

AREA STATEMENT

S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(Acres)
1.	TOTAL LAND AREA	57490.56	14.20625

DENSITY CALCULATION

TOTAL DENSITY = 253 X 13.50 @ PERSON'S PER PLOT
= 3415.5 + 14.20625

TOTAL DENSITY = **240.422 PPA** Against 240-400 PPA Permissible

	PERMISSIBLE AREA	%	PROPOSED AREA	%
AREA UNDER RESL. PLOTS =	34087.14 Sqm. (8.423 Acres)	61%	24381.45 Sqm. (6.02480 Acres)	42.40%
COMMUNITY FACILITY AREA =	5749.056 Sqm. (1.4206 Acres)	10%	5750.88 Sqm. (1.421 Acres)	10%
AREA UNDER COMM. =	2299.62 Sqm. (0.568 Acres)	4%	2235.02 Sqm. (0.552 Acres)	3.88%
AREA UNDER GREEN UNDER TOTAL LAND =	4310.69 Sqm. (1.065 Acres)	7.5%	4314.69 Sqm. (1.066 Acres)	7.505%

TOTAL SALEABLE AREA = RESIDENTIAL + COMMERCIAL
= 24381.45 + 2235.02
= 26616.47 sq.mt. OR
= 6.577 ACRE

RESIDENTIAL PLOTS DETAIL:-

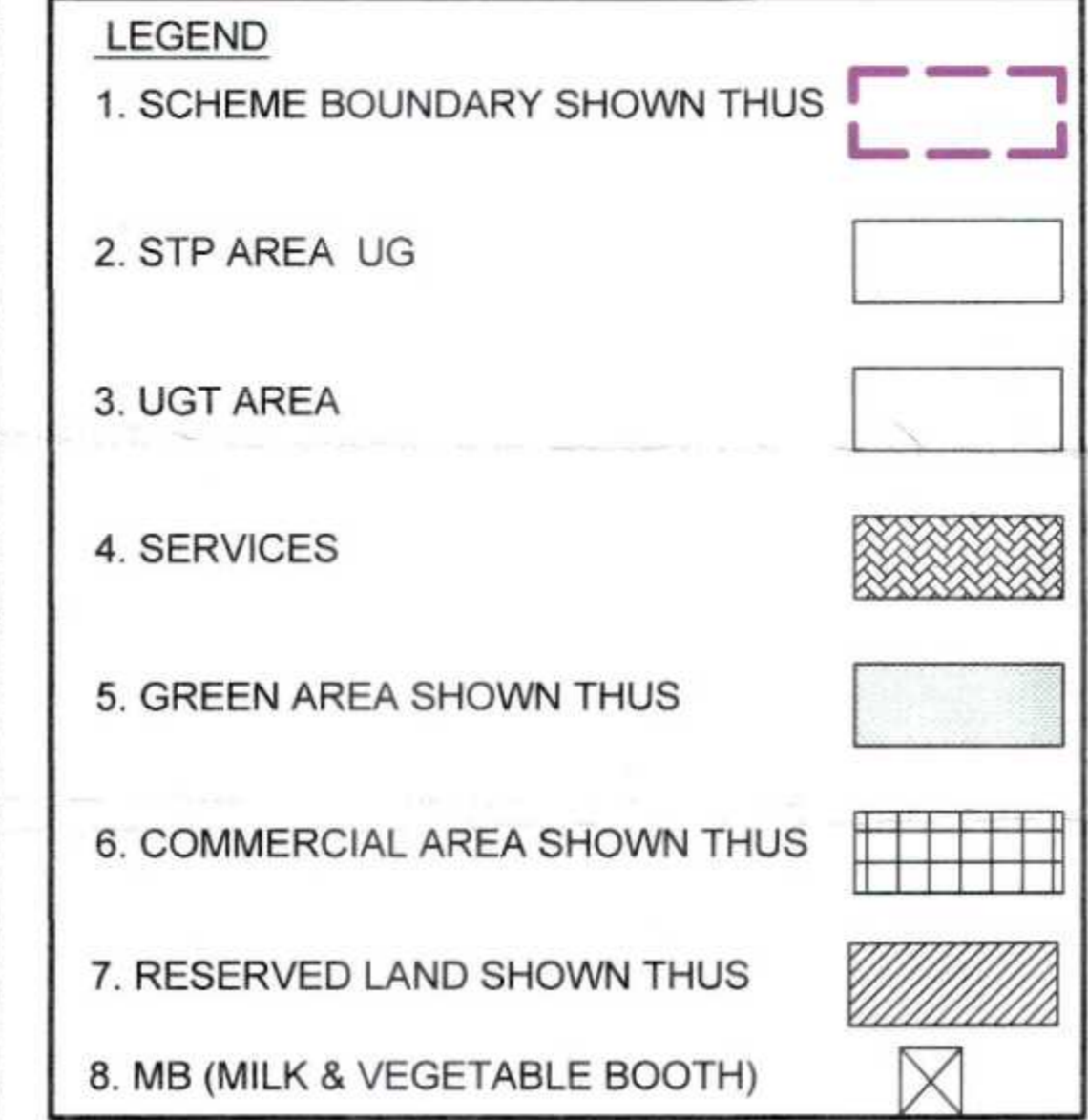
TYPE	SIZE		AREA SQ.MT.	AREA SQ.YDS.	TOTAL PLOTS NOS	TOTAL AREA SQ.MT.
	MT.	MT.				
A	8.669	x	17.130	148.500	2	297.000
B	6.852	x	17.298	118.526	5	592.63
B1	6.400	x	17.298	110.707	8	885.66
C	6.300	x	17.130	107.919	20	2158.38
D	6.300	x	18.325	115.448	6	692.69
E	6.400	x	15.000	96.000	23	2208.00
F	6.376	x	14.115	89.997	21	1889.94
G	6.125	x	12.775	78.247	8	625.98
H	6.350	x	16.707	106.089	6	636.54
I	6.330	x	15.000	94.950	15	1424.25
J	6.387	x	14.000	89.418	2	178.84
K	6.250	x	15.000	93.750	15	1406.25
L	6.034	x	16.874	101.818	10	1018.18
M	6.706	x	20.226	135.636	7	949.45
N	6.280	x	16.874	105.969	39	4132.78
O	7.263	x	13.410	97.397	3	292.19
P	5.315	x	13.000	69.095	11	760.05
Q	5.900	x	15.236	83.798	7	586.59
R	5.224	x	13.000	67.912	22	1494.06
S	4.518	x	13.628	61.571	1	61.57
T1	AS PER SITE		123.770	148.029	1	123.77
T1a	AS PER SITE		137.260	164.163	1	137.26
T2	AS PER SITE		134.360	160.695	1	134.36
T2b	AS PER SITE		116.860	139.765	1	116.86
T3	AS PER SITE		81.370	97.319	1	81.37
T4	AS PER SITE		102.770	122.913	1	102.77
T5	AS PER SITE		89.820	107.425	1	89.82
T6	AS PER SITE		64.400	77.022	1	64.40
T7	AS PER SITE		93.817	112.205	1	93.82
T8	AS PER SITE		115.080	137.636	1	115.08
T9	AS PER SITE		81.980	98.048	1	81.98
T10	AS PER SITE		83.180	99.483	1	83.18
T11	AS PER SITE		84.440	100.990	1	84.44
T12	AS PER SITE		85.680	102.473	1	85.68
T13	AS PER SITE		86.860	103.885	1	86.86
T14	AS PER SITE		88.070	105.332	1	88.07
T15	AS PER SITE		89.290	106.791	1	89.29
T16	AS PER SITE		88.960	106.396	1	88.96
T17	AS PER SITE		78.570	93.970	1	78.57
T18	AS PER SITE		78.880	94.340	1	78.88
T19	AS PER SITE		90.790	108.585	1	90.79
T20	AS PER SITE		94.240	112.711	1	94.24
TOTAL					253	24381.45
OR						6.02480
Acres						6.02480

ORGANISED GREEN AREA:-

GREEN	AREA in sq.mt.	AREA in Acre	I.G.	AREA in sq.mt.	AREA in Acre
GREEN 1 =	508.15	0.125	I.G. 1 =	28.01	0.0165
GREEN 2 =	1865.30	0.213	I.G. 2 =	12.46	
GREEN 3 =	830.06	0.205	I.G. 3 =	11.84	
GREEN 4 =	571.0	0.14	I.G. 4 =	14.68	
GREEN 5 =	540.18	0.133	TOTAL I.G. =	66.99	0.0165
TOTAL ORG. GREEN =	4314.69	1.066			

COMMERCIAL AREA:-

COMMERCIAL	AREA in sq.mt.	AREA in Acre
COMMERCIAL 1 =	1378.76	0.342
COMMERCIAL 2 =	856.26	0.211
TOTAL COMMERCIAL =	2235.02	0.553



2678.431 sq.mt.

2662.779 sq.mt.

Detail of 20% (out of 100%) Mortgaged area

Category of Plots	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt.	Rectangle/Killa No. and Area in sq. mt. (M=Min)
N	12	105.969	1271.625	18/2(636.62 sq.mt.), 23/1(635.81 sq.mt.)
O	3	97.397	292.190	18/2(292.19 sq.mt.)
P	7	69.095	483.665	25/2(483.665 sq.mt.), 16/2/1(18.24 sq.mt.)
Q	7	83.798	586.586	20/1/2(586.586 sq.mt.)
R	22	67.912	1494.064	16/2/1(648 sq.mt.), 25/2(847.05 sq.mt.)
T9	1	81.980	81.980	20/1/2(81.98 sq.mt.)
T10	1	83.180	83.180	20/1(83.18 sq.mt.)
T11	1	84.440	84.440	20/1/2(84.44 sq.mt.)
T12	1	85.680	85.680	20/1/2(85.68 sq.mt.)
T13	1	86.860	86.860	20/1/2(86.86 sq.mt.)
T14	1	88.070	88.070	20/1/2(88.07 sq.mt.)
T15	1	89.290	89.290	20/1/2(89.29 sq.mt.)
T16	1	88.960	88.960	20/1/2(88.96 sq.mt.)
T17	1	78.570	78.570	20/1/2(78.57 sq.mt.)
T18	1	78.880	78.880	16/2/1(78.88 sq.mt.)
T19	1	90.790	90.790	16/2/1(12.44 sq.mt.), 25/2(78.35 sq.mt.)
Total	66		5341.21 (1.3198 acres)	20.12%

To be read with Licence No. 109 of 2023 Dated 17/05/2023 LC-4876

This Layout plan for an area measuring 14.20625 acres (Drawing no. DTP/HR/2016/13) comprised of license which is issued in respect of Affordable Priced Colony (Elder Green Park Area) being developed by Eldeco Green Park Infrastructure Ltd. in the revenue estate of village-Rathdhana, Sector-33, Sonapat is hereby approved subject to the following conditions:-

- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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 and Country Planning, Haryana.
- For proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTP for the modification of layout plans of the colony.
- The revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- The colonizer shall abide by the directions of the DTP, 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.
- No property/plots 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 licensed area 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, Town and Country Planning, Haryana or in accordance with terms and conditions of the license.
- 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.
- 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 access 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 licensed area shall be transferred free of cost to the government on the lines of Section 33(a)(ii) of the Act No.8 of 1975.
- 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 license 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 colonizer/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.22/57/2005-Power 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. 19/14/2016- dated 11.03.2016 issued by Haryana Government, Renewable Energy Department, for enforcement of the Energy Conservation Building Codes.

(SUNENA) DTP (HR) (SANJAY KUMAR) STP (HR) (S.P. SINGH) CWP (HR) (T.L. SATYAPRAKASH, IAS) DCTCP (HR)

(NARINDER KUMAR) JD (HR) (SUREKHA YADAV) ATP (HR)

Layout plan of residential plotted colony over an area measuring 14.20625 Acre under DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eldeco Green Park Infrastructure Limited".	PROJECT:- PROPOSED RESIDENTIAL TOWNSHIP AT - SONIPAT (HR)	DATE:- 03.03.2023	OWNER SIGNATURE:- 	ARCHITECT SIGNATURE:-
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