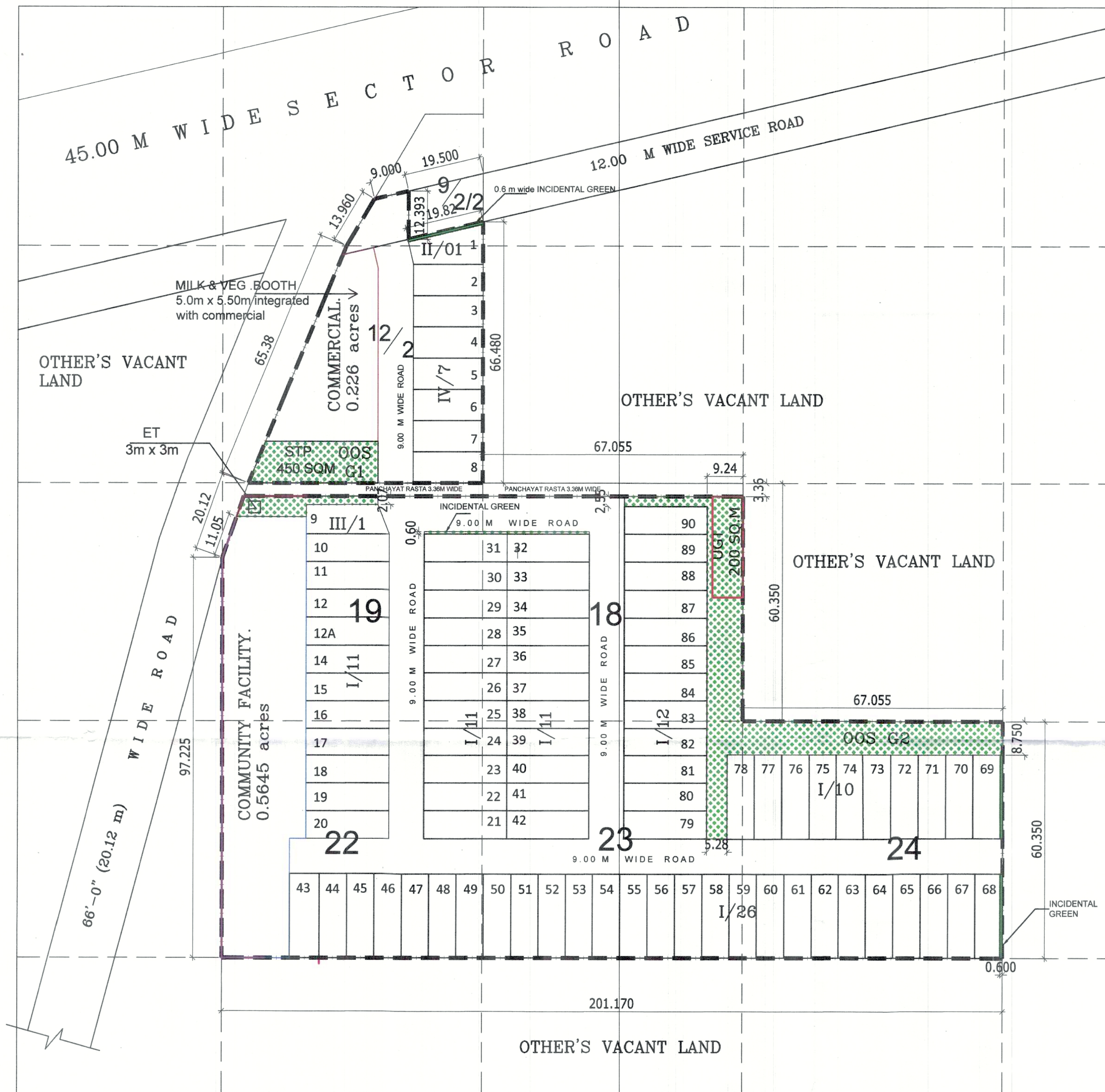


AREA STATEMENT						
TOTAL AREA OF THE SCHEME	22847.030 SQM	100 %	5.645 ACRES			
AREA UNDER COMMERCIAL (PERMISSIBLE)	913.880 SQM	4.0 %	0.226 ACRES			
AREA UNDER COMMERCIAL (ACHIEVED)	913.880 SQM	4.0 %	0.226 ACRES			
AREA UNDER PLOTS (PERMISSIBLE)	13936.680 SQM	61.00 %	3.444 ACRES			
AREA UNDER PLOTS (ACHIEVED)	13458.295 SQM	58.906 %	3.326 ACRES			
TOTAL SALEABLE AREA (PERMISSIBLE)	14850.560 SQM	65.00 %	3.669 ACRES			
TOTAL SALEABLE AREA (ACHIEVED)	14372.175 SQM	62.906 %	3.552 ACRES			
PROPOSED MILK BOOTH	27.50 SQM					
RESIDENTIAL PLOT LEGEND						
PLOT NO.	PLOT TYPE	WIDTH IN M	LENGTH IN M	AREA / PLOT IN SQ.M	NO. OF PLOTS	PLOT AREA IN SQ.M
10-90	I	7.042	21.300	149.995	81	12149.595
1	II	6.06 X 18.00+ 0.5X 4.17X 18.00 +3.39		150.00	1	150.00
9	III	7.55X18.39+ 0.5X2.92X7.55		150.00	1	150.00
2-8	IV	7.95	18.125	144.10	7	1008.70
<b>TOTAL</b>				<b>90</b>		<b>13458.295</b>
<b>TOTAL AREA IN ACRES</b>						<b>3.326 ACRES</b>
<b>DENSITY CALCULATION</b>		90 X 18	@ Person per Plot			
<b>TOTAL POPULATION</b>		1620 PERSONS				
<b>TOTAL DENSITY</b>		1620 ÷ 5.645		287.0 (PPA)		240-400 PPA perm.
AREA UNDER GREEN						
<b>REQUIRED GREEN</b>		0.4233 ACRE	@ 7.5% of Total area of the scheme			
GREEN AREA PROPOSED						
<b>GREEN 1</b>		0.1112	ACRE			
<b>GREEN 2</b>		0.3395	ACRE			
<b>GREEN AREA PROPOSED</b>		0.4507	ACRE		7.98%	
AREA FOR PROVISION OF COMMUNITY FACILITIES						
<b>REQUIRED</b>		0.5645 ACRES	@ 10 % of Total area of the scheme			
<b>PROPOSED</b>		0.5645 ACRES	@ 10 % of Total area of the scheme			

LEGEND	
	COMMUNITY FACILITY
	COMMERCIAL AREA
	ORGANIZED OPEN SPACE / OOS



To be read with Licence No. 146 of 2022 Dated 28/09/2022. LC-4707  
 That this layout plan for an area measuring 5.645 acres (Drawing no. 88/31) Dated 28-09-2022 comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Samyak Prop. & Infra. Pvt. Ltd., in Sector-33, Sonipat is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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 General, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCP for the modification of layout plans 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 DGTCP, 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 property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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 licensed area.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /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 lines of Section 3(3)(a)(ii) of the Act No. 8 of 1975.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. 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.

**PROJECT TITLE -**  
 LAYOUT PLAN FOR PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) LAND MEASURING 5.645 ACRE. FALLING IN SECTOR -33 SONIPAT, HARYANA BEING DEVELOPED BY SAMYAK PROPERTIES & INFRASTRUCTURE PVT. LTD.

DRAWING TITLE - LAYOUT PLAN	
OWNER/AUTH. SIGN For Samyak Prop. & Infra. Pvt. Ltd. 	ARCHITECT'S SIGN.  CA/88/11381
N	
DWG. NO. DRG NO. 01	SCALE - 1:1000