



AREA DETAIL				
S.NO.	DESCRIPTION	AREA (SQ.M.)	AREA (ACRES)	
1	AREA UNDER PLOTTED	49599.279	12.25625	
2	NET PLANNED AREA	49599.2789	12.25625	
3	AREA UNDER PLOTS	27246.803	6.733	54.93%
4	AREA UNDER COMMERCIAL	1982.000	0.490	4.00%
5	TOTAL SALEABLE AREA	29228.803	7.223	58.93%
6	AREA UNDER COMMUNITY AMENITIES	4960.000	1.226	10.00%
7	AREA UNDER GREEN	3720.000	0.919	7.50%

- To be read with Licence No. 165 of 2023 Dated 21/08/2023
- This Layout plan for an area measuring 12.25625 acres (Drawing no. DTCP 9504 dated 21-8-23) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Kairav Infrastructure Pvt. Ltd. & Others in the revenue estate of Village-Bandepur, Sector-26A, 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 agreements 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 HSP is finally able to acquire in the interest of planning 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SUNENA) DTP (HQ)
(NARINDER KUMAR) JD (HQ)

(SANJAY KUMAR) STP (E&V)
(SUREKHA YADAV) ATP (HQ)

(P. J. SINGH) CTP (HR)

(T.L. SATYAPRAKASH, IAS) DGTCP (HR)

DETAILS OF GREEN AREA		
DESCRIPTION	AREA (Sq.Mt)	Area (Acres)
GREEN-1	98.000	0.024
GREEN-2	2881.000	0.712
GREEN-3	327.000	0.081
GREEN-4	414.000	0.102
Total	3720.000	0.919

DETAIL OF PLOTS							
BLOCK	PLOT NOS.	L	B	AREA OF PLOT IN SQ.MT	PLOT NOS.	TOTAL AREA	
A	A (1-22)	18.750	7.193	134.869	22	2967.113	
	A (23-26)	17.451	6.820	119.016	4	476.063	
	A (27-105)	17.262	6.868	118.555	79	9365.878	
	A (106)	Irregular plot			117.700	1	117.700
	A (107-132)	17.451	6.903	120.464	26	3132.071	
	A (133-182)	17.451	6.820	119.016	50	5950.791	
	A(183)	Irregular plot			101.560	1	101.560
	A(184)	Irregular plot			113.310	1	113.310
	A(185)	Irregular plot			125.059	1	125.059
	A(186)	Irregular plot			136.808	1	136.808
	A(187)	Irregular plot			149.979	1	149.979
	A(188-202)	19.950	7.515	149.924	15	2248.864	
	A (203)	Irregular plot			143.380	1	143.380
	A(204-207)	19.950	7.515	149.924	4	599.697	
	A(208-218)	20.436	7.200	147.139	11	1618.5312	
	TOTAL				218	27246.803	

TOTAL NO OF PLOTS	218	Nos.
TOTAL AREA	27246.803	Sq.m
	6.7328	Acres
POPULATION		
NO. OF PLOTS	218.000	x
TOTAL POPULATION		2943
DENSITY	2943	=
	12.2563	240.12

PROJECT
PROPOSED LAYOUT PLAN FOR DEEN DAYAL YOJNA OF
M/S KAIRAV INFRASTRUCTURE PVT.LTD. IN SECTOR 26A,
SONEPAT, HARYANA

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 SCALE: 1:800

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OWNER'S SIGN: M/s Kairav Infrastructure Pvt. Ltd. Authorised Signatory