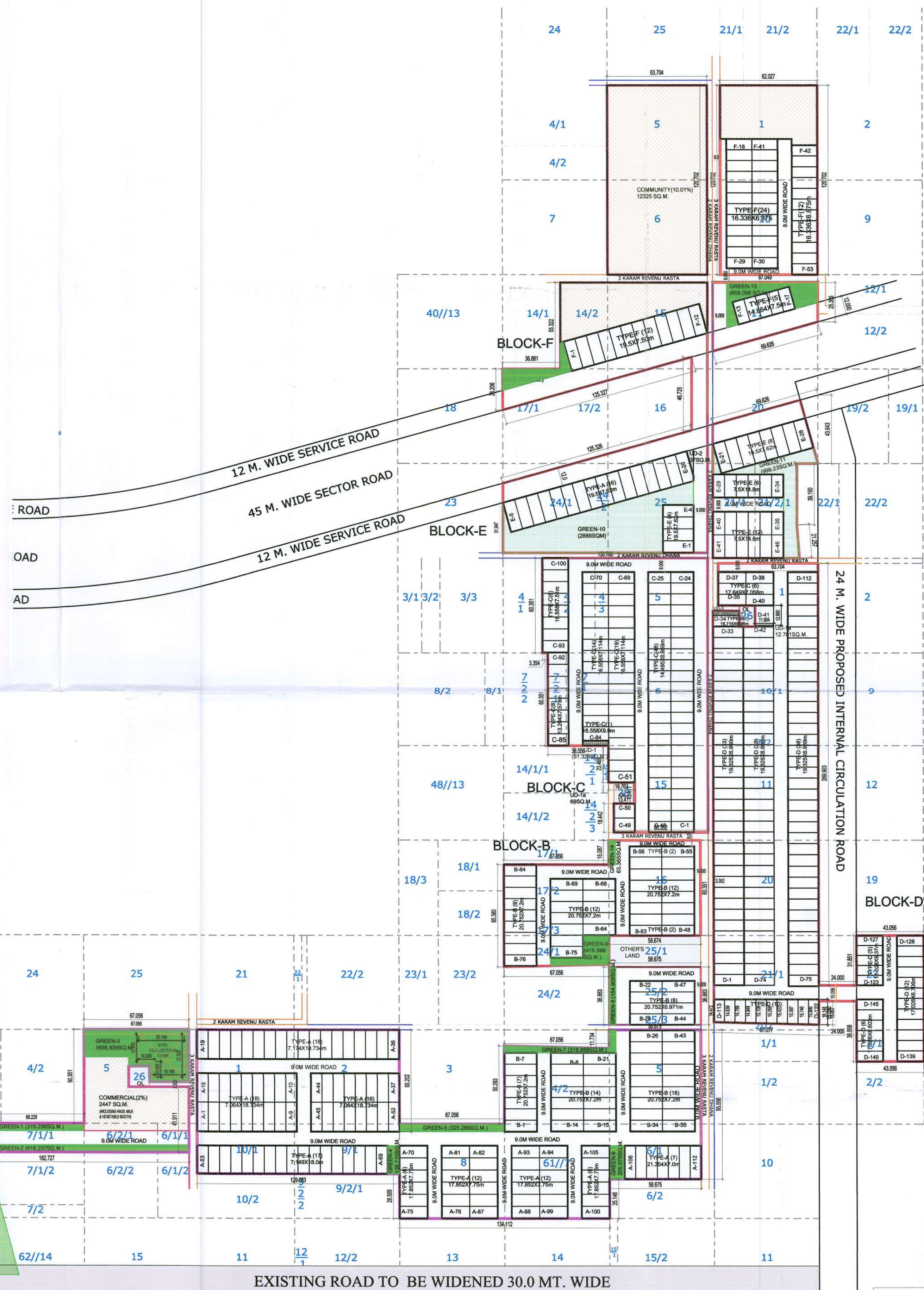


This Layout plan for an area measuring 30.4125 acres (Drawing no. DTCPC9433 dated 19-07-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jee Awas Yojna) being developed by GPB Trading LLP & Geet Buildcon Pvt. Ltd. in collaboration with GPB Trading LLP. In the revenue estate of village-Kamasapur, in sector-83 & 84, District-Sonapat is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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, Town and Country planning, Haryana or in accordance with terms and conditions of the licence.
- 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.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced 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.
- 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.
- 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- 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.
- 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.

(SUNENA) DTP (HQ)  
 (SANJAY KUMAR) STP (E&V)  
 (P.P. SINGH) CTP (HR)  
 (T.L. SATYAPRAKASH, IAS) DTCP (HR)

(NARINDER KUMAR) JD (HQ)  
 (MANDEEP GULIA) ATP (HQ)



PROPOSED LAYOUT PLAN AT MEASURING 30.4125 ACRES BEING DEVELOPED BY GPB TRADING LLP AT VILLAGE KAMASPUR, TEHSIL & DISTT. SONEPAT, (HARYANA)

S.NO.	DESCRIPTION	AREA (ACRES)	
1	AREA UNDER PLOTTED	30.4125	
2	AREA FALLING UNDER 45.0M WIDE SECTOR DIVIDING ROAD (A)	0.1168	472.181 sq.mt.
3	AREA FALLING UNDER 32M GREEN BELT (PART OF 0M GREEN BELT) (B)	0.1500	611.26 sq.mt.
4	AREA FALLING UNDER 18M WIDE SERVICE ROAD (PART OF 50M GREEN BELT) (C)	0.0800	343.84 sq.mt.
5	(A+B+C)	0.3468	
5	BALANCE (X)	30.0657	
3	50% AREA FALLING UNDER 45M, 32M GREEN BELT & 18M WIDE SERVICE ROAD (PART OF 50M WIDE GREEN BELT) (Y)	0.1734	
5	(X+Y)	30.2391	
4	AREA UNDER UD	0.038	
5	NET PLANNED AREA	30.2033	
6	AREA UNDER PLOTS	17.209	56.98%
7	AREA UNDER COMMERCIAL	0.605	2.00%
8	TOTAL SALEABLE AREA	17.814	58.98%
9	AREA UNDER COMMUNITY AMENITIES	3.046	10.01%
10	AREA UNDER GREEN	2.305	7.56%

BLOCK	PLOT NOS.	L	B	AREA OF PLOT IN SQ.MT	PLOT NOS.	TOTAL AREA
A	A (1-18)	18.734	7.064	132.337	18	2382.066
	A (19-36)	18.734	7.174	134.398	18	2419.159
	A (37-52)	18.734	7.064	132.337	16	2117.392
	A (53-69)	18.000	7.149	128.682	17	2187.594
	A (64-105)	17.852	7.750	138.353	36	4980.708
	A (106-112)	21.354	7.000	149.478	7	1046.346
TOTAL				112	15133.264	
B	B(1-21)	20.752	7.200	149.414	21	3137.702
	B(22-25)	20.752	6.971	144.662	4	578.649
	B(26-43)	20.752	7.200	149.414	18	2889.459
	B(44-47)	20.752	6.971	144.662	4	578.649
	B(48)	20.752	6.590	136.756	1	136.756
	B(49-54)	20.752	7.200	149.414	6	896.486
	B(55-56)	20.752	6.590	136.756	2	273.511
	B(57-62)	20.752	7.200	149.414	6	896.486
	B(63)	20.752	6.590	136.756	1	136.756
	B(64-75)	20.752	7.200	149.414	12	1792.973
B(76-84)	20.752	7.200	149.414	9	1344.730	
TOTAL				84	12462.157	
C	C(1-48)	14.495	6.959	100.871	48	4841.794
	C(49-50)	13.363	9.221	123.220	2	246.440
	C(51-83)	16.558	7.114	117.794	33	3887.189
	C(84)	16.558	9.000	145.022	1	149.022
	C(85-92)	13.204	7.578	100.000	8	800.479
	C(93-100)	16.558	7.510	124.351	8	994.805
	TOTAL				100	10919.729
	D	D(1-33)	19.325	6.960	134.502	33
D(34)		16.715	6.960	116.336	1	116.336
D(35-40)		17.649	7.058	124.567	6	747.400
D(41)		11.904	12.600	149.990	1	149.990
D(42-74)		19.325	6.960	134.502	33	4438.566
D(75-112)		19.325	6.960	134.502	38	5111.076
D(113)		(14.472+14.639)/2	6.706	97.609	1	97.609
D(114)		(14.639+14.789)/2	6.706	98.672	1	98.672
D(115)		(14.789+14.948)/2	6.706	99.708	1	99.708
D(116)		(14.948+15.108)/2	6.706	100.778	1	100.778
D(117)		(15.108+15.269)/2	6.706	101.851	1	101.851
D(118)		(15.268+15.427)/2	6.706	102.920	1	102.920
D(119)		(15.427+15.587)/2	6.706	103.990	1	103.990
D(120)		(15.587+15.746)/2	6.706	105.060	1	105.060
D(121)		(15.746+15.906)/2	6.706	106.129	1	106.129
D(122)		(15.906+16.148)/2	6.706	107.477	1	107.477
D(123-127)		17.028	6.370	108.468	5	542.342
D(128-139)	17.028	6.706	114.190	12	1370.277	
D(140-145)	17.028	6.603	112.436	6	674.615	
TOTAL				145	18613.3629	
E	E(1-4)	19.500	7.620	148.590	4	594.360
	E(5-20)	19.500	7.620	148.590	16	2377.440
	E(21-28)	19.500	7.620	148.590	8	1188.720
	E(29-48)	14.800	7.500	111.000	18	1998.000
TOTAL				46	6158.52	
F	F(1-12)	19.500	7.500	146.250	12	1755.000
	F(13-17)	14.854	7.500	111.480	5	557.400
	F(18-41)	16.336	6.875	112.310	24	2695.440
	F(42-53)	16.336	6.875	112.310	12	1347.720
	TOTAL				53	6355.56
	TOTAL NO OF PLOTS				540	Nos.
TOTAL AREA				69642.593	Sq.m	
				17.2092	Acres	
POPULATION						
NO. OF PLOTS		540,000	x	13,500		
TOTAL POPULATION				7290,000		
DENSITY		7290	/	30,2013	=	
				241,380		

DETAILS OF GREEN AREA			DETAILS OF UD AREA		
DESCRIPTION	AREA (Sq.Mt)	Area (Acres)	DESCRIPTION	AREA (Sq.Mt)	Area (Acres)
GREEN-1	319.296	0.079	UD-1	51.339	0.013
GREEN-2	616.237	0.163	UD-1a	13.791	0.003
GREEN-3	1056.929	0.409	UD-2	37.000	0.009
GREEN-4	136.710	0.034	UD-3	51.799	0.013
GREEN-5	325.289	0.080			
GREEN-6	206.875	0.051			
GREEN-7	318.858	0.079			
GREEN-8	154.909	0.038			
GREEN-9	415.368	0.103			
GREEN-10	3042.845	0.782			
GREEN-11	899.230	0.247			
GREEN-12	411.012	0.102			
GREEN-13	659.056	0.183			
GREEN-14	63.365	0.016			
Total	9326.668	2.305			

- SITE BOUNDARY
- OL OTHER'S LAND
- REVENUE RASTA
- DHANA

OWNER'S (AUTHORIZED SIGNATORY) SIGNATURE: *[Signature]*  
 ARCHITECT'S SIGNATURE: *[Signature]*  
 PROJECT: LAYOUT PLAN OF SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJA-2018) OVER AN AREA MEASURING 30.4125 ACRES FALLING IN REVENUE ESTATE OF VILLAGE KAMASPUR, TEHSIL & DISTRICT SONPAT.  
 DRAWING TITLE: LAYOUT PLAN  
 OWNER NAME: GPB TRADING LLP A-3/25, JANAKPURI DELHI  
 1 : 1400  
 NORTH