HQ)
 (RABITA GUPTA) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (P. B. SHARMA) CTP (HQ)
 (K. MAKRAN) MANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SD (HQ)
 (SATYA PAL) JD (HQ)

SCALE: For SMN REALTY LLP

NORTH:

(Signature)
 Auth. Signatory/Designated Partner
 SIGNATURE OF AUTH. SIGN

(Signature)
 NAVJYOTI DHAMITA
 REGD. ARCHITECT
 CA 2001/04/13
 SIGNATURE OF ARCHITECT

LAYOUT PLAN OF DDJAY SITE OF AREA MEASURING 5.7687 ACRES IN SEC-26, RATHDHANA, SONIPAT, FOR M/S SMN REALTY LLP.