

1. This plan is submitted for the purpose of obtaining approval for development of land for residential purposes. Any conditions/requirements of the plan must be followed. 2. The area of the plots is as shown in the plan. 3. The area of the plots is as shown in the plan. 4. The area of the plots is as shown in the plan. 5. The area of the plots is as shown in the plan.

JOB TITLE - LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAAS YOJANA. 2016 OVER AN AREA MEASURING 14.16250 ACRES OR 113K-066A. OR 57.313.513 SQ.M. AT SECTOR-4, VILLAGE - PIPI, TEHSIL - KHARHAUDA, DISTRICT-SONPAT,HARYANA. TO BE DEVELOPED BY- M/S RISHIKA STRUCTURE LLP.

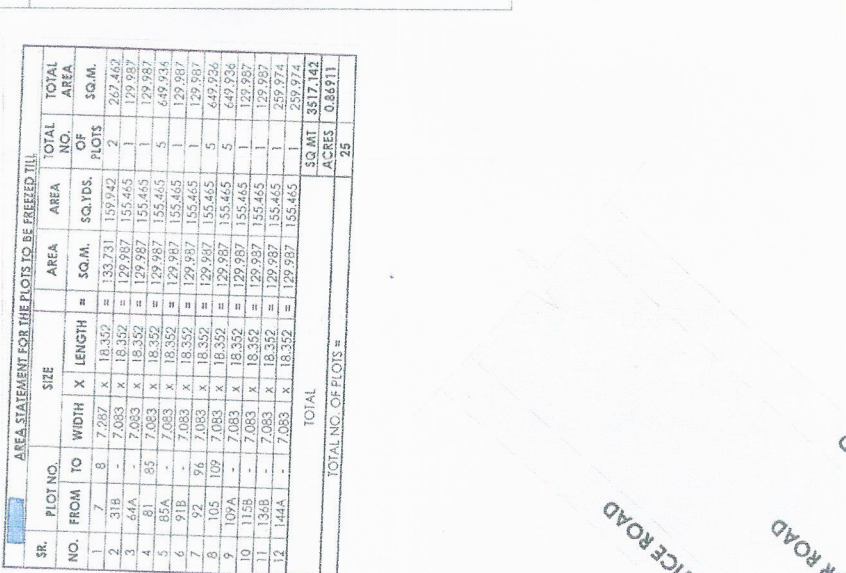
APPLICANT: RITAM DESIGN (P), H.F.F. DDF, PRAASHANT VIHAR, PHASE-III, GATE NO. 1, SONPAT, DISTRICT SONPAT, HARYANA. ARCHITECT: NAVYEN DHAMIA REGD ARCHITECT C.A. 2001/28465 DATE: 30-03-2023 SCALE: 1:1000 @A1 DRAWN BY: KARAN



LEGENDS: PLOT BOUNDARY, COMMERCIAL, COMMUNITY, UGSTP = 450 SQ.M., UST = 200 SQ.M., TRANSFORMER = 4.90M., U.D., IG, PLOT, PROPOSED ROAD, REVENUE PASTA, PLOTTED PLOTS TYPE-01, PLOTTED PLOTS TYPE-02.

AREA STATEMENT FOR THE PLOTS TO BE FREEDZ TILL: SR., PLOT NO., FROM, TO, WIDTH, X, LENGTH, AREA, SQ.M., TOTAL NO. OF PLOTS, TOTAL AREA, SQ.M., ACRES.

Table with 11 columns: SR., PLOT NO., FROM, TO, WIDTH, X, LENGTH, AREA, SQ.M., TOTAL NO. OF PLOTS, TOTAL AREA, SQ.M., ACRES. It lists individual plots and their respective dimensions and areas.



TO BE READ WITH LICENCE NO. 255 OF 2023 DATED 17/11/2023 LC-5041

This layout plan for an area measuring 14.16250 acres (Drawing no. DOTCP 18.1 dated 20.11.23) is being developed in the context of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojana) being developed by M/s Rishika Structure LLP in the village of Pipi, Tehsil of Kharkhauda, District-Sonpat is 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 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken for calculation of the area under plots. 3. 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. 4. That, for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the effects of the DOTCP for the modification of layout plans of the colony. 5. That the revenue rate 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 DOTCP. Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the dimension of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the colony. 7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable. 8. 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 agreements of the licence. 9. 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. 10. 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. 11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space. 12. 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(b)(ii) of the Act No.8 of 1975. 13. That the water supply is being approved subject to the condition that the water supply shall not have a head of less than 7M of the standard height when demarcated. 14. You will have no objection to the regularization of the boundaries of the licence through bye and sale deed and you will be finally able to acquire in the interest of planned development and integration of services. The portion of the component authority shall be binding in this regard. 15. That the sewerage system shall be provided as per Central Ground Water Authority norms/Haryana Code notified in this regard. 16. That the colonizer/owner shall use only Light Emitting Diode Lamp (LED) fittings for internal lighting as well as external lighting. 17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/02/2005-599 dated 11.03.2016 issued by Haryana Government Renewable Energy Department. 18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-59 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

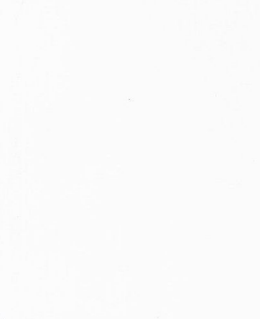
GREEN AREA PROPOSED: G1 = 558.58 SQ.M., G2 = 1039.897 SQ.M., G3 = 1039.897 SQ.M., G4 = 1217.748 SQ.M., G5 = 194.745 SQ.M., G6 = 188.188 SQ.M., G7 = 88.150 SQ.M., TOTAL = 4330.725 SQ.M. = 1.07015 ACRES

DENSITY: 250 PLOTS/HA. TOTAL POPULATION: 3407000. PPA: 3407000. 7. TOTAL UNDER HT LINE: 250 X 9.35 = 2400000. 3407000 - 2400000 = 1000000. 1000000 / 3407000 = 29.35%.

NOTE - PLOTS FALLING UNDER ROW OF 11KV HT LINE SHALL BE KEPT FREEDZ TILL THE SHIFTING OF HT LINES

AREA STATEMENT FOR THE PLOTS TO BE FREEDZ TILL THE SHIFTING OF H.T. LINE: SR., PLOT NO., FROM, TO, WIDTH, X, LENGTH, AREA, SQ.M., TOTAL NO. OF PLOTS, TOTAL AREA, SQ.M., ACRES.

Table with 11 columns: SR., PLOT NO., FROM, TO, WIDTH, X, LENGTH, AREA, SQ.M., TOTAL NO. OF PLOTS, TOTAL AREA, SQ.M., ACRES. It lists plots to be freed due to HT line shifting.



AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP: SR., PLOT NO., FROM, TO, WIDTH, X, LENGTH, AREA, SQ.M., TOTAL NO. OF PLOTS, TOTAL AREA, SQ.M., ACRES. This table provides a comprehensive summary of the township's area.

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