



AREA STATEMENT			
S.NO	PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS
TOTAL AREA OF SITE		20461.916	5.05625
AREA FALLING UNDER 20.00 MTR WIDE GREEN BELT ALONG WITH 30 MTR WIDE SECTOR ROAD		3570.840	0.8824
BALANCED SITE AREA		16891.076	4.174
50% OF THE AREA FALLING UNDER 30MTR WIDE GREEN BELT		1785.420	0.4412
NET PLANNED AREA		18676.496	4.615
PERMISSIBLE AREA UNDER RESIDENCIAL PLOT	61%	11392.662	2.815
PERMISSIBLE AREA UNDER COMMERCIAL PLOT	4%	747.060	0.185
GREEN AREA	7.50%	1534.644	0.379
AREA UNDER COMMUNITY AREA	10%	2046.192	0.506
PROPOSED AREA			
PROPOSED RESIDENTIAL AREA	41.80%	7804.848	1.929
COMMERCIAL AREA	3.79%	706.364	0.175
GREEN AREA	7.51%	1537.591	0.380
COMMUNITY AREA	10%	2046.192	0.506
TOTAL SALABLE AREA (PLOT AREA + COMMERCIAL AREA)	45.59%	8511.212	2.103
MIM. MAX. PERMISSIBLE DENCITY		240-400	PPA

To be read with Licence No. 53 of 2023 Dated 14/03/2023. LC-4848

That this layout plan for an area measuring 5.05625 acres (Drawing no. 9074 Dated 15-02-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Skylark Flying Real Estate Pvt. Ltd. & Smt. Darshna W/o Sh. Ramphal in collaboration with Skylark Flying Real Estate Pvt. Ltd in Sector-35, Sonipat is hereby approved subject to the following conditions:-

1. 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 metres 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 metres wide road would mean a minimum clear width of 9 metres 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)(iii) 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 HSYVP 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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PARVEEN KUMAR) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (ASHISH SHARMA) ATP (HQ)
 (RAJESH DUTT) JD (HQ)
 (T.L. SATYAPRAKASHI, IAS) DGTCP (HR)

PLOT AREA DETAIL								
PLOT NO	TYPE	LENGHT	WIDTH	AREA in sqmts	AREA in sqyds	NO. OF PLOT	TOTAL AREA IN SQMTRS	TOTAL AREA IN SQYDS
1-15	A	14.86	6.81	101.197	120.930	15	1517.949	1813.949
16-24	B	14.86	7.08	105.209	125.725	9	946.879	1131.521
25-30	C	17.5	6.08	106.400	127.148	6	638.400	762.888
31-40	D	15.77	7.3	115.121	137.570	10	1151.210	1375.696
41-62	E	21.24	7	148.680	177.673	22	3270.960	3908.797
63-65	F	15	6.21	93.150	111.314	3	279.450	333.943
TOTAL NO. OF PLOTS						65	7804.848	9326.794

DENSITY CALCULATION	65	X	18	÷	4.615
					PPA

AREA UNDER GREEN	TYPE	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
GREEN AREA	G1	AS/PROFILE	AS/PROFILE	1318.36
	G2	AS/PROFILE	AS/PROFILE	219.231
				1537.591

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) OVER AN AREA MEASURING 5.05625 ACRES, FALLING IN SECTOR-35, SONIPAT. BEING DEVELOPED BY Smt. DARSHNA w/o Sh. RAMPHAL IN COLLABORATION WITH SKYLARK FLYING REAL ESTATE PVT. LTD.

- NOTE :
- LEGEND
1. SCHEME BOUNDARY SHOWN AS
 2. STP AREA (450 SQMTRS)
 3. UGT AREA (200 SQMTRS)
 4. ROAD
 5. GREEN AREA SHOWN AS
 6. COMMUNITY FACILITY SHOWN AS
 7. COMMERCIAL AREA SHOWN AS
 8. ET SITE AREA SHOWN BY 3M X 3M

PROJECT : AFFORDABLE PLOTTED COLONY

DATE : 06.11.2022

SCALE UNITS : MM

DRAWING TITLE : LAYOUT PLAN

ARCHITECT SIGNATURE : [Signature]

OWNER SIGNATURE : [Signature]

For: Skylark Flying Real Estate Pvt. Ltd. Authorized Signatory