



AREA CALCULATION			
	ACRE	AREA IN SQ.MT	
TOTAL SCHEME AREA	=	5.006	20258.53
		REQUIRED AREA	PROVIDED AREA
Community sites	=	2025.853 (0.500 ACRES)	2027.08 (0.500 ACRES)
PERMISSIBLE AREA		ACHIEVED AREA	
	AREA IN SQ.MT	PERCENTAGE	AREA IN SQ.MT
Residential	12357.704 (3.053 ACRES)	61%	9139.14 (2.258 ACRES)
Commercial	810.341 (0.200 ACRES)	4%	809.31 (0.200 ACRES)
TOTAL SALEABLE AREA	13168.045 (3.253 ACRES)	65%	9948.450 (2.458 ACRES)
			49.10%

AREA DETAIL OF ORGANIZED GREEN			
	REQUIRED @7.5%	PROVIDED	
GREEN AREA	1519.39 (0.375 ACRES)		
ORGANIZED GREEN-1		1319.0 (0.325 ACRES)	
ORGANIZED GREEN-2		201.59 (0.050 ACRES)	
TOTAL	1520.99 (0.375 ACRES)	PERCENTAGE	
		7.51%	

POPULATION CALCULATION			
1 TOTAL NO. OF PLOTS	=	72	PLOTS
2 POPULATION @ 18 PERSONS PER PLOT	=	1296	PERSONS
3 DENSITY	=	259	PPA

PLOT DIMENSIONS :					
TYPE	WIDTH	LENGTH	AREA IN SQ.MT.	NO. OF PLOTS	TOTAL AREA IN SQ.MT.
A	7.041	16.614	116.98	10	1169.79
B	8.372	17.602	147.36	6	884.18
C	7.839	16	125.42	16	2006.78
D	8.382	16	134.11	12	1609.34
E	7.968	16	127.49	6	764.93
F	7	17.056	119.39	3	358.18
G	7	16.146	113.02	5	565.11
H	6.439	16	103.02	1	103.02
I			144.01	1	144.01
J	8.431	17.696	149.19	6	895.17
K	6.6	16.146	106.56	1	106.56
L	7.041	15.114	106.42	5	532.09
TOTAL				72	9139.17
					2.258

DETAILS OF 50% FREEZED AREA FROM SALEABLE				DETAILS OF 15% MORTGAGED AREA			
TYPE	TOTAL NO. OF PLOTS	AREA OF ONE PLOT IN SQ.MT.	TOTAL AREA OF PLOTS	TOTAL NO. OF PLOTS	TOTAL AREA OF PLOTS	TOTAL AREA OF PLOTS	
C	16 (47 TO 62)	125.42	2006.72	8 (47 TO 54)	1003.36 (0.247 ACRES)		
D	12 (34 TO 45)	134.11	1609.32				
E	6 (63 TO 68)	127.49	764.94	3 (66 TO 68)	382.47 (0.094 ACRES)		
F	2 (70 AND 71)	119.39	238.78				
H	1 (46)	103.02	103.02				
I	1 (69)	144.01	144.01	1 (69)	144.01 (0.035 ACRES)		
TOTAL	38		4866.79 (1.202 ACRES)	12	1529.84 (0.378 ACRES)		
			53.25%		16.74%		

To be read with Licence No. 37 Dated 07/04/2022

That this Layout Plan for an area measuring 5.006 acres (Drawing No. DTCP-2241 dated 11-1-2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by the Rajkot Buildwell Pvt. Ltd. in collaboration with Jindal Realty Pvt. Ltd. in Sector-33, Sonpat 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 HSVP 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

LEGEND	
	50% FREEZED PLOTS AS/CLAUSE Nos. 5 OF DDJAY
	15% MORTGAGED PLOTS
	COMMERCIAL
	GREEN AREA
	COMMUNITY SITE
	SCHEME BOUNDARY
	REVENUE RASTA
	UNDER GROUND TANK
	ELECTRIC TRANSFORMER
	SEWAGE TREATMENT PLANT

OWNER SIGNATURE <i>For Jindal Realty Limited</i> <i>Auth. Signatory</i>	ARCHITECT SIGNATURE <i>Milans</i> <i>21/01/2022</i>	SHEET TITLE LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OVER AN AREA MEASURING 5.006 ACRES IN SECTOR-33, SONIPAT BEING DEVELOPED BY JINDAL REALTY LTD.
		DRG. NO. SCALE DATE
		1:1000

(OM PARKASH) ATP (HQ)
 (BABITA GUPTA) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (J.S. SINGH) CTR (HR)
 (K. MAKRAND PANDURANG, IAS) DTCP (HR)

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

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