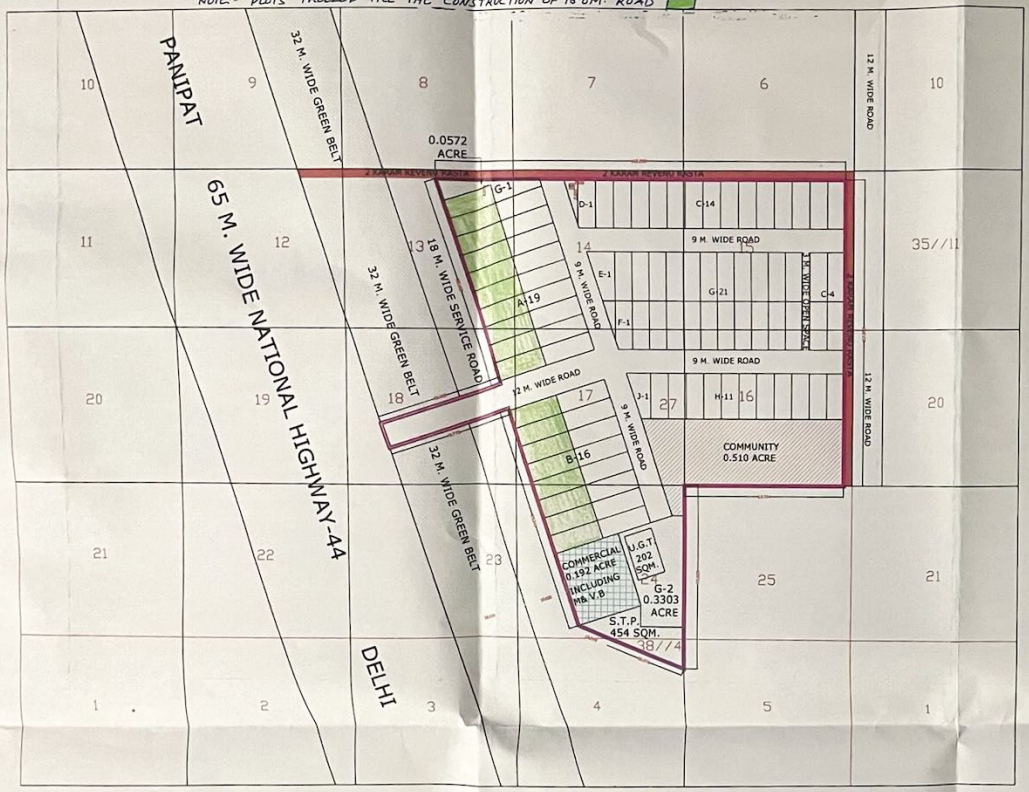
NOTE:- PLOTS FREEZED TILL THE CONSTRUCTION OF 18·0M· ROAD



To be read with Licence No. 102 of 2023 Dated 9/5/2023

That this layout plan for an area measuring 5.06875 acres (Drawing no. 9233 Dated 10-05-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by AT Educon Pvt. Ltd. falling in revenue estate of village-Rasoi, Sector-58, 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 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licenced 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 HSVP 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.

(RAJESH DUTT) JD(HQ) | (SUREKHA YADAV) ATP(HQ) | (SUNENA) DTP (HQ) | (SANJAY KUMAR) STP (E&V) | (P.R. [illegible]) [illegible](HR) | (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	5.06875	Acres	
AREA UNDER SECTOR ROAD & GREEN BELT	=	0.232	Acres	
50% AREA OF SECTOR ROAD	=	0.2322/2	0.1161	ACRE
NET PLANNED AREA	=	**4.95265**		**Acres**
AREA UNDER COMMERCIAL	=	**0.192**	**Acres**	**3.88 %**
AREA UNDER PLOTS	=	**2.954**	**Acres**	**59.64 %**
TOTAL SALEBLE AREA	=	**3.146**	**Acres**	**63.52 %**

AREA UNDER PLOTS

TYPE	SIZE			AREA	TOTAL PLOTS		TOTAL AREA
A	7.250	x	20.000	145.000	19	=	2755.00 Sq.Mt
B	7.335	x	20.000	146.700	16	=	2347.20 Sq.Mt
C	7.010	x	18.600	130.386	18	=	2346.95 Sq.Mt
D	AS PER SITE			130.086	1	=	130.09 Sq.Mt
E	AS PER SITE			148.511	1	=	148.51 Sq.Mt
F	AS PER SITE			122.901	1	=	122.90 Sq.Mt
G	6.705	x	18.600	124.713	21	=	2618.97 Sq.Mt
H	7.010	x	17.700	124.077	11	=	1364.85 Sq.Mt
J	AS PER SITE			119.950	1		119.95 Sq.Mt
TOTAL					89	=	11054.42 Sq.Mt
					OR	=	2.954 Acres

DENSITY CALCULATION

TOTAL DENSITY	=	89	x	13.50	@ Person's per Plot	
	=	1201.50	÷	4.95265	Acres	
	=	**242.597**	**PPA**	**Against 240 - 400 PPA permissible**		

AREA UNDER GREEN

7.50 % AREA OF 5.06875 ACRE (i.e 0.3801 ac.)

REQUIRED GREEN	=	0.3801 Acres	7.50% of Total area of the Scheme

GREEN AREA PROPOSED

GREEN - 1	=	0.3303	Acres
GREEN - 2	=	0.0572	Acres
TOTAL GREEN PROPOSED	=	**0.3875**	**Acres** **7.64 %**

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	0.507 Acres	10.00%
PROPOSED AREA	=	**0.510 Acres**	**10.06%**

LEGEND
1. SCHEME BOUNDARY SHOWN THUS
2. STP AREA (450 SQMTS)
3. UGT AREA (200 SQMTS)
4. ET AREA (2MX2M)
5. GREEN AREA SHOWN THUS
6. COMMERCIAL AREA SHOWN THUS
7. COMMUNITY FACILITY SHOWN THUS

DATED:

SCALE:

For M/s AT EDUCON PVT. LTD.

Authorised Signatory

SIGN OF OWNER

RAJESH AGGARWAL

SIGN OF ARCHITECT

SUBMISSION LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY ,UNDER DDJAY SCHEME , AREA MEASURING 5.06875 ACRES,SECTOR-58, RASOI ,SONIPAT BEING DEVELOPED BY M/S AT EDUCON PVT LTD.