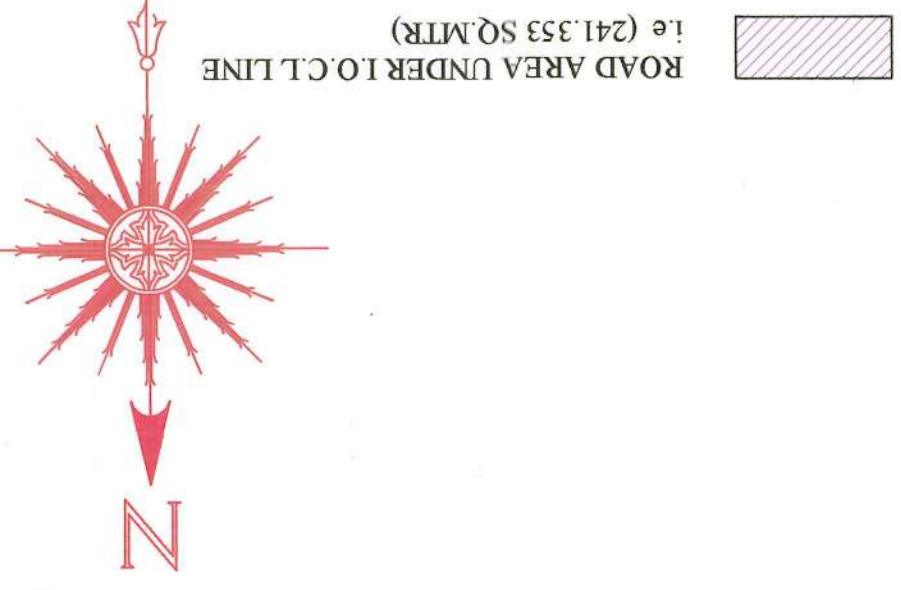


LAYOUT PLAN FOR SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY-2016) FOR AN AREA MEASURING 5.90625 ACRES IN SECTOR-33, VILLAGE RATHDHAMA, SONIPAT BEING DEVELOPED BY MR. MANJESH S/O RAJ SINGH AND OTHERS

SCALE: NORTH
SIGNATURE OF AUTH. SIGN: [Signature]
SIGNATURE OF ARCHITECT: [Signature]

LEGEND

- 1. SCHEME BOUNDARY SHOWN THUS
- 2. U.G.T.P AREA (450 SQMTRS)
- 3. U.G.T AREA (200 SQMTRS)
- 4. ET AREA (300SQM)
- 5. GREEN AREA SHOWN THUS
- 6. COMMERCIAL AREA SHOWN THUS
- 7. COMMUNITY FACILITY SHOWN THUS



AREA STATEMENT

TOTAL AREA OF THE SCHEME	5.90625 ACRES	PROPOSED IN ACRES	(M ²)
AREA UNDER PLOTS	3.6028(61%)	2.880	48.43
AREA UNDER COMMERCIAL	0.2382(4%)	0.184	2.00
TOTAL SALEABLE AREA	3.8390(65%)	2.9454	50.43

TYPE	AREA	SIZE
A	175.77	14
B	1150.78	9
C	479.88	4
D	981.54	7
E	240.29	2
F	130.19	1
G	107.39	13
H	91.10	1
I	115.71	1
J	15.01	8
K	147.62	4
L	112.53	4
M	102.06	1
N	115.64	1
O	102.06	1
P	142.92	1
Q	129.30	1
R	142.92	1
S	171.48	1
T	149.44	1
U	147.31	1
V	148.84	1
W	79.92	10
X	75.07	1
Y	75.07	1
Z	80.82	1
AA	148.33	1
AB	122.00	3
AC	16.01	1
AD	97.88	6
AE	96.59	1
AF	96.59	1
AG	91.08	1
AH	91.28	4
AI	79.39	1
AJ	13.04	1
AK	105	1
AL	1175.04	1
AM	2.860	1

DENSITY CALCULATION

105	1350	@	13.50	Persons per Plot
1417.5	5.90625	+	1417.5	PPA
240.000	Agames 1240 - 400 PPA permissible	=	240.000	PPA
0.388	Acres	=	0.388	Acres
7.50%	Total area of the Scheme	=	7.50%	Total area of the Scheme
0.140	Acres	=	0.140	Acres
0.508	Acres	=	0.508	Acres
0.111	Acres	=	0.111	Acres
0.759	Acres	=	0.759	Acres
12.85%	TOTAL GREEN PROPOSED	=	12.85%	TOTAL GREEN PROPOSED
0.591	Acres	=	0.591	Acres
10.00%	REQUIRED AREA	=	10.00%	REQUIRED AREA
0.592	Acres	=	0.592	Acres
10.00%	PROPOSED AREA	=	10.00%	PROPOSED AREA

To be read with Licence No. 261 of 2023 dated 07.12.2023

This Layout Plan for an area measuring 5.90625 acres (Drawing no. DGCRT/84 dated 4-12-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Awas Yojna) being developed by Sh. Manjesh S/o Sh. Raj Singh and Others in the revenue estate of village Rathdhama, Sector-33, Sonapat 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 colony, the entire area reserved for commercial purposes shall be taken as plotted area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial sites 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 directions of the DTC for the modification of layout plans of the colony.
5. That the revenue raster 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 DTC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of roads, internal roads, circulation or for proper integration of the planning proposals for the adjoining areas.
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 areas of the colony shall be developed by the colonizer. All other green belts outside the licensed areas 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 license.
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. 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 3(3)(a)(iii) of the Act No.8 of 1975.
12. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.5% of the standard frontage when demarcated.
13. 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
16. 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.
17. That the colonizer/owner shall strictly comply with the directions issued wide 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.
18. That the colonizer/owner shall strictly comply with the directions issued wide 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 (HO) [Signature]
(SANJAY KUMAR) STP (HO) [Signature]
(SUREKH YADAV) (GURPREET KHEPAR) AD (HO) [Signature]
(P. P. SINGH) DTP (HR) [Signature]
(AMIT KHATRI, NS) DTCP (HR) [Signature]