



S.No.	REQUIRED	PROVIDED	
1	HIGH SCHOOL	1	1
2	PRIMARY SCHOOL	2	2
3	NURSERY SCHOOL	3	3
4	CRECHE	1	1
5	COMMUNITY CENTRE	1	1
6	DISPENSARY	1	1
7	RELIGIOUS BUILDING	1	1
8	TAXI STAND	1	1
9	SUB POST OFFICE	1	1
<b>OTHER COMMUNITY FACILITIES</b>			
1	CLINIC	2	2
2	ATM	2	2
3	BEAUTY PARLOUR	1	1
4	MULTIPURPOSE BOOTH	2	2
5	MLK AND VEGETABLE BOOTH	2	2

POPULATION IN EXTENDED LAND (EXCLUDING EWS PLOTS)	824	PERSON
REQUIRED TOTAL GREEN @ 2.5 SQM PER PERSON	2059	SQM.
PROVIDED GREEN	2081	SQM.

SR. NO.	DESCRIPTION	Area (SqM)	Area (Acres)
1	GREEN-1	959.000	0.237
2	GREEN-2	403.000	0.100
3	GREEN-3	181.000	0.045
4	GREEN-4	302.000	0.075
5	GREEN-5	236.000	0.059
		2081	0.514

SR. NO.	DESCRIPTION	Area (SqM)	Area (Acres)
1	UD-1	216.000	0.053
2	UD-2	228.000	0.058
3	UD-3	205.000	0.051
4	UD-4	130.000	0.032
5	UD-5	232.000	0.057
		1009	0.245

DRG NO.: DTCP 8480 DATED: 20-07-2022

To be read with Licence No. 98 of 2022 Dated 15/07/2022. LC-627

That this Revised Layout Plan for additional area measuring 6.7875 acres and revision in existing layout plan of Residential Plotted Colony having area measuring 131.96715 acres bearing Licence No. 43 to 55 of 2007 dated 22.01.2007 and 49 of 2010 dated 23.06.2010, thereby making total site area 138.75475 acres, comprised of licensees which is issued in respect of Residential Plotted Colony being developed by Mapsko Builders Pvt. Ltd., Sector 26, 26A, G 27, Sonapat is hereby approved subject to the following conditions:

- That this Revised 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 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.
- That the demarcation plans as per site of all the Residential and Commercial and Community 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.
- That the 110 KV Line and 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.
- 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 rates falling in the colony shall be kept free for circulation/movement as shown in the revised 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 more wide sector road if applicable.
- All green belts provided in the revised 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/colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensees.
- As the time of demarcation plan, if required percentage of NPPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 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.
- That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (IE) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- 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 Compact Fluorescent Lamps 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.
- That the colonizer/owner shall transfer the area falling under sector road 24 mtr. wide internal road free of cost to the Government.

For Mapsko Builders Pvt. Ltd. (Authorized Signatory)

S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
A	EARLIER AREA OF THE SCHEME	131.96715	Acres	
B	AREA UNDER SECTOR ROAD AND GREEN BELT	3.01100	Acres	
C	BALANCE AREA (A-B)	128.95615	Acres	
D	50% AREA UNDER ROAD (B/2)	1.50550	Acres	
<b>ADDITIONAL LAND DETAIL</b>				
	ADDITIONAL LAND DETAIL-1	4.24375	Acres	
	ADDITIONAL LAND DETAIL-2	0.54375	Acres	
	ADDITIONAL LAND DETAIL-3	0.94375	Acres	
	ADDITIONAL LAND DETAIL-4	1.05625	Acres	
E	TOTAL ADDITIONAL LAND	6.78750	Acres	
F	TOTAL SCHEME AREA (A+E)	138.75475	Acres	
G	AREA UNDER UD	0.249	Acres	
H	NET PLANNED AREA (F-G)	138.50575	Acres	47.699%
I	AREA UNDER RESIDENTIAL PLOTS	85.304	Acres	3.766%
J	AREA UNDER COMMERCIAL	5.30	Acres	3.766%
K	TOTAL SELLABLE AREA	70.604	Acres	81.489%
L	GREEN REQUIRED	1.201 (for existing land)	4% ORGANIZED GREEN	
M	GREEN PROPOSED (for existing land and for addition land)	3.41 acre (for existing land) + 0.14 acre (for addition land)	8% ORGANIZED GREEN	

S.NO.	CATEGORY OF PLOT	SIZE OF PLOT (MT)		AREA OF PLOT (SQM)	NDR.	TOTAL AREA OF PLOT (SQM)
		WIDTH	DEPTH			
1	A	18.6	45.000	837.000	13	10881.000
2	A1	18.6	36.600	680.760	6	4084.560
3	B	13	28.000	364.000	9	3276.000
4	B1	14	30.000	420.000	18	7645.000
5	B2	13.7	30.000	411.000	12	4932.000
6	B3	14	31.500	441.000	14	6174.000
7	B4	13.7	30.500	417.850	12	5014.200
8	C	11.8	25.000	295.000	42	12390.000
9	C1	11.8	25.000	295.000	44	12920.000
10	C2	11.8	25.000	295.000	9	2739.960
11	C3	11.8	23.700	279.660	13	3635.580
12	C4	11.8	25.000	295.000	21	5695.500
13	C5	11.8	25.000	295.000	14	4530.000
14	C6	11.7	24.700	288.990	23	6648.770
15	C7	11.7	25.000	292.500	8	2340.000
16	C8	11.8	26.290	308.964	5	1534.820
17	C9	11.7	26.300	307.710	8	2461.680
18	D	9.5	22.000	209.000	285	59565.000
19	D1	9.4	22.000	206.800	22	4549.600
20	D2	9.5	23.800	226.100	16	3617.600
21	D3	9.5	21.500	204.250	8	1634.000
22	D4	9.5	23.600	224.200	51	11434.200
23	D5	9.5	24.100	228.950	30	6868.500
24	E	7.7	16.600	127.820	289	43615.880
25	E1	7.7	16.600	127.820	10	1509.200
26	EWS	4	12.500	50.000	247	12350.000
27	NURSING HOMES			971.245	1	971.245
28	NURSING HOMES			1011.714	1	1011.714
<b>TOTAL</b>						<b>243815.009</b> <b>66.248</b> <b>ACRE</b>

S.NO.	DESCRIPTION	WIDTH (MT)	DEPTH (MT)	AREA (SQM)	NDR.	TOTAL AREA (SQM)
29	F(NPPL)	11.573	24.653	285.309	15	4279.638
30	G	11.253	27.318	307.409	23	7070.417
31	G1 (NPPL)	11.253	27.318	307.409	4	1229.638
32	H	11	22.000	242.000	2	484.000
33	H1	IRREGULAR		325.480	1	325.480
34	H2	IRREGULAR		787.000	1	787.000
35	J	11.8	25.000	295.000	7	2065.000
36	K	13	25.000	325.000	5	1625.000
37	K1	IRREGULAR		402.000	1	402.000
38	L	15	45.000	675.000	1	675.000
39	L1	IRREGULAR		766.000	1	766.000
40	EWS (ON EXISTING SITE)	4	12.500	50.000	16	750.000
<b>TOTAL</b>						<b>1308</b> <b>106.00%</b> <b>264274.18</b> <b>OR</b> <b>65.2037</b>

**PROJECT**

**PROPOSED LAYOUT FOR RESIDENTIAL COLONY FOR M/S MAPSKO GARDEN ESTATE IN SECTOR-26A, 26 AND 27, AT SONEPAT.**

**ARCHITECTS**  
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**DATE** SEPTEMBER '21 **SCALE** 1:1500

**OWNER'S SIGN** **ARCHITECT'S SIGN**

For Mapsko Builders Pvt. Ltd. Authorized Signatory

GIAN P. MATUR ARCHITECT B. Arch. (P) C.A. No. 805769