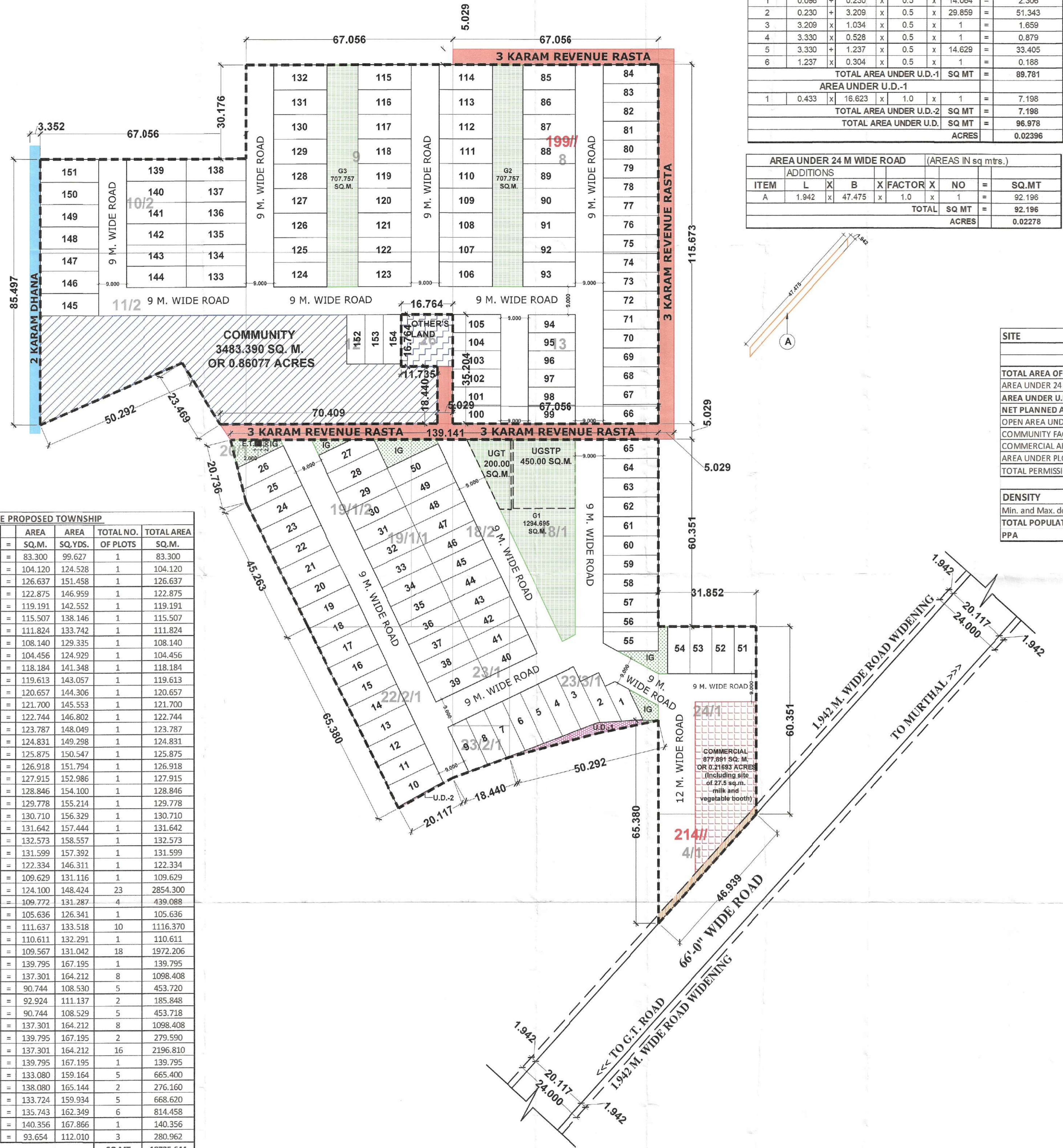


GREEN AREA PROPOSED			
G1	=	1294.695	SQ.M.
G2	=	707.757	SQ.M.
G3	=	707.757	SQ.M.
<b>TOTAL</b>	=	<b>2710.209</b>	<b>SQ.M.</b>
		<b>0.66971</b>	<b>ACRES</b>

AREA STATEMENT FOR THE PROPOSED TOWNSHIP										
SR. NO.	PLOT NO.	FROM	TO	SIZE			AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
				L	X	B				
1	1	-	-				83.300	99.627	1	83.300
2	2	-	-				104.120	124.528	1	104.120
3	3	-	-				126.637	151.458	1	126.637
4	4	-	-				122.875	146.959	1	122.875
5	5	-	-				119.191	142.552	1	119.191
6	6	-	-				115.507	138.146	1	115.507
7	7	-	-				111.824	133.742	1	111.824
8	8	-	-				108.140	129.335	1	108.140
9	9	-	-				104.456	124.929	1	104.456
10	10	-	-				118.184	141.348	1	118.184
11	11	-	-				119.613	143.057	1	119.613
12	12	-	-				120.657	144.306	1	120.657
13	13	-	-				121.700	145.553	1	121.700
14	14	-	-				122.744	146.802	1	122.744
15	15	-	-				123.787	148.049	1	123.787
16	16	-	-				124.831	149.298	1	124.831
17	17	-	-				125.875	150.547	1	125.875
18	18	-	-				126.918	151.794	1	126.918
19	19	-	-				127.915	152.986	1	127.915
20	20	-	-				128.846	154.100	1	128.846
21	21	-	-				129.778	155.214	1	129.778
22	22	-	-				130.710	156.329	1	130.710
23	23	-	-				131.642	157.444	1	131.642
24	24	-	-				132.573	158.557	1	132.573
25	25	-	-				133.505	159.671	1	133.505
26	26	-	-				134.437	160.785	1	134.437
27	27	-	-				135.369	161.899	1	135.369
28	28	50	6.800	x		18.250	124.100	148.424	23	2854.300
29	29	51	7.219	x		15.206	109.772	131.287	4	439.088
30	30	55	-	-			105.636	126.341	1	105.636
31	31	55	-	-			105.636	126.341	1	105.636
32	32	56	6.200	x		18.006	111.637	133.518	10	1116.370
33	33	66	6.143	x		18.006	110.611	132.291	1	110.611
34	34	67	6.085	x		18.006	109.567	131.042	18	1972.206
35	35	85	8.069	x		17.325	139.795	167.195	1	139.795
36	36	86	7.925	x		17.325	137.301	164.212	8	1098.408
37	37	94	5.845	x		15.525	90.744	108.530	5	453.720
38	38	99	5.979	x		15.525	92.924	111.137	2	185.848
39	39	101	5.845	x		15.525	90.744	108.529	5	453.718
40	40	106	7.925	x		17.325	137.301	164.212	8	1098.408
41	41	114	8.069	x		17.325	139.795	167.195	2	279.590
42	42	116	7.925	x		17.325	137.301	164.212	16	2196.810
43	43	132	8.069	x		17.325	139.795	167.195	1	139.795
44	44	133	6.845	x		19.536	133.080	159.164	5	665.400
45	45	138	7.068	x		19.536	138.080	165.144	2	276.160
46	46	140	6.845	x		19.536	133.724	159.934	5	668.620
47	47	145	7.150	x		18.985	135.743	162.349	6	814.458
48	48	151	7.393	x		18.985	140.356	167.866	1	140.356
49	49	152	5.885	x		15.914	93.654	112.010	3	280.962
<b>TOTAL</b>									<b>SQ MT</b>	<b>18735.644</b>
<b>TOTAL NO. OF PLOTS =</b>									<b>ACRES</b>	<b>4.62969</b>

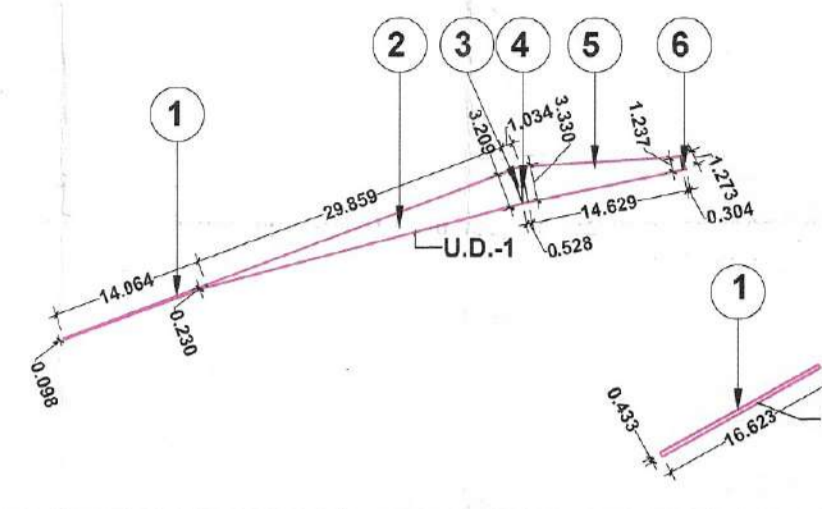


AREA UNDER U.D.							(AREAS IN sq mtrs.)			
ADDITIONS										
ITEM	L	X	B	X FACTOR	X	NO	=	SQ.MT		
AREA UNDER U.D.-1										
1	0.098	x	0.230	x	0.5	x	14.064	=	2.306	
2	0.230	x	3.209	x	0.5	x	29.859	=	51.343	
3	3.209	x	1.034	x	0.5	x	1	=	1.659	
4	3.330	x	0.528	x	0.5	x	1	=	0.879	
5	3.330	x	1.237	x	0.5	x	14.629	=	33.405	
6	1.237	x	0.304	x	0.5	x	1	=	0.188	
<b>TOTAL AREA UNDER U.D.-1</b>							<b>SQ MT</b>	<b>=</b>	<b>89.781</b>	
AREA UNDER U.D.-2										
1	0.433	x	16.623	x	1.0	x	1	=	7.198	
<b>TOTAL AREA UNDER U.D.-2</b>							<b>SQ MT</b>	<b>=</b>	<b>7.198</b>	
<b>TOTAL AREA UNDER U.D.</b>							<b>SQ MT</b>	<b>=</b>	<b>96.978</b>	
							<b>ACRES</b>	<b>=</b>	<b>0.02396</b>	

AREA UNDER 24 M WIDE ROAD							(AREAS IN sq mtrs.)			
ADDITIONS										
ITEM	L	X	B	X FACTOR	X	NO	=	SQ.MT		
A	1.942	x	47.475	x	1.0	x	1	=	92.196	
<b>TOTAL</b>							<b>SQ MT</b>	<b>=</b>	<b>92.196</b>	
							<b>ACRES</b>	<b>=</b>	<b>0.02278</b>	

### LEGENDS

- PLOT BOUNDARY
- OTHER'S LAND
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- TRANSFORMER 4 SQ.M.
- U.D.
- GREEN AREA
- IG
- 1 PLOT
- PROPOSED ROAD
- REVENUE RASTA
- DHANA
- AREA UNDER SECTOR ROAD



SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL AREA OF THE SCHEME (A)	8.60625	34828.203	%	8.60625	34828.203	%
AREA UNDER 24 M WIDE ROAD WIDENING				0.02278	92.196	
AREA UNDER U.D. (B)				0.02396	96.978	
NET PLANNED AREA (A)-(B)				8.58229	34731.225	
OPEN AREA UNDER GREEN/PARK	0.64547	2612.115	7.50	0.66971	2710.209	7.78
COMMUNITY FACILITIES	0.86063	3482.820	10.00	0.86077	3483.390	10.00
COMMERCIAL AREA	0.34329	1389.249	4.00	0.21693	877.891	2.53
AREA UNDER PLOTS	5.23519	21186.047	61.00	4.62969	18735.644	53.94
TOTAL PERMISSIBLE SALEABLE AREA	5.57849	22575.296	65.00	4.84662	19613.535	56.47

DENSITY	
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).
TOTAL POPULATION	154 x 13.50 = 2079
PPA	2079 / 8.58229 = 242.24%

To be read with Licence No. 18 of 2024, Dated 01-02-2024

This Layout Plan for an area measuring 8.60625 acres (Drawing No. DTPC/798 dated 05-03-24) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by New Sohna Warehousing Pvt. Ltd in the revenue estate of village-Murthal, Sector-87, District-Sonapat 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 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 DTPC 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 DTPC, 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(i)(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 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.22/52/2005-5Power 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 (HQ)  
(P. P. SINGH) CTP (HR)  
(AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) AD (HQ)  
(SUREKHA YADAV) ATP (HQ)

SHEET NO. - 01/04

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contour and level of measurement on the field shall be as per the approved layout plan. Any discrepancies shall be pointed out to the architect/designer for clarification before proceeding. All drawings, designs & specifications are the property of RRITAM design and shall not be used in part or in entirety without written permission.

**JOB TITLE -**  
LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 OVER AN AREA MEASURING 8.60625 ACRES OR 68 K. - 17 M. OR 34828.203 SQ.M. AT SECTOR-87, VILLAGE MURTHAL, TEHSIL & DISTRICT, SONPAT, HARYANA

TO BE DEVELOPED BY-  
M/S NEW SOHNA WAREHOUSING PVT. LTD.

**RRITAM DESIGN**  
RISHI, 1ST FLOOR, PATEL NAGAR, ROHINI, DELHI-110085, INDIA  
PHONE - 011-47082911, EMAIL, rritamdesign@gmail.com

**ARCHITECT:** **APPLICANT:**

For New Sohna Warehousing Pvt. Ltd.  
Authorised Signatory

DATE: 03-10-2023  
SCALE: 1: 1000 @A1  
DRAWN BY: KARAN

**NORTH**