



To be read with Licence No. 245 of 2023 Dated 15/11/2023 LC-4515

This Layout plan for an area measuring 10.18 acres (Drawing no. DGTC/98/4 dated 16-11-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Regards Developers Pvt. Ltd. & Others in the revenue estate of village-Nangal Kalan, Sector-63, 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 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 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) DGTC (HR)

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

LEGEND

- SCHEME BOUNDARY SHOWN THUS: [Red dashed line]
- UG STP AREA (450 SQMTS): [Blue hatched pattern]
- UGT AREA (200 SQMTS): [Green hatched pattern]
- ET AREA (GMX3M): [Grey hatched pattern]
- GREEN AREA SHOWN THUS: [Green dotted pattern]
- COMMERCIAL AREA SHOWN THUS: [Blue grid pattern]
- COMMUNITY AREA SHOWN THUS: [Blue diagonal hatched pattern]

STATEMENT:

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	10.18	Acres
NET PLANNED AREA	=	10.18	Acres
AREA UNDER COMMERCIAL	=	0.208	Acres 2.04 %
AREA UNDER PLOTS	=	5.405	Acres 53.10 %
TOTAL SALEBLE AREA	=	5.613	Acres 55.14 %

AREA UNDER PLOTS						
TYPE	SIZE		AREA	TOTAL PLOTS	TOTAL AREA	
A	7.00	x	20.35	142.45	38	5413.10 Sq.Mt
B	7.12	x	19.96	142.12	16	2273.84 Sq.Mt
C	7.13	x	19.33	137.82	24	3307.75 Sq.Mt
D	7.00	x	20.50	143.50	22	3157.00 Sq.Mt
E	6.29	x	17.50	110.08	14	1541.05 Sq.Mt
F	6.38	x	13.00	82.94	8	663.52 Sq.Mt
G	5.70	x	15.00	85.50	17	1453.50 Sq.Mt
H	6.00	x	14.78	88.68	6	532.08 Sq.Mt
J	6.29	x	13.68	86.05	14	1204.66 Sq.Mt
K	5.74	x	14.00	80.36	14	1125.04 Sq.Mt
L	6.06	x	16.53	100.17	12	1202.06 Sq.Mt
<b>TOTAL</b>				<b>185</b>	<b>=</b>	<b>21873.61 Sq.Mt</b>
					<b>OR</b>	<b>= 5.405 Acres</b>

DENSITY CALCULATION			
TOTAL DENSITY	=	185	x 13.50 @ Person's per Plot
	=	2497.5	÷ 10.180 Acres
	=	245.334	PPA Against 240 - 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	=	0.763	Acres 7.50% of Total area of the Scheme
GREEN AREA PROPOSED			
GREEN - 1	=	0.563	Acres
GREEN - 2	=	0.041	Acres
GREEN - 3	=	0.049	Acres
GREEN - 4	=	0.111	Acres
<b>TOTAL GREEN PROPOSED</b>	<b>=</b>	<b>0.764</b>	<b>Acres 7.50 %</b>

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	1.018	Acres 10.00%
PROPOSED AREA	=	1.018	Acres 10.00%

DATED: \_\_\_\_\_ SCALE: \_\_\_\_\_

SIGN OF OWNER: \_\_\_\_\_ SIGN OF ARCHITECT: \_\_\_\_\_

NAYEN BHAMIA  
REGD ARCHITECT  
C.A. 2001/28465

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME ,AREA MEASURING 10.18 ACRES IN SEC-63, KUNDLI ,SONIPAT, BEING DEVELOPED BY REGARDS DEVELOPERS PVT. LTD).