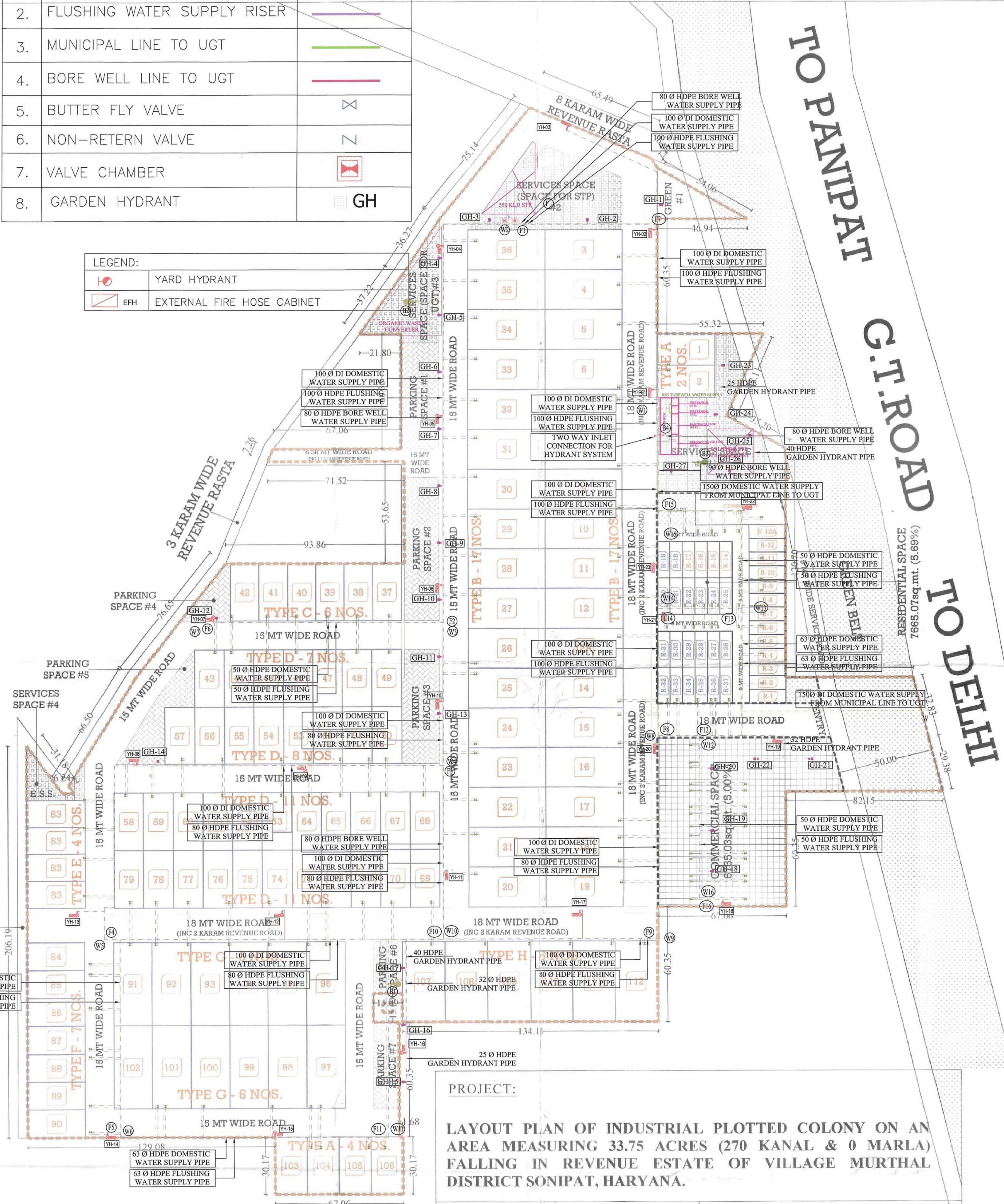


AREA SUMMARY					
S.NO.	PARTICULARS	PERMISSIBLE	ACHIEVED		
		%	IN ACRES	IN SQ.MT.	
			IN ACRES	IN SQ.MT.	
A	AREA OF THE SCHEME		33.75	136581.39	
B	AREA UNDER 50 METER GREEN BELT		0.92	3741.42	
C	BALANCE AREA (A)		32.83	132839.97	
D	50% AREA OF ROAD WIDENING (B)		0.46	1870.71	
E	NET PLANNED AREA (A+B)	100%	33.29	134710.68	
I	AREA UNDER INDUSTRIAL PLOTS	MINIMUM	45%	14.9805	60619.81
II	AREA UNDER RESIDENTIAL	MAXIMUM	15%	4.84	20206.60
III	AREA UNDER COMMERCIAL	MAXIMUM	5%	1.6645	6735.53
IV	AREA UNDER TOTAL MIXED USE	MAXIMUM	20%	6.66	26942.14
VI	TOTAL SALEABLE AREA	MAXIMUM	65%	21.64	87561.94
VII	AREA UNDER ROADS/OPEN SPACE & PUBLIC BUILDINGS	35%	11.6515		37.17%
INDUSTRIAL					
PLOT DETAIL					
S.No.	Plot Type & Number	Plot Size	Area	No. of Plots	Total Area (sq.mt.)
		Width (meters)	Length (meters)		
1	A : 1 - 2 & 103-106	16.764	30.170	6	3034.62
2	B : 3 - 36	20.980	40.690	34	28997.32
3	C : 37 - 42	14.940	30.211	6	2708.11
4	D : 43 - 79	15.800	30.210	37	17325.44
5	E : 80 - 83	14.180	30.370	4	1718.94
6	F : 84 - 90	14.670	30.038	7	3093.58
7	G : 91 - 102	20.170	43.890	12	10613.45
8	H : 107 - 112	22.332	42.350	6	5678.64
Total				112	73161.10
				Acres	18.0785
COMMERCIAL PLOT					
S.No.	Type	Plot Size	Area	Nos.	Total Area (sq.mt.)
		Width (meters)	Length (meters)		
1	COMMERCIAL	as per polyline		1	6738.03
Total				1	6735.03
				Acres	1.66
PARKING SPACE					
S.No.	Type	Plot Size	Area	Nos.	Total Area (sq.mt.)
		Width (meters)	Length (meters)		
1	Parking Space #1	as per polyline		1	1100.45
2	Parking Space #2	as per polyline		1	1384.34
3	Parking Space #3	as per polyline		1	1166.83
4	Parking Space #4	as per polyline		1	433.74
5	Parking Space #5	as per polyline		1	890.05
6	Parking Space #6	as per polyline		1	411.36
7	Parking Space #7	as per polyline		1	606.33
Total				7	5935.11
				Acres	1.4666
SERVICES AREA					
S.No.	Type	Plot Size	Area	Nos.	Total Area (sq.mt.)
		Width (meters)	Length (meters)		
1	Services Space #1	as per polyline		1	3053.32
2	Services Space #2	as per polyline		1	2493.19
3	Services Space #3	as per polyline		1	1318.96
4	Services Space #4	as per polyline		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)		
1	Green #1	as per polyline		1	395.32
Total				1	395.32
				Acres	0.0977

PLUMBING LEGEND :		
S.NO.	DESCRIPTION	SYMBOL
1.	DOMESTIC WATER SUPPLY RISER	
2.	FLUSHING WATER SUPPLY RISER	
3.	MUNICIPAL LINE TO UGT	
4.	BORE WELL LINE TO UGT	
5.	BUTTER FLY VALVE	
6.	NON-RETURN VALVE	
7.	VALVE CHAMBER	
8.	GARDEN HYDRANT	

LEGEND:	
	YARD HYDRANT
	EXTERNAL FIRE HOSE CABINET



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.

SHEET TITLE:

LAYOUT PLAN

CLIENT SIGNATURE:

ARCHITECT SIGNATURE:

ARCHITECTS:

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+91 9814689217
rsarchitects@gmail.com
#303, First Floor,
Sector 46-A,
Chandigarh

DATE:

APRIL 2022

SCALE:

1:1350 (A1)

RESIDENTIAL AREA DETAIL					
S.NO.	PARTICULARS	(IN ACRES)	(IN SQ.MT.)		
I	PLOT AREA	1.89	7965.07		
PERMISSIBLE OR REQUIRED PROPOSAL OR ACHIEVED					
S.NO.	PARTICULARS	(IN ACRES)	(IN SQ.MT.)	%	(IN ACRES)
II	AREA UNDER PLOTS (SALEABLE AREA)	1.23	4982.30	65.00%	1.18
V	OPEN SPACE OR PARKS	0.14	574.88	7.50%	0.14
VI	AREA UNDER COMMUNITY FACILITY	0.19	766.51	10.00%	0.19
VII	DENSITY	240	TO	400	351.6
VIII	UNITS	25.3	TO	42.1	37
DETAILS OF PLOTS (RESIDENTIAL SALEABLE AREA)					
S.No.	Type	Plot Size	Area	No. of Plots	Total Area (sq.mt.)
		Width (meters)	Length (meters)		
1	R : 1 - 12A	7.290	19.095	13	1796.63
2	R : 14 - 37	6.960	19.095	24	2973.78
Total				37	4769.78
				Gross 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	No. of Plots	Total Area (sq.mt.)
		Width (meters)	Length (meters)		
1	R : 18 - 37	6.500	19.095	20	2478.13
Total				20	2478.13
				Acres	0.612
				51.95%	
COMMUNITY					
S.No.	Description	Area	Units		
I	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	18	Persons		
3	Total Number of Persons	666	Persons		
4	Gross Area	4769.78	Acres		
5	Density Achieved	344.7	PPA		
GREEN AREA CALCULATION					
S.No.	Description	Area	Units		
1	Residential Green - RCH1	241.10	sq.mt.		
2	Residential Green - RCH2	334.99	sq.mt.		
TOTAL		576.14	sq.mt.		

To be read with License No. 53 of 2022 Dated 06/05/2022 LC-4630

- That this layout plan for an area measuring 33.75 acres (Drawing No. 8257 of 06-08-22) in respect of M/s ROF Housing and Infrastructure Pvt. Ltd. is hereby approved by the Government of Haryana, Sonapat District, Sonapat, Haryana, India, in accordance with the provisions of the Haryana Building Code, 2017.
- That the layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bye-laws.
 - That the demarcation plan as per site of all the industrial sites shall be approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
 - That the right of way shall be provided in the colony area shall have to be suitably aligned to right of way along the same shall be maintained as per the norms.
 - That for proper planning and integration of services in the area adjacent to the colony, the collector shall decide by the directions of the D.P.O. for the modification of layout plans of the colony.
 - That the revenue road falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the collector shall decide by the directions of the D.P.O. 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 access/egress shall derive access directly from the carriage way of 30 meters or wider section road if applicable.
 - That the green belts provided in the layout plan within the perimeter of the colony shall be developed by the collector.
 - Any access/egress shall derive access directly from the carriage way of 30 meters or wider section road if applicable.
 - No access/egress shall derive access from less than 12 meters wide road would mean a minimum clear width of 12 meters from the plot.
 - The portion of the sewer/development plan and green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the basis of section 30 of the Act of 1975.
 - That no access/egress shall be provided to the industrial sites for the purpose of the layout plan.
 - That the collector shall decide by the directions of the D.P.O. 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 the rain water harvesting system shall be provided as per Central Ground Water Authority (Haryana) Govt. notification as applicable.
 - That the collector 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 adjustment of residential plots, preference shall be given to the industry owners/ executives/ workers. The collector may also plan dormitories/ hostels for the industrial workers/labour.
 - That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/51/2020-Sewer dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the owner shall comply with the directions issued vide Notification No. 19/4/2016-SP dated 11.01.2016 issued by Haryana Government Renewable Energy Department.
 - That the collector/owner shall submit the revised layout plan for approval as and when norms pertaining to parking provided in the layout plan.
 - That the collector/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as in buildings.

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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.

Sheet Title:-
EXTERNAL WATER SUPPLY LAYOUT (SITE PLAN)

Client Signature:-

Architect Signature:-

Drawn By:- DALIP
Checked By:- RKR
Approved By:- RKR
Date:- 06.06.2022
Scale:- 1:1150(A0)

Rev No:- NORTH
Drawing No:-
MJC-PL-05