



AREA STATEMENT						
TOTAL SITE AREA	9.98177	ACRES	40,394.726	SQMT		
AREA UNDER 9.135 MTR ROAD WIDENING	0.02000	ACRES	80.937	SQMT		
ADD 50% AREA OF 9.135 MTR ROAD WIDENING	0.01000	ACRES	40.469	SQMT		
NET PLANNED AREA	9.97177	ACRES	40,354.257	SQMT		
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN SQ.M)	%	PROPOSED AREA (IN SQ.MT.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE	0.998	4039.47	10.00	4040.01	0.998	10.000%
GREEN AREA UNDER PARKS 7.5%	0.749	3029.60	7.50	3051.48	0.754	7.554%
AREA UNDER COMMERCIAL 4%	0.3989	1654.17	4.00	1597.97	0.395	3.960%
AREA UNDER PLOTS	6.0828	24616.10	61.00	23901.09	5.906	59.228%
TOTAL SALABLE AREA	6.4817	26230.27	65.00	25499.06	6.301	63.188%

SUMMARY OF PLOTS						
S.NO	TYPE	LOT DIMENSIONS (METRES)	AREA (SQ.M)	NO OF PLOTS	TOTAL AREA (SQ.M)	
1	A	8.002	18.000	144.036	1872.468	
2	B	7.509	15.970	119.919	3957.318	
3	C	6.739	12.651	85.255	596.786	
4	D1	AS PER DETAIL	96.547	1	96.547	
5	D2	AS PER DETAIL	95.215	1	95.215	
6	D3	AS PER DETAIL	93.985	1	93.985	
7	D4	AS PER DETAIL	92.919	1	92.919	
8	D5	AS PER DETAIL	91.837	1	91.837	
9	D6	AS PER DETAIL	90.756	1	90.756	
10	E	8.145	17.188	139.996	5599.850	
11	F	7.643	17.188	131.368	4466.508	
12	G1	AS PER DETAIL	146.186	1	146.186	
13	G2	AS PER DETAIL	146.701	1	146.701	
14	G3	AS PER DETAIL	147.152	1	147.152	
15	G4	AS PER DETAIL	147.427	1	147.427	
16	G5	AS PER DETAIL	147.691	1	147.691	
17	G6	AS PER DETAIL	147.956	1	147.956	
18	G7	AS PER DETAIL	148.220	1	148.220	
19	G8	AS PER DETAIL	148.484	1	148.484	
20	G9	AS PER DETAIL	148.748	1	148.748	
21	G10	AS PER DETAIL	149.012	1	149.012	
22	G11	AS PER DETAIL	149.089	1	149.089	
23	G12	AS PER DETAIL	148.839	1	148.839	
24	G13	AS PER DETAIL	148.582	1	148.582	
25	G14	AS PER DETAIL	148.325	1	148.325	
26	G15	AS PER DETAIL	148.069	1	148.069	
27	G16	AS PER DETAIL	147.812	1	147.812	
28	G17	AS PER DETAIL	147.107	1	147.107	
29	G18	AS PER DETAIL	145.337	1	145.337	
30	G19	AS PER DETAIL	143.520	1	143.520	
31	G20	AS PER DETAIL	137.987	1	137.987	
32	H	7.348	19.000	135.812	814.872	
33	I1	AS PER DETAIL	133.577	1	133.577	
34	I	8.097	18.525	149.997	749.985	
35	J	7.719	19.035	146.931	440.793	
36	K	7.901	17.188	135.802	1765.431	
	TOTAL			181.000	23901.091	
	TOTAL				5.9061	ACRES

DENSITY TOTAL POPULATION 181.000 X 13.5 2443.5 PERSONS
 DENSITY PERMISSIBLE 240 TO 400
 ACHIEVED DENSITY 245

GREEN AREA DETAIL		
TYPE	AREA (SQ.M)	AREA (IN ACRE)
Green-1	227.223	0.056
Green-2	1599.230	0.395
Green-3	618.979	0.153
Green-4	290.530	0.072
Green-5	315.515	0.078
TOTAL	3051.48	0.754

- LEGEND:-**
- SITE BOUNDARY FOR DDJAY COLONY
 - COMMUNITY SITE
 - COMMERCIAL PLOT
 - GREEN/PARK AREA
 - UD-UNDETERMINED LAND
 - FROZEN PLOTS AND COMMERCIAL DUE TO 11 KV HT LINES

To be read with Licence No. 243 of 2023 Dated 10/11/2023 LC-5/1/11

This Layout plan for an area measuring 9.98177 acres (Drawing no. DGTCPC/2000 dated 14-11-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Y.P. Infratech Pvt. Ltd in the revenue estate of village-Kalupur, falling in sector-24, Sonipat 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 DGTCP 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 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.
- 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 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.
- 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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

NOTE :-

- LOCATION OF STPAUG CAN BE MODIFIED AS PER REQUIREMENT OF HSVP
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HVNLD/HVPLN
- PRIMA-FACIE NO PLOT IS EFFECTED BY HT LINES. HOWEVER, AT THE TIME OF DEMARCATION PLAN IF ANY PLOT EFFECTED BY ANY HT LINE THEN THE SAME SHALL BE FREEZE ACCORDINGLY.

PROJECT
 LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY -2016 POLICY ON THE LAND MEASURING 9.98177 ACRE, VILLAGE -KALUPUR, SECTOR-24 TEHSIL & DISTRICT-SONIPAT, HARYANA. BEING DEVELOPED BY YP INFRATECH PRIVATE LIMITED

OWNER
 Y.P. Infratech Pvt. Ltd

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