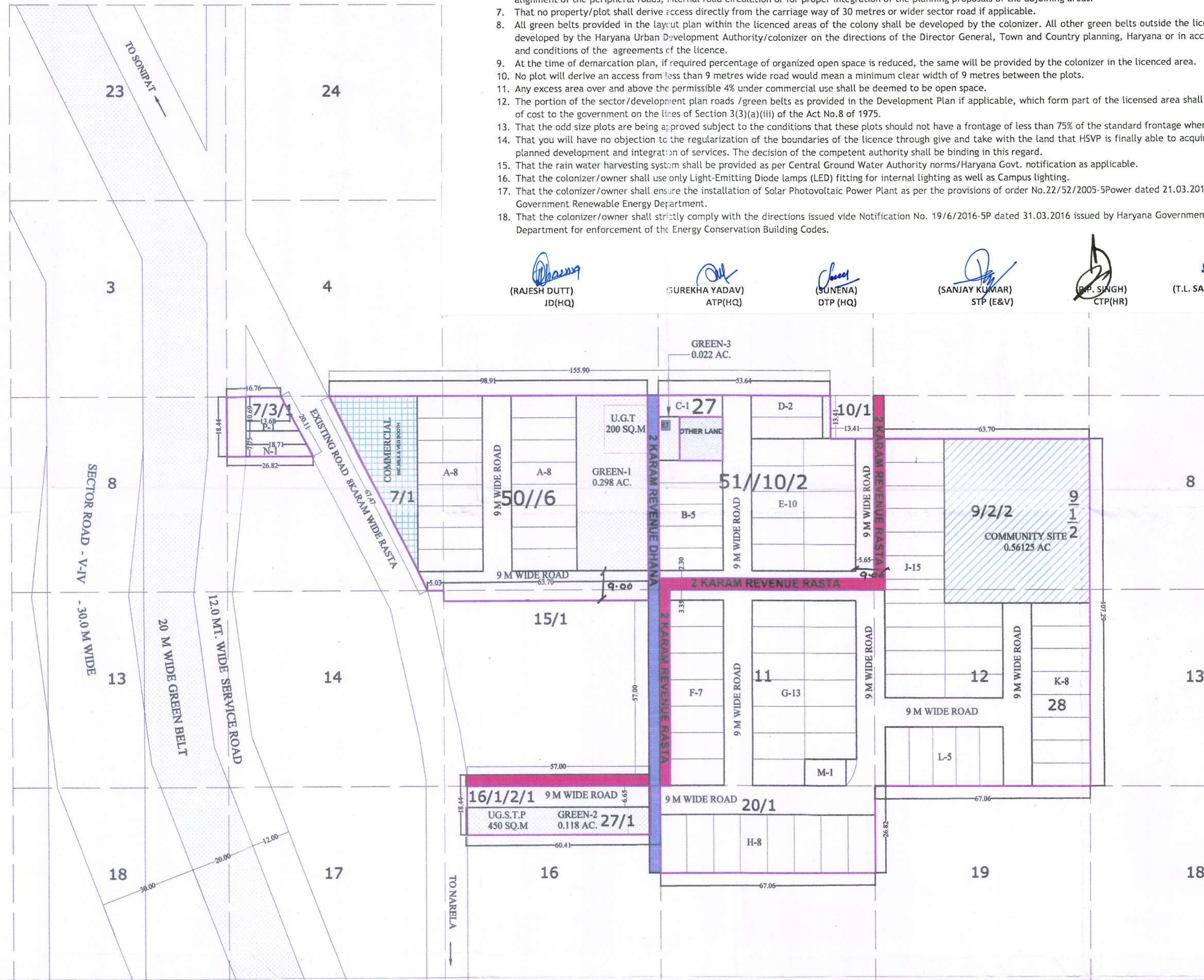


To be read with Licence No. 89 of 2023 Dated 19/4/2023

This layout plan for an area measuring 5.6125 acres (Drawing no. 9179 Dated 19-04-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Ajit Singh S/o Rattan Singh and others in collaboration with Ram Setu Buildwell Pvt. Ltd. falling in the revenue estate of village Rathdhana Sector-34 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 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 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. SINGH) CTP(HR)
 (T.L. SATYAPRAKASH, IAS) DGTCP (HR)



AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	5.6125 ACRES	
NET PLANNED AREA	=	5.6125	ACRES
		PERMISSIBLE(IN ACRE)	PROPOSED(IN ACRE)
AREA UNDER PLOTS		3.420	3.110
AREA UNDER COMMERCIAL		0.225	0.185
TOTAL SALEBLE AREA		3.645	3.295
			(IN %)
			55.41
			3.30
			58.711

AREA UNDER PLOTS					
TYPE	SIZE	AREA	TOTAL PLOTS		TOTAL AREA
A	6.84 x 20.25	138.51	16	=	2216.16 Sq.Mt
B	6.92 x 20.12	139.23	5	=	696.15 Sq.Mt
C	6.70 x 20.12	134.80	1	=	134.80 Sq.Mt
D	6.71 x 22.20	148.96	2	=	297.92 Sq.Mt
E	8.26 x 16.15	133.40	10	=	1333.99 Sq.Mt
F	8.14 x 16.76	136.43	7	=	954.98 Sq.Mt
G	8.14 x 16.15	131.46	13	=	1708.99 Sq.Mt
H	8.38 x 17.82	149.33	8	=	1194.65 Sq.Mt
J	8.14 x 16.15	131.46	15	=	1971.92 Sq.Mt
K	7.02 x 18.20	127.76	8	=	1022.11 Sq.Mt
L	7.30 x 18.06	131.84	5	=	659.19 Sq.Mt
M	8.14 x 12.79	104.11	1	=	104.11 Sq.Mt
N	7.75 x 18.71	145.00	1	=	145.00 Sq.Mt
P	10.69 x 13.68	146.24	1	=	146.24 Sq.Mt
TOTAL			93	=	12586.23 Sq.Mt
				OR	3.110 Acres



DENSITY CALCULATION			
TOTAL DENSITY	=	93	x 18.00 @ Person's per Plot
	=	1674	÷ 5.6125 Acres
	=	298.263	PPA Against 240 - 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	=	0.421 Acres	7.50% of Total area of the Scheme
GREEN AREA PROPOSED			
GREEN - 1	=	0.298 Acres	
GREEN - 2	=	0.118 Acres	
GREEN - 3	=	0.022 Acres	
TOTAL GREEN PROPOSED	=	0.438 Acres	7.80%

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.56125 Acres	10.00%
PROPOSED AREA	=	0.56125 Acres	10.00%



LEGEND	
1. SCHEME BOUNDARY SHOWN THUS	
2. UGTP AREA (450 SQMTS)	
3. UGT AREA (200 SQMTS)	
4. ET AREA (3MX3M)	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY SHOWN THUS	

SCALE: _____ NORTH: _____
 For RAM SETU BUILDWELL PRIVATE LIMITED

 Director/Authorised Signatory
 SIGNATURE OF AUTH. SIGN

 REGD ARCHITECT
 C.A. 2001128485
 SIGNATURE OF ARCHITECT

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY (DDJAY 2016) AREA MEASURING 5.6125 ACRES FALLING IN REVENUE ESTATE VILLAGE RATHDHANA, SECTOR-34, SONIPAT BEING DEVELOPED BY SH. AJIT SINGH S/O SH. RATTAN SINGH AND OTHERS COLLABORATION WITH RAM SETU BUILDWELL PVT.LTD.