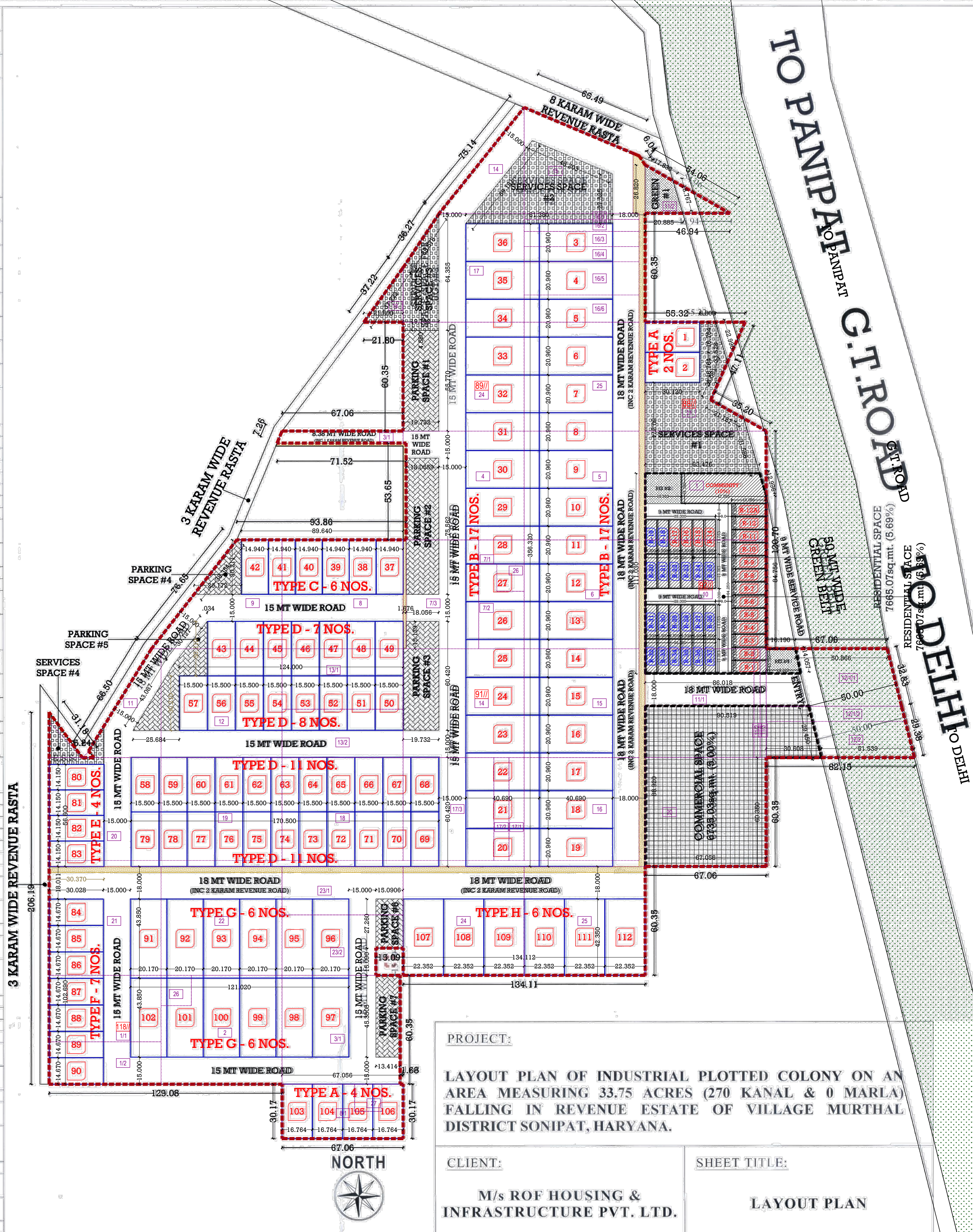


AREA SUMMARY								
S.NO.	PARTICULARS		PERMISSIBLE			ACHIEVED		
			%	IN ACRES	IN SQ.MT.	%	IN ACRES	IN SQ.MT.
A	AREA OF THE SCHEME			33.75	136581.39			
B	AREA UNDER 50 METER GREEN BELT			0.92	3741.42			
C	BALANCE AREA (A)			32.83	132839.97			
D	50% AREA OF ROAD WIDENING (B)			0.46	1870.71			
E	NET PLANNED AREA (A+B)		100%	33.29	134710.68			
I	AREA UNDER INDUSTRIAL PLOTS	MINIMUM	45%	14.9805	60619.81	54.31%	18.0785	73161.27
II	AREA UNDER RESIDENTIAL	MAXIMUM	15%	4.84	20206.60	3.54%	1.1786	4769.78
III	AREA UNDER COMMERCIAL	MAXIMUM	5%	1.6645	6735.53	4.98%	1.66	6735.03
IV	AREA UNDER TOTAL MIXED USE	MAXIMUM	20%	6.66	26942.14	8.52%	2.8386	11504.81
VI	TOTAL SALEABLE AREA	MAXIMUM	65%	21.64	87561.94	62.83%	20.9171	84666.08
VII	AREA UNDER ROADS/ OPEN SPACE & PUBLIC BUILDINGS		35%	11.6515		37.17%	12.8329	
INDUSTRIAL								
PLOT DETAIL								
S.No.	Plot Type & Number	Plot Size		Area	No. of Plots	Total Area (sq.mt.)		
		Width (meters)	Length (meters)	(sq.mt.)				
1	A : 1 - 2 & 103 - 106	16.764	30.170	505.77	6	3034.62		
2	B : 3 - 36	20.960	40.690	852.86	34	28997.32		
3	C : 37 - 42	14.940	30.211	451.35	6	2708.11		
4	D : 43 - 79	15.500	30.210	468.26	37	17325.44		
5	E : 80 - 83	14.150	30.370	429.74	4	1718.94		
6	F : 84 - 90	14.670	30.028	440.51	7	3083.58		
7	G : 91 - 102	20.170	43.850	884.45	12	10613.45		
8	H : 107 - 112	22.352	42.350	946.61	6	5679.64		
Total					112	73161.10		
					Acres	18.0785		
COMMERCIAL PLOT								
S.No.	Type	Plot Size		Area	Nos.	Total Area (sq.mt.)		
		Width (meters)	Length (meters)	(sq.mt.)				
1	COMMERCIAL	as per polyline		6735.03	1	6735.03		
Total					1	6735.03		
					Acres	1.66		
PARKING SPACE								
S.No.	Type	Plot Size		Area	Nos.	Total Area (sq.mt.)		
		Width (meters)	Length (meters)	(sq.mt.)				
1	Parking Space #1	as per polyline		1100.45	1	1100.45		
2	Parking Space #2	as per polyline		1364.34	1	1364.34		
3	Parking Space #3	as per polyline		1166.83	1	1166.83		
4	Parking Space #4	as per polyline		433.74	1	433.74		
5	Parking Space #5	as per polyline		850.05	1	850.05		
6	Parking Space #6	as per polyline		411.36	1	411.36		
7	Parking Space #7	as per polyline		608.33	1	608.33		
Total					7	5935.11		
					Acres	1.4666		
SERVICES AREA								
S.No.	Type	Plot Size		Area	Nos.	Total Area (sq.mt.)		
		Width (meters)	Length (meters)	(sq.mt.)				
1	Services Space #1	as per polyline		3053.32	1	3053.32		
2	Services Space #2	as per polyline		2493.19	1	2493.19		
3	Services Space #3	as per polyline		1318.98	1	1318.98		
4	Services Space #4	as per polyline		430.97	1	430.97		
Total					4	7296.46		
					Acres	1.8030		
GREEN AREA								
S.No.	Type	Plot Size		Area	Nos.	Total Area (sq.mt.)		
		Width (meters)	Length (meters)	(sq.mt.)				
1	Green #1	as per polyline		395.32	1	395.32		
Total					1	395.32		
					Acres	0.0977		

SUPERIMPOSE PLAN SHOWING APPROVE PLAN ON DEMARCATION PLAN



PROJECT:

LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY ON AN AREA MEASURING 33.75 ACRES (270 KANAL & 0 MARLA) FALLING IN REVENUE ESTATE OF VILLAGE MURTHAL DISTRICT SONIPAT, HARYANA.

CLIENT:

M/s ROF HOUSING & INFRASTRUCTURE PVT. LTD.

CLIENT SIGNATURE:

DATE:

APRIL 2022

SCALE:

1:1350 (A1)

SHEET TITLE:

LAYOUT PLAN

ARCHITECT SIGNATURE:

ARCHITECTS:

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+91 9814689217
rspsarchitects@gmail.com
#363, First Floor,
Sector 45-A,
Chandigarh

RESIDENTIAL AREA DETAIL						
S.NO.	PARTICULARS	(IN ACRES)			(IN SQ.MT.)	
I	PLOT AREA	1.89			7665.07	
S.NO.	PARTICULARS	PERMISSIBLE OR REQUIRED			PROPOSAL OR ACHIEVED	
		(IN ACRES)	(IN SQ.MT.)	%	(IN ACRES)	(IN SQ.MT.)
II	AREA UNDER PLOTS (SALEABLE AREA)	1.23	4882.30	65.00%	1.18	4769.78
V	OPEN SPACE OR PARKS	0.14	574.88	7.50%	0.14	576.14
VI	AREA UNDER COMMUNITY FACILITY	0.19	756.51	10.00%	0.19	767.85
VII	DENSITY	240	TO	400	351.6	PPA
VIII	UNITS	25.3	TO	42.1	37	UNITS
DETAILS OF PLOTS (RESIDENTIAL SALEABLE AREA)						
S.No.	Type	Plot Size		Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
		Width (meter)	Length (meter)			
1	R : 1 - 12A	7.250	19.056	138.16	13	1796.03
2	R : 14 - 37	6.500	19.063	123.91	24	2973.75
Total					37	4769.78
					Cross Area	1.1786 ACRES
DETAIL OF 50% RESIDENTIAL PLOTTED AREA REQUIRED TO BE FREED AS PER POLICY						
A	Total Plot Area			4769.78	sq.mt.	
B	50% of Plot Area			2384.89	sq.mt.	
S.No.	Type	Plot Size		Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
		Width (meter)	Length (meter)			
1	R : 18 - 37	6.500	19.063	123.91	20	2478.13
Total					20	2478.13
					0.612	ACRES
					51.85%	
COMMUNITY						
S.No.	Description			Area	Units	
1	Community			767.85	sq.mt.	
TOTAL				767.85	sq.mt.	
DENSITY CALCULATION						
S.No.	Description				Units	
1	Total Number of Plots			37	Plots	
2	Number of Persons in 1 Plot			15	Persons	
3	Total Number of Persons			666	Persons	
4	Gross Area			1,932	Acres	
5	Density Achieved			344.7	PPA	
GREEN AREA CALCULATION						
S.No.	Description			Area	Units	
1	Residential Green - RG#1			241.16	sq.mt.	
2	Residential Green - RG#2			334.99	sq.mt.	
TOTAL				576.14	sq.mt.	

To be read with License No. 533 of 2022 Dated 06/05/2022 LC-4630

This layout plan for area measuring 33.75 acres (Drawing No. 8289 dated 06-05-22) in respect of Industrial Plotted Colony in the Revenue Estate of Village Murthal, Tehsil & District Sonapat, being developed by M/s Horizons Asphat Ltd. in collaboration with ROF Housing & Infrastructure Pvt. Ltd. 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 18 and the bilateral agreement.
- That the demarcation plans as per site of all the Industrial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2015.
- That the high tension lines passing (if any) in the colony area shall have to be suitably aligned on 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 submit the directions of the DPCP 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 DPCP, 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 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 width road or road/culvert.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
- Any extra area over and above the permissible under industrial use shall be deemed to be open space.
- Colonizer will derive an access from less than 12 metres wide road would mean a minimum clear span of 2.25 metres between the plots.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan if possible, which form part of the licensed area shall be given free to the government on 50% basis to be sold at 50% of the value of the Act No 8 of 1975.
- Colonizer will have no objection to the regularization of the boundaries of the licensed area and accordingly the land that HUDRA finally acquires to acquire in the interest of planned development and integration of services, shall be deemed to be binding in this regard.
- That the colonizer shall obtain the Clearance NOC as per the provisions of the Notification No. S.O. 1973 (F) dated 14.9.2005 issued by Ministry of Environment and Forests, Government of India before starting the construction/execution of development works at site if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority (CGWA) Haryana Govt. Notification is applicable.
- That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
- For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/workers. The colonizer may also plan dormitories/ hotels for the industrial workers/labour.
- That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Show dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the owner shall strictly comply with the directions issued vide Notification No. 1916/3016-SP dated 31.01.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall submit the revised layout plan for approval as and when norms pertaining to parking provided in the layout plan.
- That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

D. SINGH
ATP (HQ)

B. SINGH
ATP (HQ)

H. SINGH
ATP (HQ)

P. SINGH
CTP (HQ)

K. SINGH
DTP (HQ)