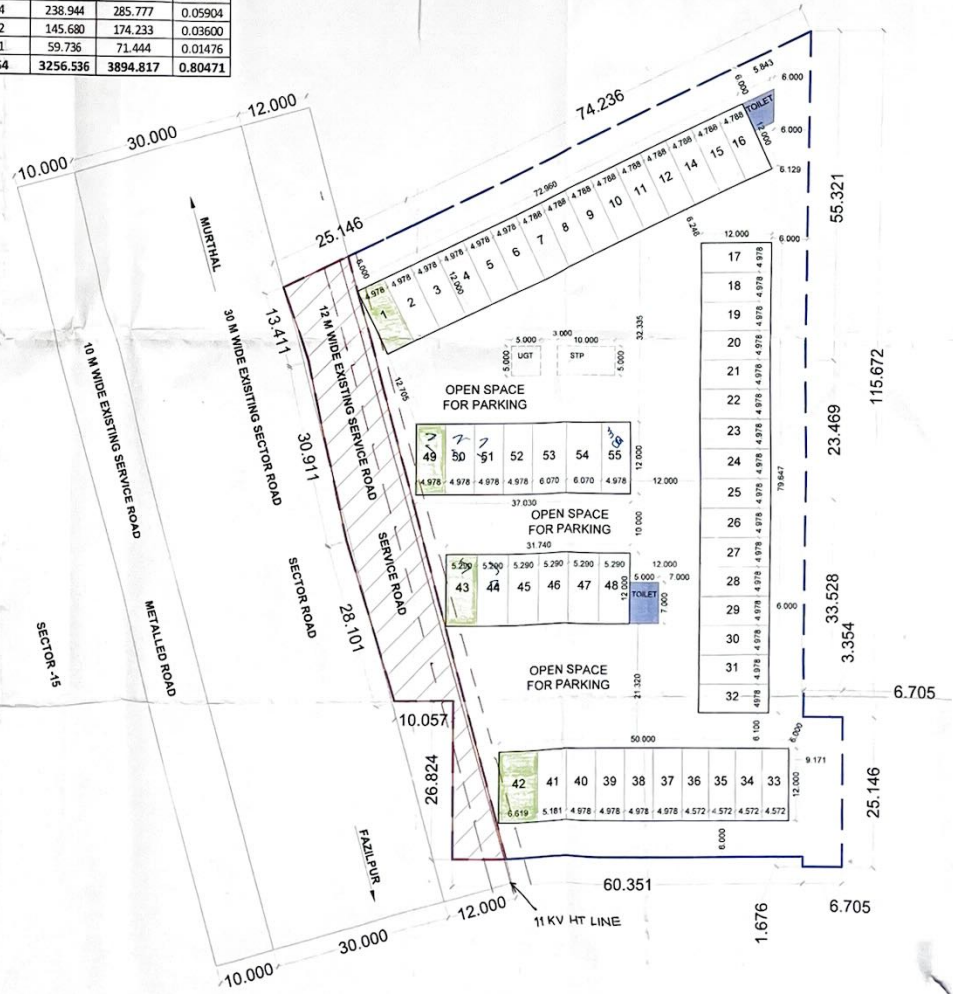
SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL PLOT AREA	2.30000	9307.755		2.30000	9307.755	100.000%
COMMERCIAL PLOTS	0.80500	3257.714	35.000%	0.80471	3256.536	34.987%
AREA UNDER SERVICES (TOILETS)	-	-	-	0.01439	58.250	
F.A.R.	3.45000	13961.633	150.000%	3.45000	13961.633	150.000%
TOTAL PERMISSIBLE SALEABLE AREA	0.80500	3257.714	35.000%	0.80471	3256.536	34.987%

AREA STATEMENT FOR COMMERCIAL PLOTS

S.No.	PLOT NO. FROM	PLOT NO. TO	SIZE IN METERS WIDTH	X	LENGTH	AREA SQ.M.	NO. OF PLOTS	TOTAL AREA SQ.M.	TOTAL AREA SQ.YRS.	TOTAL AREA ACRES
1	1	6	4.978	X	12.000	59.736	6	358.416	428.666	0.08857
2	7	12	4.788	X	12.000	57.456	6	344.736	412.304	0.08519
3	14	16	4.788	X	12.000	57.456	3	172.368	206.152	0.04259
4	17	32	4.978	X	12.000	59.736	16	955.776	1143.108	0.23618
5	33	36	4.572	X	12.000	54.864	4	219.456	262.469	0.05423
6	37	40	4.978	X	12.000	59.736	4	238.944	285.777	0.05904
7	41	-	5.181	X	12.000	62.172	1	62.172	74.358	0.01536
8	42	-	6.619	X	12.000	79.428	1	79.428	94.996	0.01963
9	43	48	5.290	X	12.000	63.480	6	380.880	455.532	0.09412
10	49	52	4.978	X	12.000	59.736	4	238.944	285.777	0.05904
11	53	54	6.070	X	12.000	72.840	2	145.680	174.233	0.03600
12	55	-	4.978	X	12.000	59.736	1	59.736	71.444	0.01476
						TOTAL	54	3256.536	3894.817	0.80471

NOTE: PLOTS FREEZED FALLING UNDER 11 KV HT LINE SHOWN THUS



LEGENDS

- PLOT BOUNDARY AS PER AKSJRA
- AREA UNDER 12 M WIDE SERVICE ROAD = 1040.054 SQ.M.
- 1 COMMERCIAL PLOT
- GREEN AREA
- ROAD
- TOILETS

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architects/ designers for clarification before proceeding. All drawings, designs & specifications are the property of RRITAM design and shall not be used in part of its entirety without written permission.

JOB TITLE -

LAYOUT PLAN FOR DEVELOPING A COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 2.30000 ACRES AT VILLAGE GARHI SHAHJANPUR TEHSIL SONIPAT , DISTRICT SONIPAT, HARYANA TO BE DEVELOPED BY-
M/S SNB REALITY PRIVATE LIMITED

RRITAM DESIGN
D-17, IInd FLOOR, PRASHANT VIHAR, ROHINI, DELHI-110085, INDIA
PHONE - 011-47082511, EMAIL - rritamdesign@gmail.com

ARCHITECT :

APPLICANT : M/s SNB Reality Private Limited — Director / Auth. Sign.

DATE : 15-03-2023

SCALE : 1: 1000 @A1

DRAWN BY : KARAN

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To be read with Licence No. 64 of 2023 Dated 29/3/2023.

That this Layout plan for an area measuring 2.30 acres (Drawing No. 9110 Dated 29-03-2023) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by SNB Reality Pvt. Ltd., in the revenue estate of village Garh Shahjahan Pur, Sector-16, District-Sonipat 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 as allowed under Commercial Plotted Colony under policy dated 06.08.2018 and its amendment from time to time.
3. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
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 more wide 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 licenses.
9. 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.
10. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
11. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. guidelines as applicable.
12. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
13. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
14. 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.
15. 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.

(SUKHBIR) DTP (HQ) — (SANJAY KUMAR) STP (E&V) — (JITENDER SINGH) CP(PT&M) LO — (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

(SUREKHA YADAV) ATP(HQ) — (RAJESH DUTT) JD(HQ)