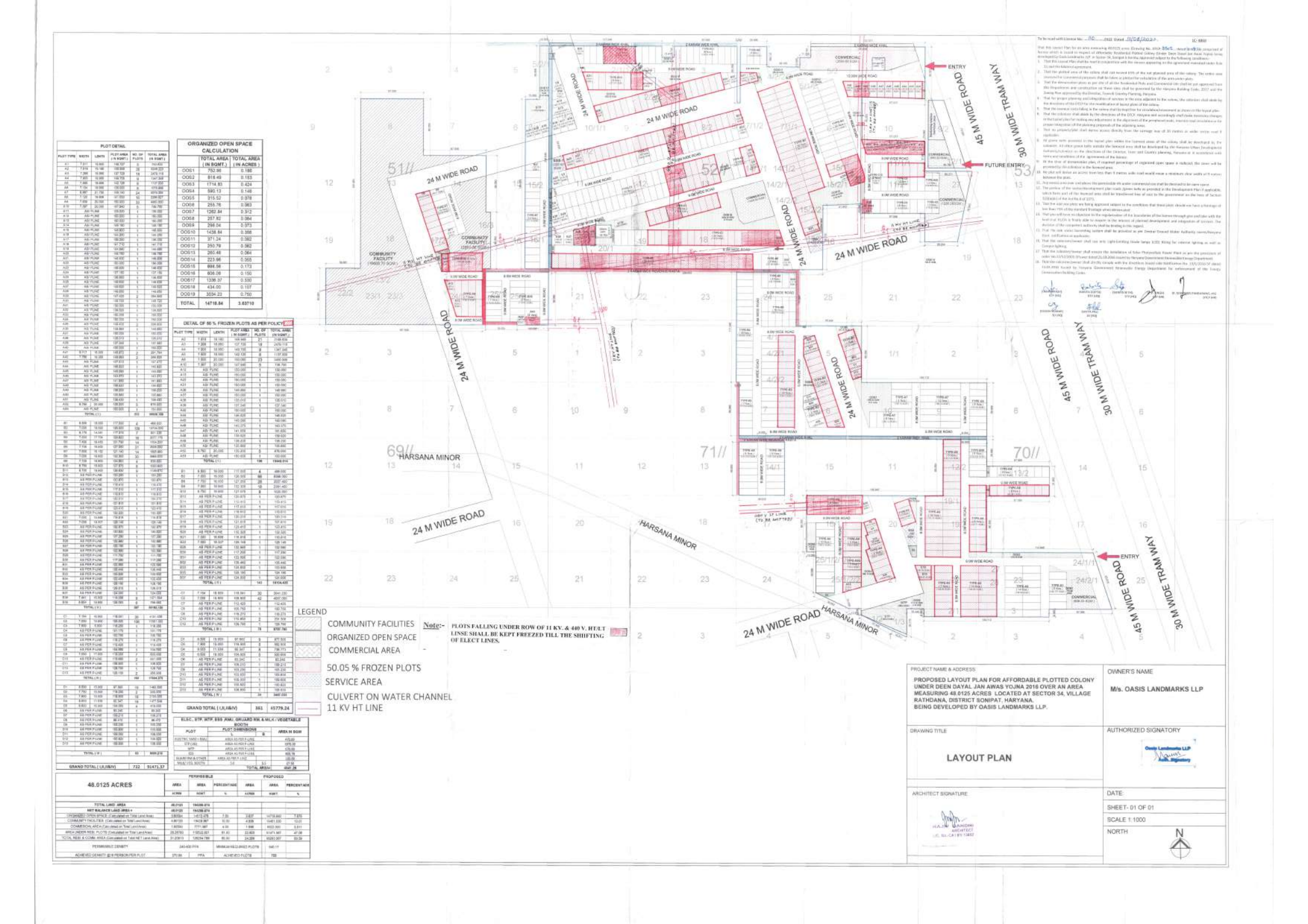

PLOT DETAIL					
PLOT TYPE	WIDTH	LENTH	PLOT AREA (IN SQMT.)	NO. OF PLOTS	TOTAL AREA (IN SQMT.)
A1	7.311	19.800	144.737	5	723.432
A2	7.315	15.180	109.808	28	3038.222
A3	7.266	19.366	137.729	18	2479.118
A4	7.800	18.000	138.708	9	1347.338
A5	7.800	18.000	142.128	8	1137.008
A6	9.154	18.000	156.000	8	1279.998
A7	8.987	21.750	193.140	24	4659.264
A8	7.731	19.800	131.833	53	3398.827
A9	7.800	20.000	150.000	33	4461.000
A10	7.397	20.000	147.940	5	739.700
A11		A&I PLINE	150.000	1	150.000
A12		A&I PLINE	150.000	1	150.000
A13		A&I PLINE	150.000	1	150.000
A14		A&I PLINE	150.000	1	150.000
A15		A&I PLINE	150.000	1	150.000
A16		A&I PLINE	150.000	1	150.000
A17		A&I PLINE	149.600	1	149.600
A18		A&I PLINE	149.600	1	149.600
A19		A&I PLINE	141.840	1	141.840
A20		A&I PLINE	149.760	1	149.760
A21		A&I PLINE	150.000	1	150.000
A22		A&I PLINE	149.600	1	149.600
A23		A&I PLINE	150.000	1	150.000
A24		A&I PLINE	150.000	1	150.000
A25		A&I PLINE	149.600	1	149.600
A26		A&I PLINE	150.000	1	150.000
A27		A&I PLINE	150.000	1	150.000
A28		A&I PLINE	150.000	1	150.000
A29		A&I PLINE	137.180	1	137.180
A30		A&I PLINE	149.600	1	149.600
A31		A&I PLINE	150.000	1	150.000
A32		A&I PLINE	150.000	1	150.000
A33		A&I PLINE	150.000	1	150.000
A34		A&I PLINE	150.000	1	150.000
A35		A&I PLINE	149.600	1	149.600
A36		A&I PLINE	149.600	1	149.600
A37		A&I PLINE	150.000	1	150.000
A38		A&I PLINE	138.000	1	138.000
A39		A&I PLINE	149.600	1	149.600
A40		A&I PLINE	150.000	1	150.000
A41		A&I PLINE	150.000	1	150.000
A42	8.790	20.000	158.300	3	474.900
A43		A&I PLINE	150.000	1	150.000
	TOTAL (I)			353	39549.156
B1	6.906	18.000	117.800	4	469.200
B2	7.000	18.000	126.000	108	13734.000
B3	8.179	14.341	117.310	7	821.180
B4	7.000	17.704	123.922	16	2077.175
B5	7.406	18.450	137.790	14	1924.257
B6	7.726	18.000	137.990	21	2909.382
B7	7.556	18.150	121.140	14	1695.960
B8	7.000	18.000	126.000	30	3960.000
B9	7.139	18.900	134.991	6	809.955
B10	8.759	18.000	157.670	8	1260.800
B11	8.700	18.000	156.600	6	1149.870
B12		A/B PER P.LINE	150.000	1	150.000
B13		A/B PER P.LINE	150.870	1	150.870
B14		A/B PER P.LINE	116.410	1	116.410
B15		A/B PER P.LINE	117.910	1	117.910
B16		A/B PER P.LINE	116.810	1	116.810
B17		A/B PER P.LINE	150.210	1	150.210
B18		A/B PER P.LINE	121.810	1	121.810
B19		A/B PER P.LINE	120.410	1	120.410
B20		A/B PER P.LINE	150.000	1	150.000
B21	7.000	19.849	139.818	1	139.818
B22	7.000	18.900	128.148	1	128.148
B23		A/B PER P.LINE	150.870	1	150.870
B24		A/B PER P.LINE	150.000	1	150.000
B25		A/B PER P.LINE	127.260	1	127.260
B26		A/B PER P.LINE	150.000	1	150.000
B27		A/B PER P.LINE	150.780	1	150.780
B28		A/B PER P.LINE	152.990	1	152.990
B29		A/B PER P.LINE	111.780	1	111.780
B30		A/B PER P.LINE	117.260	1	117.260
B31		A/B PER P.LINE	122.990	1	122.990
B32		A/B PER P.LINE	128.440	1	128.440
B33		A/B PER P.LINE	133.990	1	133.990
B34		A/B PER P.LINE	132.490	1	132.490
B35		A/B PER P.LINE	126.810	1	126.810
B36		A/B PER P.LINE	124.000	1	124.000
B37	7.441	15.900	118.264	8	1371.564
B38	8.854	18.900	167.351	6	1004.106
	TOTAL (II)			307	39160.139
C1	7.194	18.900	136.041	20	4120.820
C2	7.000	18.900	132.300	106	13981.800
C3	7.900	15.000	118.500	1	118.500
C4	KID PER P.LINE		131.170	1	131.170
C5	KID PER P.LINE		150.780	1	150.780
C6	A/B PER P.LINE		118.270	1	118.270
C7	A/B PER P.LINE		112.420	1	112.420
C8	A/B PER P.LINE		150.000	1	150.000
C9	A/B PER P.LINE		150.000	1	150.000
C10	A/B PER P.LINE		150.000	1	150.000
C11	A/B PER P.LINE		150.000	1	150.000
C12	A/B PER P.LINE		150.000	1	150.000
C13	A/B PER P.LINE		150.000	1	150.000
	TOTAL (III)			162	17564.370
D1	8.500	15.000	97.500	19	1462.500
D2	7.750	15.000	116.250	3	348.750
D3	7.900	15.000	118.500	19	2251.500
D4	8.900	11.500	82.547	19	1477.500
D5	8.900	15.000	134.550	4	413.000
D6	A/B PER P.LINE		83.340	1	83.340
D7	A/B PER P.LINE		150.210	1	150.210
D8	A/B PER P.LINE		86.410	1	86.410
D9	A/B PER P.LINE		150.210	1	150.210
D10	A/B PER P.LINE		150.000	1	150.000
D11	A/B PER P.LINE		150.000	1	150.000
D12	A/B PER P.LINE		150.000	1	150.000
D13	A/B PER P.LINE		150.000	1	150.000
	TOTAL (IV)			83	8999.210
	GRAND TOTAL (I,II,III&IV)			722	91471.37

ORGANIZED OPEN SPACE CALCULATION		
	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
OOS1	752.96	0.186
OOS2	818.49	0.183
OOS3	1714.83	0.424
OOS4	590.13	0.146
OOS5	315.52	0.078
OOS6	255.76	0.063
OOS7	1262.84	0.312
OOS8	257.82	0.064
OOS9	296.04	0.073
OOS10	1438.84	0.356
OOS11	371.24	0.092
OOS12	250.79	0.062
OOS13	260.48	0.064
OOS14	223.96	0.055
OOS15	886.56	0.173
OOS16	636.06	0.150
OOS17	1336.37	0.330
OOS18	434.00	0.107
OOS19	3034.23	0.750
TOTAL	14718.84	3.63710

DETAIL OF 50 % FROZEN PLOTS AS PER POLICY					
PLOT TYPE	WIDTH	LENTH	PLOT AREA (IN SQMT.)	NO. OF PLOTS	TOTAL AREA (IN SQMT.)
A2	7.818	19.180	149.940	21	3148.638
A3	7.366	18.080	137.726	18	2479.118
A4	7.800	18.000	140.700	9	1347.338
A5	7.800	18.000	142.128	8	1137.008
A6	7.800	20.000	150.000	23	3450.000
A10	7.397	20.000	147.940	5	739.700
A12		A&I PLINE	150.000	1	150.000
A15		A&I PLINE	150.000	1	150.000
A20		A&I PLINE	150.000	1	150.000
A31		A&I PLINE	150.000	1	150.000
A34		A&I PLINE	149.990	1	149.990
A37		A&I PLINE	150.000	1	150.000
A38		A&I PLINE	135.010	1	135.010
A39		A&I PLINE	137.340	1	137.340
A40		A&I PLINE	150.000	1	150.000
A44		A&I PLINE	149.600	1	149.600
A48		A&I PLINE	149.000	1	149.000
A49		A&I PLINE	149.370	1	149.370
A47		A&I PLINE	141.970	1	141.970
A48		A&I PLINE	139.920	1	139.920
A49		A&I PLINE	136.810	1	136.810
A50		A&I PLINE	136.000	1	136.000
A53	8.790	30.000	130.300	5	476.000
A53		A&I PLINE	150.000	1	150.000
	TOTAL (I)			196	19440.016
B1	6.900	18.000	117.800	4	469.200
B2	7.000	18.000	126.000	108	8398.000
B8	7.700	18.000	127.050	28	2037.400
B9	7.900	18.900	132.300	108	2381.400
B10	8.790	18.000	127.670	3	1020.000
B12		A/B PER P.LINE	150.870	1	150.870
B14		A/B PER P.LINE	112.410	1	112.410
B15		A/B PER P.LINE	117.910	1	117.910
B16		A/B PER P.LINE	116.810	1	116.810
B17		A/B PER P.LINE	150.210	1	150.210
B18		A/B PER P.LINE	121.810	1	121.810
B19		A/B PER P.LINE	120.410	1	120.410
B20		A/B PER P.LINE	150.000	1	150.000
B21	7.000	18.900	132.300	1	132.300
B22	7.000	18.900	128.148	1	128.148
B28		A/B PER P.LINE	152.990	1	152.990
B30		A/B PER P.LINE	117.260	1	117.260
B31		A/B PER P.LINE	122.990	1	122.990
B32		A/B PER P.LINE	128.440	1	128.440
B33		A/B PER P.LINE	133.990	1	133.990
B35		A/B PER P.LINE	126.190	1	126.190
B37		A/B PER P.LINE	124.000	1	124.000
	TOTAL (II)			143	16104.425
C3	7.194	18.900	118.941	30	3641.220
C4	7.000	18.900	108.900	42	4697.080
C7	A/B PER P.LINE		112.420	1	112.420
C8	A/B PER P.LINE		105.750	1	150.750
C9	A/B PER P.LINE		118.270	1	118.270
C10	A/B PER P.LINE		119.460	2	234.920
C12	A/B PER P.LINE		126.780	1	126.780
	TOTAL (III)			78	8787.780
D5	8.500	15.000	97.500	9	877.500
D6	7.900	15.000	118.500	5	592.500
D4	8.900	11.500	82.547	19	1736.777
D5	8.500	18.000	134.550	5	920.000
D6	A/B PER P.LINE		83.340	1	83.340
D7	A/B PER P.LINE		108.210	1	108.210
D8	A/B PER P.LINE		103.230	1	103.230
D10	A/B PER P.LINE		103.600	1	103.600
D11	A/B PER P.LINE		105.000	1	105.000
D12	A/B PER P.LINE		105.000	1	105.000
D13	A/B PER P.LINE		104.900	1	104.900
	TOTAL (IV)			34	3447.000
	GRAND TOTAL (I,II,III&IV)			361	45779.24

ELEC., STP, WTP, BSS ,RMU, GRUARD RM. & MILK / VEGETABLE BOOTH			
PLOT	PLOT DIMENSIONS		AREA IN SQM
	A	B	
ELECTRIC YARD + RMU	AREA AS PER P.LINE		475.00
STP (1NO)	AREA AS PER P.LINE		1875.00
WTP	AREA AS PER P.LINE		675.00
BSS	AREA AS PER P.LINE		600.78
GUARD RM & OTHER	AREA AS PER P.LINE		180.00
MILK / VEG. BOOTH	5.0	5.5	27.50
		TOTAL AREA=	3041.28

48.0125 ACRES	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQMT.	%	ACRES	SQMT.	%
TOTAL LAND AREA	48.0125	194288.874				
NET BALANCE LAND AREA =	48.0125	194288.874				
ORGANISED OPEN SPACE (Calculated on Total Land Area)	3.80084	14812.478	7.50	3.637	14718.840	7.570
COMMUNITY FACILITIES (Calculated on Total Land Area)	4.80125	19428.087	10.00	4.806	19451.000	10.01
COMMERCIAL AREA (Calculated on Total Land Area)	1.80050	7171.987	4.00	1.898	8023.300	3.911
AREA UNDER RSE, PLOTS (Calculated on Total Land Area)	28.28750	110322.021	61.40	23.823	91471.987	47.08
TOTAL RSE & COMM. AREA (Calculated on Total NET Land Area)	31.23813	126294.789	65.00	24.289	99261.287	55.09
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM RSE2 (NET) PLOTS		640.17	
ACHIEVED DENSITY @ 6 PERSON PER PLOT	370.66	PPA	ACHIEVED PLOTS		723	

LEGEND

- COMMUNITY FACILITIES
- ORGANIZED OPEN SPACE
- COMMERCIAL AREA
- 50.05 % FROZEN PLOTS
- SERVICE AREA
- CULVERT ON WATER CHANNEL
- 11 KV HT LINE

Note:- PLOTS FALLING UNDER ROW OF 11 KV. & 440 V. HT/LT LINSE SHALL BE KEPT FREEZED TILL THE SHIFTING OF ELECT LINES.

To be read with Licence No. 70 ... 2022 Dated 17/08/2022.

IC-4810

That this layout Plan for an area measuring 48.0125 acres (Forty eight point zero one two five acres) is issued in respect of Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna developed by Oasis Landmarks LLP. in Sector 34, Sonipat is for the approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the revised agreement executed under Rule 11 and the Addendum agreement.
2. That the gluted 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 or placed for calculation of the area under glute.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from the 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 the proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP or the modification of layout plan 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 private/plotted 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/Society or the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
9. At the time of demarcation plan, of required percentage of organized open space is reflected, 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 except where a minimum clear width of 9 metres between the plots.
11. Any restrictions over and above the permissible as under commercial use shall be observed to the same extent.
12. The position of the water/sewerage/storm plan/ roads /green belts as provided in the Development Plan if applicable, which forms part of the licensed area shall be transferred free of cost to the government on the basis of Section 7(3)(b)(ii) of the Act No. 8 of 1975.
13. That the said land shall be sold by applicant subject to the condition that these plots should not have a frontage of less than 100 of the standard frontage where otherwise used.
14. That you will have no objection to the regularization of the boundaries of the licence through gair jadid sale with the land of vill. KUDAN, if found able to acquire in the process 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. notifications as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for external lighting as well as Common lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no.ERC/2/2020 (Power dated 23.03.2020 issued by Haryana Electricity Regulatory Commission and Haryana Electricity Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. ERC/2/2020 (Power) dated 14.04.2020 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

PROJECT NAME & ADDRESS:	OWNER'S NAME
PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 OVER AN AREA MEASURING 48.0125 ACRES LOCATED AT SECTOR 34, VILLAGE RATHDHANA, DISTRICT SONIPAT, HARYANA. BEING DEVELOPED BY OASIS LANDMARKS LLP.	M/s. OASIS LANDMARKS LLP
DRAWING TITLE: LAYOUT PLAN	AUTHORIZED SIGNATORY: Oasis Landmarks LLP Auth. Signatory
ARCHITECT SIGNATURE: RAJIV GANDHI ARCHITECT	DATE:
	SHEET- 01 OF 01
	SCALE 1:1000
	NORTH