

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

To

Eldeco Green Park Infrastructure Ltd.  
R/o 201-202, 2<sup>nd</sup> Floor, Splendor Forum, Jasola District Centre,  
New Delhi- 110025

Memo No. LC-4876/IE(RK)/2024/ 12473 Dated: 23/04/24

Subject:

Approval of service plan/estimates in respect of Licence No. 109 of 2023 dated 17.05.2023 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 14.20625 acres falling in the revenue estate of Village Rathdhana, Sector-33, Sonipat - Eldeco Green Park Infrastructure Ltd.

Reference:

Chief Engineer-I, HSVP, Panchkula office memo dated 21.09.2023.

The service plan/estimates in respect of Licence No. 109 of 2023 dated 17.05.2023 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 14.20625 acres falling in the revenue estate of Village Rathdhana, Sector-33, Sonipat are hereby approved subject to the following terms & conditions:-


1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-I, HSVP, Panchkula office memo dated 21.09.2023.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.

5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
7. All technical notes and comments incorporated in the estimates in two sets will also be applicable. A copy of these is also appended as Annexure-A.

**Note (1):-**

That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, The Air (Prevention and Control of Pollution) Act, 1981 and The Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.


A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/estimates to the Chief Engineer-I, HSVP, Panchkula under intimation to this office.  
DA/As Above.

  
(S.K. Sehwat)  
District Town Planner (HQ)  
For: Director, Town & Country Planning,  
Haryana, Chandigarh

Endst. No. LC-4876/JE(RK)/2024/

Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo dated 21.09.2023 for information and necessary action please.

  
(S.K. Sehwat)  
District Town Planner (HQ)  
For: Director, Town & Country Planning,  
Haryana, Chandigarh

Tel. : 2570982  
Toll Free No. : 1800-180-3030  
Website : www.hsvp.in  
Email : cencrhuda@gmail.com

Address: C-3, HSVP, HQ Sector-6  
Panchkula

C.E.-I-No. 203511  
Dated: 21/09/2023



हरियाणा शहरी विकास प्राधिकरण  
HARYANA SHEHARI  
VIKAS PRADHIKARAN

**Annexure-A**

**SUB:- Approval of service plan estimate in respect of licence no. 109 of 2023 dated 17.05.2023 granted for development of Affordable Residential Plotted Colony under (DDJAY) over an area measuring 14.20625 acres in Sector-33, Village-Rathdhana, District-Sonapat being developed by M/s Eideco Green Park Infrastructure Ltd.**

**Technical note and comments:-**

1. All detailed working drawings would have to be prepared by the colonizer and got approved from Chief Engineer HSVP so that these are adopted accordingly for integrating the internal services proposal with the master proposals of town.
2. The correctness of the levels will be the sole, responsibility of the colonizer for the integration of internal proposals, with the master proposals, of town and will be got confirmed before execution of work.
3. The material to be used shall the same specifications as are being adopted by HSVP and further shall also confirm to such directions, as issued by Chief Engineer, HSVP from time to time.
4. The works shall be carried out according to Haryana PWD specification or such specifications as are being followed by MCF /HSVP. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HSVP from time to time.
5. The colonizer will be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ MCF all link connections with the State Government/ MCF system and services will be done by the colonizer. If necessary extra tube
6. wells shall also be installed to meet extra demand of water beyond the provision made in the estimate.
7. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR, underground tanks quarters, manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications; colonizer himself will be responsible for structural stability of all structures.
8. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.
8. Only D.I pipes in water supply and HDPE pipe for flushing system/ Irrigation purposes will be used.
9. A minimum 100 & 150mm i/d DI (K-7), 200mm, 250mm & 250mm i/d SWP and 300mm & 400mm Id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.





हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI  
VIKAS PRADHIKARAN

Tel. : 2570982  
Toll Free No. : 1800-180-3030  
Website : www.hsvp.in  
Email : cenchruda@gmail.com

Address: C-3, HSVP, HQ Sector-6  
Panchkula

10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HSVP. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
11. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
12. The specifications for various roads will be followed as per IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall conform to such other conditions as are incorporated in the approved estimate and the letter of approval.
15. The colonizer will have to pump sewerage and storm water at their own cost if required. The formation levels of internal roads should be higher than the Sector dividing road.

  
for Superintending Engineer (HQ),  
Chief Engineer-I, HSVP,  
Panchkula. 

SDW-1

**WATER SUPPLY SCHEME**

**LEGEND**

- TUBE WELL
- DOMESTIC WATER LINE
- FLUSHING CUM IRRIGATION PIPE
- RISING MAIN FROM HUDA WATER SUPPLY
- RISING MAIN FROM SLUDGE VALVE/SCOUR
- SCOUR TAP

S.No	Name of the	Size in mm	Length in m	R.L. at head at	Terminal head at
1	2	3	4	5	6
1	BA	150	30.00	216.12	25.76
2	AB	150	42.00	216.11	25.61
3	BB1	100	48.00	216.15	25.54
4	BC	150	20.00	216.02	25.59
5	CC1	100	48.00	216.15	25.46
6	CC2	100	48.00	216.03	25.58
7	CD	150	35.00	216.10	25.48
8	DD1	100	30.00	216.15	25.37
9	DE	150	80.00	216.02	25.46
10	EE	150	142.00	216.13	25.25
11	FF	100	48.00	216.15	25.46
12	GG	100	48.00	216.13	25.46
13	HH	100	54.00	216.14	25.21
14	GG2	100	36.00	216.15	25.06
15	GG3	100	36.00	216.15	25.03
16	GG4	100	36.00	216.15	25.03
17	HH	150	42.00	216.12	25.57
18	HH	100	30.00	216.14	25.58
19	HH	100	30.00	216.14	25.58
20	HH2	100	30.00	216.21	25.26
21	HH3	100	30.00	216.21	25.07
22	HH4	100	95.00	216.30	25.16
23	HH5	150	85.00	216.18	25.4
24	HH	150	100.00	216.19	25.38
25	HH	150	100.00	216.13	25.25
26	HH	150	100.00	216.33	25.1
27	KK1	150	45.00	216.24	25.19
28	KK1	100	108.00	216.24	25.19
29	EE3	100	40.00	216.04	25.19

NOTE: FOR PIPE LENGTH OF PIPE LINE AND TERMINAL HEAD AT LOWER END REFER TABLE ABOVE



**RESIDENTIAL PLOTS DETAIL:-**

TYPE	SIZE	AREA SQ.YDS.	AREA SQ.MT.	TOTAL PLOTS NOS	TOTAL AREA SQ.MT.
A	6.669 x 17.130	148.500	177.606	2	287.000
B	6.852 x 17.298	118.526	141.757	5	592.63
B1	6.300 x 17.130	110.707	132.408	8	885.66
C	6.400 x 17.130	107.919	128.071	20	2158.38
D	6.400 x 15.000	96.000	114.816	23	2208.00
E	6.376 x 14.115	89.927	107.637	21	1889.94
F	6.126 x 12.775	78.247	93.693	6	636.54
G	6.350 x 16.107	106.058	128.883	6	1424.25
H	6.350 x 15.000	94.950	113.560	15	178.84
J	6.387 x 14.000	89.418	106.944	2	140.25
K	6.250 x 15.000	93.750	112.125	15	1408.18
L	6.034 x 16.874	101.818	121.774	10	949.45
M	6.706 x 20.226	135.636	162.220	7	4132.78
N	6.280 x 16.874	105.969	126.739	39	292.19
O	7.263 x 13.410	97.397	116.487	3	780.05
P	5.315 x 13.000	69.095	82.638	11	586.59
Q	5.500 x 15.236	83.768	100.222	7	1494.06
R	5.224 x 13.000	67.912	81.223	22	61.57
S	4.518 x 13.628	61.571	73.639	1	133.77
T1	AS PER SITE	123.770	148.029	1	137.26
T18	AS PER SITE	137.260	164.163	1	134.96
T19	AS PER SITE	134.960	160.695	1	116.69
T2	AS PER SITE	116.690	139.765	1	81.37
T3	AS PER SITE	81.370	97.319	1	89.82
T4	AS PER SITE	102.770	122.913	1	93.82
T5	AS PER SITE	89.820	107.425	1	115.08
T6	AS PER SITE	64.400	77.022	1	81.96
T7	AS PER SITE	93.817	112.205	1	84.44
T8	AS PER SITE	115.080	137.638	1	86.86
T9	AS PER SITE	81.960	96.048	1	88.07
T10	AS PER SITE	83.180	99.483	1	85.68
T11	AS PER SITE	84.440	100.990	1	88.07
T12	AS PER SITE	85.680	102.473	1	88.96
T13	AS PER SITE	86.860	103.885	1	89.29
T14	AS PER SITE	88.070	105.332	1	88.96
T15	AS PER SITE	89.290	106.791	1	78.57
T16	AS PER SITE	88.960	106.386	1	78.58
T17	AS PER SITE	78.570	94.340	1	90.79
T18	AS PER SITE	78.580	94.340	1	94.24
T19	AS PER SITE	90.790	105.585	1	24381.45
T20	AS PER SITE	94.240	112.711	1	6.02480
TOTAL				253	6.02480

INCIDENTAL GREEN AREA:-

AREA in sq.mt.	AREA in Acre
508.15 Sq.m.	0.125 acre
1865.30 Sq.m.	0.213 acre
830.06 Sq.m.	0.205 acre
571.0 Sq.m.	0.13 acre
540.18 Sq.m.	0.133 acre
TOTAL L.G. =	66.99 Sq.m. 0.0165 acre
TOTAL ORG. GREEN =	4114.69 Sq.m. 1.066 acre

**COMMERCIAL AREA:-** AREA in sq.mt. AREA in Acre

COMMERCIAL 1 = 1378.76 Sq.m. 0.342 acre

COMMERCIAL 2 = 856.26 Sq.m. 0.211 acre

TOTAL COMMERCIAL = 2235.02 Sq.m. 0.553 acre

**Detail of 20% (out of 100%) Mortgaged area**

Category of Plots	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt. (M=Mfr)
N	12	105.989	1271.625
O	3	97.397	292.190
P	7	69.095	483.665
Q	4	69.095	276.380
R	7	83.798	586.586
T9	22	67.912	1494.064
T10	1	81.980	81.980
T11	1	83.180	83.180
T12	1	84.440	84.440
T13	1	85.680	85.680
T14	1	86.860	86.860
T15	1	88.070	88.070
T16	1	89.290	88.960
T17	1	88.960	88.960
T18	1	78.570	78.570
T19	1	78.580	78.890
T20	1	90.790	90.790
Total	66	5341.21	(1.3198 acres)

**LEGEND**

- SCHEME BOUNDARY SHOWN THUS
- STP AREA UG
- UGT AREA
- SERVICES
- GREEN AREA SHOWN THUS
- COMMERCIAL AREA SHOWN THUS
- RESERVED LAND SHOWN THUS
- MB (MILK & VEGETABLE BOOTH)

**AREA STATEMENT**

S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(Acres)
1.	TOTAL LAND AREA	57490.56	14.20625

**DENSITY CALCULATION**

TOTAL DENSITY = 253 X 13.50 @ PERSON'S PER PLOT = 3415.5 + 14.20625

2. TOTAL DENSITY = 240.422 PPA Against 240-400 PPA Permissible

PERMISSIBLE AREA	%	PROPOSED AREA	%
34087.14 Sq.m. (8.423 Acres)	61%	24381.45 Sq.m. (6.02480 Acres)	42.40%
5749.056 Sq.m. (1.4206 Acres)	10%	5750.88 Sq.m. (1.421 Acres)	10%
2299.62 Sq.m. (0.568 Acres)	4%	2235.02 Sq.m. (0.552 Acres)	3.88%
4310.69 Sq.m. (1.065 Acres)	7.5%	4314.69 Sq.m. (1.066 Acres)	7.505%

OTHERS LAND

AREA UNDER RESI. PLOTS = 34087.14 Sq.m. (8.423 Acres)

COMMUNITY FACILITY AREA = 5749.056 Sq.m. (1.4206 Acres)

AREA UNDER COMM. = 2299.62 Sq.m. (0.568 Acres)

AREA UNDER GREEN UNDER TOTAL LAND = 4310.69 Sq.m. (1.065 Acres)

TOTAL SALEABLE AREA = RESIDENTIAL + COMMERCIAL = 24381.45 + 2235.02 = 26616.47 sq.mt. OR = 6.577 ACRE



**2678.431 sq.mt.**

**2662.779 sq.mt.**

**Detail of 20% (out of 100%) Mortgaged area**

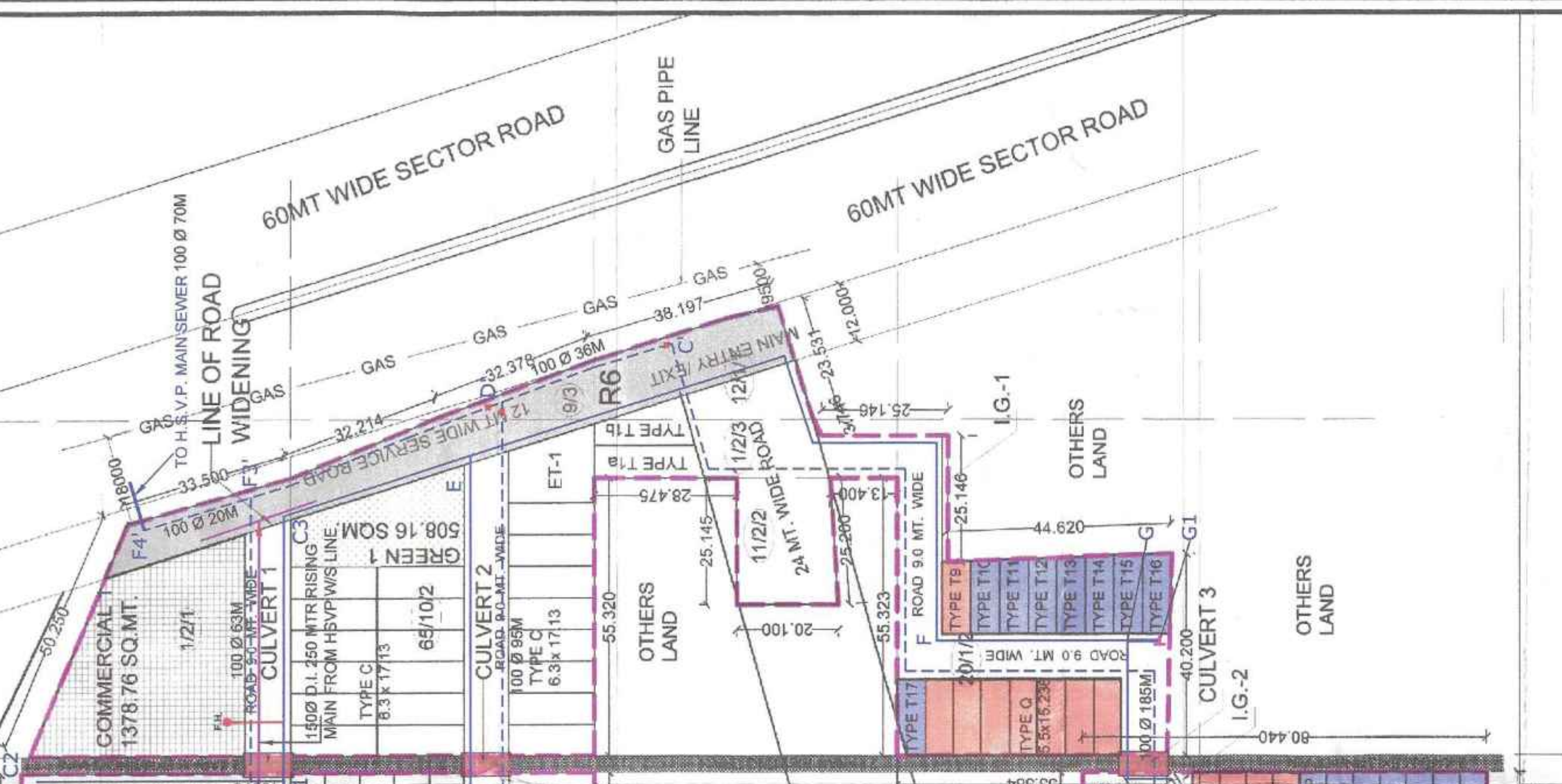
Category of Plots	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt. (M=Mfr)
N	12	105.989	1271.625
O	3	97.397	292.190
P	7	69.095	483.665
Q	4	69.095	276.380
R	7	83.798	586.586
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T12	1	84.440	84.440
T13	1	85.680	85.680
T14	1	86.860	86.860
T15	1	88.070	88.070
T16	1	89.290	88.960
T17	1	88.960	88.960
T18	1	78.570	78.570
T19	1	78.580	78.890
T20	1	90.790	90.790
Total	66	5341.21	(1.3198 acres)

Executive Engineer  
HSVP Division  
Sonpat V.

Supersiteing Engineer  
HSVP Circle, Rohatk.

Checked subject to Compliance in forwarding letter No. 28/11/2023, and notes attached with the estimate.

Supersiteing Engineer (HC)  
HSVP Circle, Rohatk.



**2678.431 sq.mt.**

**2662.779 sq.mt.**

**Detail of 20% (out of 100%) Mortgaged area**

Category of Plots	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt. (M=Mfr)
N	12	105.989	1271.625
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T17	1	88.960	88.960
T18	1	78.570	78.570
T19	1	78.580	78.890
T20	1	90.790	90.790
Total	66	5341.21	(1.3198 acres)

Layout plan of residential plotted colony over an area measuring 14.20625 Acre under DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

PROJECT:-  
PROPOSED RESIDENTIAL TOWNSHIP AT - SONIPAT (HIR)

DATE:- 03.03.2023

OWNER SIGNATURE:-

ARCHITECT SIGNATURE:-

Pranay Rathore  
CAI/2020/122819

**SEWERAGE SCHEME**

LEGEND S.W. 0/26  
SEWER LINE  
MANHOLE  
ROAD FORMATION LEVEL 216.00  
INVERT LEVEL 215.00  
NOTE:- SPACING OF MANHOLES NOT TO EXCEED 30M

S. No.	Name of Line	Size in mm	Length in m	Stage 1
1	AB	200	132	200
2	BB	200	27	200
3	BC	200	45	200
4	CC	200	145	200
5	CD	200	14	200
6	DE	200	28	200
7	E1E	200	18	200
8	E1E	200	54	200
9	E1E	200	14	200
10	E1E	200	20	200
11	E1E	200	10	200
12	E1E	200	18	200
13	E1E	200	45	200
14	E1E	200	38	200
15	E1E	200	64	200
16	H1	200	14	200
17	I1	200	20	200
18	J1	200	10	200
19	JK	200	18	200
20	K1	200	36	200
21	K2K3	200	14	200
22	K3K5	200	38	200
23	K4K5	200	34	200
24	K5K	200	32	200
25	K5K	200	124	200
26	L1L3	200	84	200
27	L2L3	200	36	200
28	L3L5	200	18	200
29	L4L5	200	58	200
30	L5L6	200	58	200
31	L6L7	200	24	200
32	L7L	200	32	200
33	LM	250	18	300
34	MM	250	90	200
35	MM	200	48	200
36	MM	200	80	200
37	MN	250	20	300
38	NO	250	18	300
39	O1O3	200	14	200
40	O2O3	200	40	200
41	O3O	200	12	200
42	O3P	250	20	300

FOR SIZE, SLOPE AND LENGTH OF PIPE LINE REFER TABLE AS ABOVE

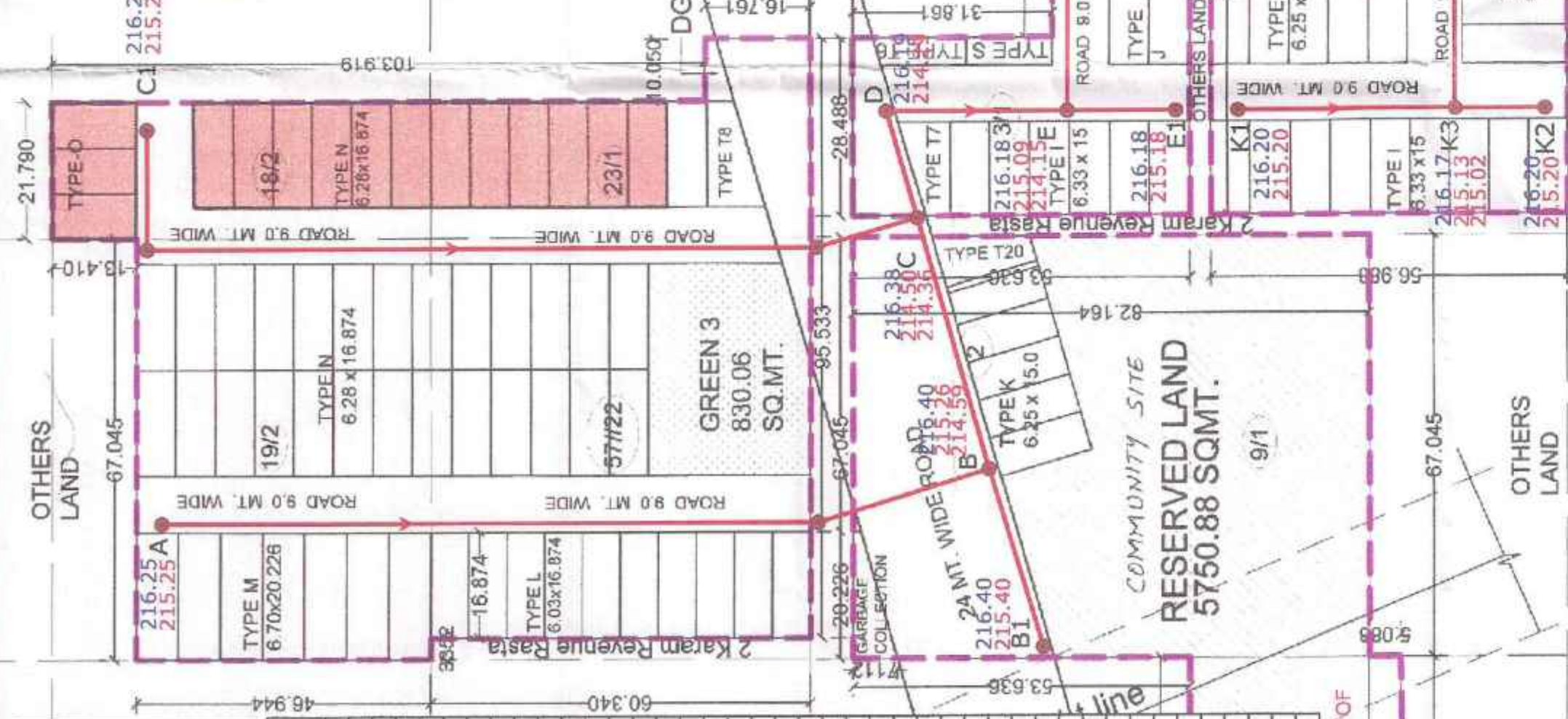
**AREA STATEMENT**

S.NO.	DESCRIPTION	AREA (sq.m.)	AREA (Acres)
1.	TOTAL LAND AREA	57490.56	14.20625

DENSITY CALCULATION  
TOTAL DENSITY = 253 X 13.50 @ PERSONS PER PLOT = 3415.5 + 14.20625  
TOTAL DENSITY = 240.422 PPA Against 240-400 PPA Permissible

PERMISSIBLE AREA	%	PROPOSED AREA	%
AREA UNDER RESI. PLOTS = 34087.14 Sqm. (8.423 Acres)	61%	24381.45 Sqm. (6.02480 Acres)	42.40%
COMMUNITY FACILITY AREA = 5749.056 Sqm. (1.4206 Acres)	10%	5750.88 Sqm. (1.421 Acres)	10%
AREA UNDER COMM. = 2299.62 Sqm. (0.568 Acres)	4%	2235.02 Sqm. (0.552 Acres)	3.88%
AREA UNDER GREEN UNDER TOTAL LAND = 4310.69 Sqm. (1.065 Acres)	7.5%	4314.69 Sqm. (1.066 Acres)	7.505%

TOTAL SALEABLE AREA = RESIDENTIAL - COMMERCIAL = 24381.45 + 2235.02 = 26616.47 sq.mt. OR = 6.577 ACRE



**RESIDENTIAL PLOTS DETAIL:-**

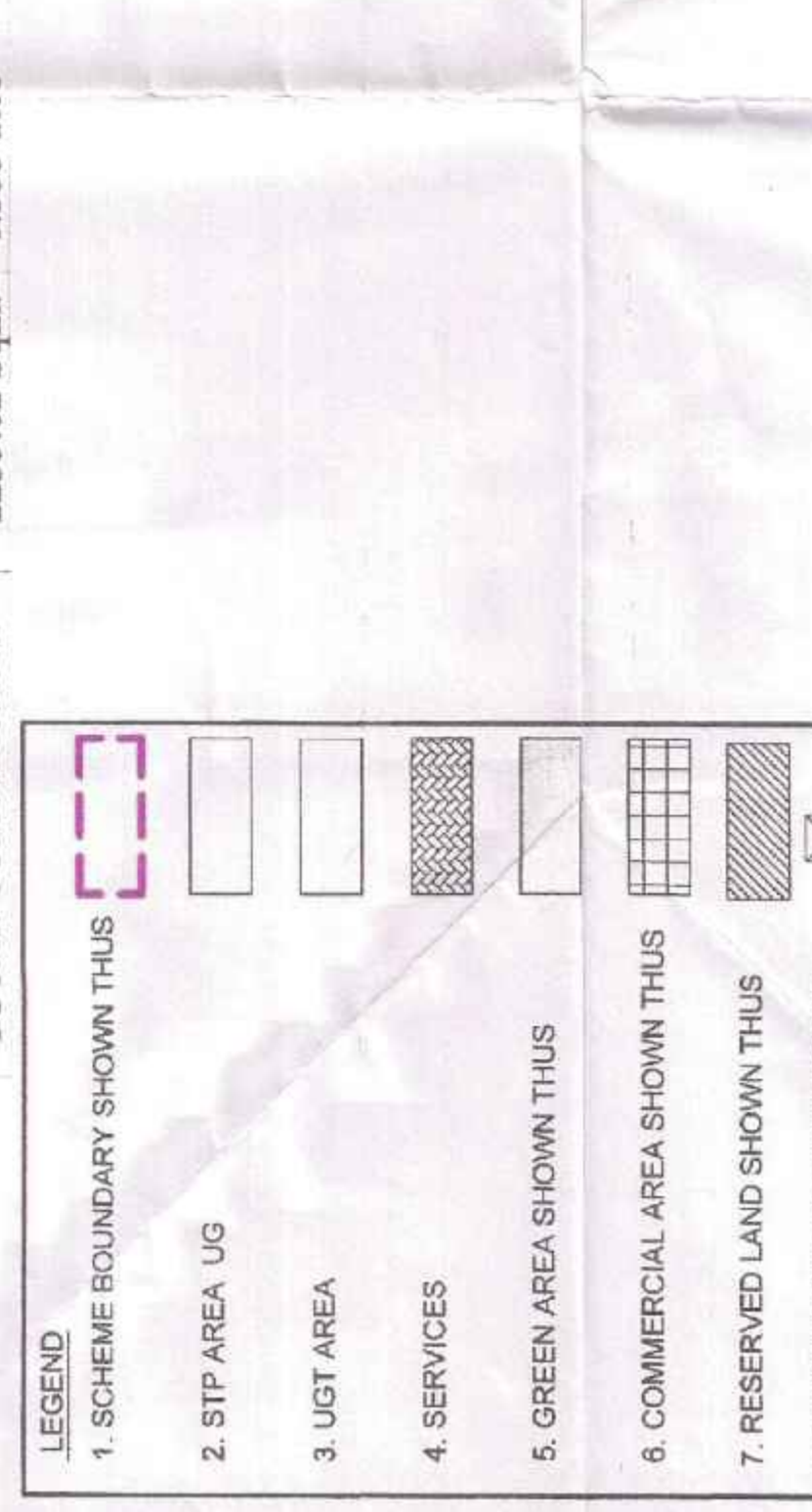
TYPE	MT.	AREA SQ.YDS.	AREA SQ.MT.	TOTAL PLOTS NOS	TOTAL AREA SQ.MT.
A	6.662 x 17.130	148.500	177.606	2	297.000
B	6.652 x 17.298	118.526	141.757	5	592.63
C	6.400 x 17.298	110.707	132.406	8	885.66
D	6.300 x 17.300	107.919	129.071	20	2158.38
E	6.300 x 18.925	115.448	138.075	6	682.69
F	6.400 x 15.000	96.000	114.816	23	2208.00
G	6.376 x 14.115	89.997	107.537	21	1889.94
H	6.125 x 12.175	78.247	93.953	8	655.96
I	6.330 x 15.000	94.950	113.500	15	1424.25
J	6.397 x 14.000	89.418	106.944	2	178.84
K	6.250 x 15.000	93.750	112.125	15	1406.25
L	6.034 x 18.874	101.818	121.774	10	1018.18
M	6.708 x 20.228	135.636	162.220	7	949.45
N	6.280 x 18.874	105.969	127.339	39	4132.78
O	7.263 x 13.410	97.397	116.487	3	292.19
P	5.315 x 13.000	69.095	82.638	11	780.05
Q	5.500 x 15.238	83.788	100.222	7	586.59
R	5.224 x 13.000	67.912	81.223	22	1484.08
S	4.516 x 13.628	61.571	73.639	1	61.57
T1	AS PER SITE	133.770	148.029	1	133.77
T1a	AS PER SITE	137.260	164.163	1	137.26
T1b	AS PER SITE	134.360	160.695	1	134.36
T2	AS PER SITE	116.860	136.765	1	116.86
T3	AS PER SITE	102.770	97.319	1	81.37
T4	AS PER SITE	89.620	102.913	1	89.62
T5	AS PER SITE	89.620	107.425	1	89.62
T6	AS PER SITE	64.400	77.022	1	64.40
T7	AS PER SITE	93.817	112.203	1	93.82
T8	AS PER SITE	116.080	137.638	1	115.03
T9	AS PER SITE	81.980	98.048	1	81.98
T10	AS PER SITE	84.440	99.483	1	84.44
T11	AS PER SITE	85.680	102.473	1	85.68
T12	AS PER SITE	86.860	103.686	1	86.86
T13	AS PER SITE	86.870	105.332	1	86.87
T14	AS PER SITE	88.290	106.791	1	88.29
T15	AS PER SITE	88.960	106.396	1	88.96
T16	AS PER SITE	78.570	93.970	1	78.57
T17	AS PER SITE	78.570	94.340	1	78.57
T18	AS PER SITE	90.790	108.585	1	90.79
T19	AS PER SITE	94.240	112.711	1	94.24
T20	AS PER SITE	94.240	112.711	1	94.24
TOTAL				253	24381.45

INCIDENTAL GREEN AREA:-  
ORGANISED GREEN AREA:-  
TOTAL GREEN AREA:-

**DETAIL OF 20% (out of 100%) MORTGAGED AREA**

Category of Plots	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt. (M=Mm)
N	12	105.969	1271.625
O	3	97.397	292.190
P	7	69.095	483.665
Q	4	69.095	276.380
R	7	83.788	586.586
T9	22	67.912	1494.064
T10	1	81.980	81.980
T11	1	83.180	83.180
T12	1	84.440	84.440
T13	1	85.680	85.680
T14	1	86.860	86.860
T15	1	88.070	88.070
T16	1	89.290	89.290
T17	1	88.960	88.960
T18	1	78.570	78.570
T19	1	78.880	78.880
T20	1	90.790	90.790
Total	66	5341.21	(1.3198 acres)

COMMERCIAL AREA:-  
COMMERCIAL 1 = 1378.76 Sqm. 0.342 acre  
COMMERCIAL 2 = 856.26 Sqm. 0.211 acre  
TOTAL COMMERCIAL = 2235.02 Sqm. 0.553 acre

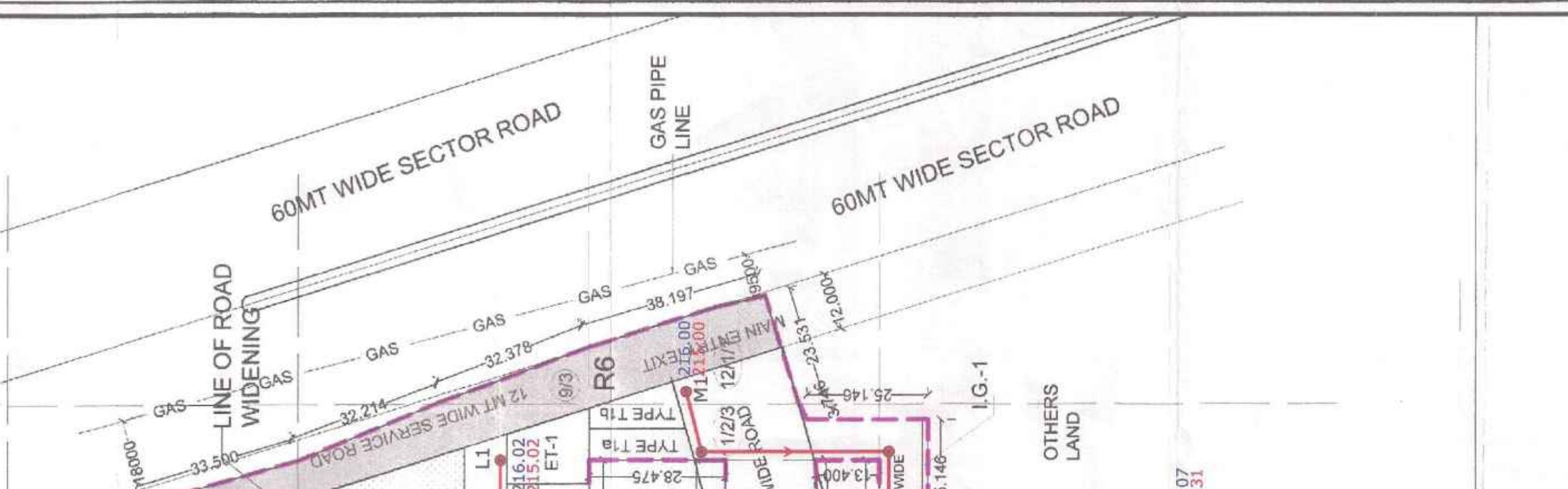


Executive Engineer  
HSVP Division  
Sonapat

Superintending Engineer  
HSVP Circle, Rohate

Checked subject to Compliance in forwarding letter No. 213/2023 and this attaches with the estimate.

Checked by  
S.D. Kulkarni  
S.D. Kulkarni



To be used with License No. 163 of 2023 Dated: 15/04/2023

1. This site plan is prepared for the area measuring 14.20625 acres (57490.56 sq.mt.) as per the revenue records of the Government of Maharashtra. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

2. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

3. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

4. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

5. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

6. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

7. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

8. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

9. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

10. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

11. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

12. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

13. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

14. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

15. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

16. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

17. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

18. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

19. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

20. The area is situated in the revenue estate of village DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".

2678.431 sq.mt.  
2662.779 sq.mt.

ARCHITECT SIGNATURE:-  
P. Pranjay Rathore  
CAI/2020/123819

OWNER SIGNATURE:-  
DATE:- 03.03.2023

PROJECT:-  
PROPOSED RESIDENTIAL TOWNSHIP AT - SONIPAT (HIR)

Layout plan of residential plotted colony over an area measuring 14.20625 Acre under DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, being developed by "Eideco Green Park Infrastructure Limited".



**ROAD PLAN LEGEND**

ROADS NAME	R1
ROAD FORMATION LEVEL IN M	216.00
N.G.L. LEVEL IN M	215.00

S.NO	Name of Road	Length in M
1	R1	107.00
2	R2	98.00
3	R3	47.00
4	R4	55.00
5	R5	28.00
6	R6	38.00
7	R7	30.00
8	R8	10.00
9	R9	45.00
10	R10	45.00
11	R11	16.00
12	R12	38.00
13	R13	135.00
14	R14	60.00
15	R15	45.00
16	R16	15.00
17	R17	15.00
18	R18	54.00
19	R19	57.00
20	R20	52.00
21	R21	25.00
22	R22	52.00
23	R23	17.00
24	R24	100.00
25	R25	22.00
26	R26	115.00
27	R27	20.00

S.NO	Name of Road	Length in M
24	R24	100.00
25	R25	22.00
26	R26	115.00
27	R27	20.00



S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(Acres)
1.	TOTAL LAND AREA	57490.56	14.20625

**DENSITY CALCULATION**  
 TOTAL DENSITY = 253 X 13.50 @ PERSON'S PER PLOT = 3415.5 + 14.20625  
 TOTAL DENSITY = 240.422 PPA Against 240-400 PPA Permissible

PERMISSIBLE AREA	%	PROPOSED AREA	%
AREA UNDER RESI. PLOTS = 34087.14 Sqm. (8.423 Acres)	61%	24381.45 Sqm. (6.02480 Acres)	42.40%
COMMUNITY FACILITY AREA = 5749.056 Sqm. (1.4206 Acres)	10%	5750.88 Sqm. (1.421 Acres)	10%
AREA UNDER COMM. = 2299.62 Sqm. (0.568 Acres)	4%	2235.02 Sqm. (0.552 Acres)	3.88%
AREA UNDER GREEN UNDER TOTAL LAND = 4310.69 Sqm. (1.065 Acres)	7.5%	4314.69 Sqm. (1.066 Acres)	7.505%

TOTAL SALEABLE AREA = RESIDENTIAL + COMMERCIAL = 24381.45+2235.02 = 26616.47 sq.mt. OR - 6.577 ACRE

Executive Engineer  
 HSVP Division  
 Sonapat V.  
 Superintending Engineer  
 HSVP Circle, Raichur

TYPE	MT.	AREA SQ.MT.	TOTAL PLOTS NOS	TOTAL AREA SQ.MT.
A	8.669 x 17.130	148.500	177.606	297.000
B	6.852 x 17.298	118.526	141.757	592.63
C	6.400 x 17.298	110.707	132.406	865.86
D	6.200 x 17.130	107.919	129.071	2158.38
E	6.200 x 18.325	115.448	138.075	692.69
F	6.400 x 15.000	96.000	114.816	2208.00
G	6.376 x 14.115	89.997	107.637	1889.84
H	6.125 x 12.775	78.247	93.693	625.98
I	6.350 x 16.707	106.068	126.883	636.64
J	6.350 x 15.000	94.950	113.950	1424.25
K	6.397 x 14.000	89.418	106.944	178.84
L	6.250 x 15.000	93.750	112.125	1406.25
M	6.034 x 10.818	65.274	72.174	1018.18
N	6.034 x 20.226	122.636	142.220	949.45
O	6.290 x 16.874	105.969	126.739	4132.78
P	7.263 x 13.410	97.397	116.487	292.19
Q	5.315 x 13.000	69.095	82.638	760.05
R	5.500 x 15.236	83.798	100.222	596.59
S	5.224 x 13.000	67.912	81.223	1484.06
T1	AS PER SITE	123.770	148.029	61.57
T2	AS PER SITE	137.560	164.163	123.77
T3	AS PER SITE	134.360	160.696	137.56
T4	AS PER SITE	116.960	139.795	134.36
T5	AS PER SITE	81.370	97.319	116.96
T6	AS PER SITE	102.770	122.913	81.37
T7	AS PER SITE	89.820	107.425	102.77
T8	AS PER SITE	64.400	77.022	89.82
T9	AS PER SITE	93.810	112.205	64.40
T10	AS PER SITE	115.080	137.636	93.81
T11	AS PER SITE	81.980	98.048	115.08
T12	AS PER SITE	83.180	99.483	81.98
T13	AS PER SITE	84.440	100.990	83.18
T14	AS PER SITE	85.680	102.473	84.44
T15	AS PER SITE	86.860	103.885	85.68
T16	AS PER SITE	88.070	105.332	86.86
T17	AS PER SITE	89.290	106.791	88.07
T18	AS PER SITE	90.560	108.286	89.29
T19	AS PER SITE	91.870	109.819	90.56
T20	AS PER SITE	93.220	111.390	91.87
T21	AS PER SITE	94.610	113.000	93.22
T22	AS PER SITE	96.040	114.649	94.61
T23	AS PER SITE	97.510	116.338	96.04
T24	AS PER SITE	99.020	118.067	97.51
T25	AS PER SITE	100.570	119.836	99.02
T26	AS PER SITE	102.160	121.645	100.57
T27	AS PER SITE	103.790	123.494	102.16
T28	AS PER SITE	105.460	125.383	103.79
T29	AS PER SITE	107.170	127.312	105.46
T30	AS PER SITE	108.920	129.281	107.17
T31	AS PER SITE	110.710	131.290	108.92
T32	AS PER SITE	112.540	133.339	110.71
T33	AS PER SITE	114.410	135.428	112.54
T34	AS PER SITE	116.320	137.557	114.41
T35	AS PER SITE	118.270	139.726	116.32
T36	AS PER SITE	120.260	141.935	118.27
T37	AS PER SITE	122.290	144.184	120.26
T38	AS PER SITE	124.360	146.473	122.29
T39	AS PER SITE	126.470	148.802	124.36
T40	AS PER SITE	128.620	151.171	126.47
T41	AS PER SITE	130.810	153.580	128.62
T42	AS PER SITE	133.040	156.029	130.81
T43	AS PER SITE	135.310	158.518	133.04
T44	AS PER SITE	137.620	161.047	135.31
T45	AS PER SITE	140.070	163.616	137.62
T46	AS PER SITE	142.560	166.225	140.07
T47	AS PER SITE	145.090	168.874	142.56
T48	AS PER SITE	147.660	171.563	145.09
T49	AS PER SITE	150.270	174.292	147.66
T50	AS PER SITE	152.920	177.061	150.27
T51	AS PER SITE	155.610	179.870	152.92
T52	AS PER SITE	158.340	182.719	155.61
T53	AS PER SITE	161.110	185.608	158.34
T54	AS PER SITE	163.920	188.537	161.11
T55	AS PER SITE	166.770	191.506	163.92
T56	AS PER SITE	169.660	194.515	166.77
T57	AS PER SITE	172.590	197.564	169.66
T58	AS PER SITE	175.560	199.653	172.59
T59	AS PER SITE	178.570	201.782	175.56
T60	AS PER SITE	181.620	203.951	178.57
T61	AS PER SITE	184.710	206.160	181.62
T62	AS PER SITE	187.840	208.409	184.71
T63	AS PER SITE	191.010	210.698	187.84
T64	AS PER SITE	194.220	213.027	191.01
T65	AS PER SITE	197.470	215.396	194.22
T66	AS PER SITE	200.760	217.805	197.47
T67	AS PER SITE	204.090	220.254	200.76
T68	AS PER SITE	207.460	222.743	204.09
T69	AS PER SITE	210.870	225.272	207.46
T70	AS PER SITE	214.320	227.841	210.87
T71	AS PER SITE	217.810	230.450	214.32
T72	AS PER SITE	221.340	233.099	217.81
T73	AS PER SITE	224.910	235.788	221.34
T74	AS PER SITE	228.520	238.517	224.91
T75	AS PER SITE	232.170	241.286	228.52
T76	AS PER SITE	235.860	244.095	232.17
T77	AS PER SITE	239.590	246.944	235.86
T78	AS PER SITE	243.360	249.833	239.59
T79	AS PER SITE	247.170	252.762	243.36
T80	AS PER SITE	251.020	255.731	247.17
T81	AS PER SITE	254.910	258.740	251.02
T82	AS PER SITE	258.840	261.789	254.91
T83	AS PER SITE	262.810	264.878	258.84
T84	AS PER SITE	266.820	267.997	262.81
T85	AS PER SITE	270.870	271.146	266.82
T86	AS PER SITE	274.960	274.325	270.87
T87	AS PER SITE	279.090	277.544	274.96
T88	AS PER SITE	283.260	280.793	279.09
T89	AS PER SITE	287.470	284.072	283.26
T90	AS PER SITE	291.720	287.391	287.47
T91	AS PER SITE	296.010	290.750	291.72
T92	AS PER SITE	300.340	294.149	296.01
T93	AS PER SITE	304.710	297.588	300.34
T94	AS PER SITE	309.120	301.067	304.71
T95	AS PER SITE	313.570	304.586	309.12
T96	AS PER SITE	318.060	308.145	313.57
T97	AS PER SITE	322.590	311.744	318.06
T98	AS PER SITE	327.160	315.383	322.59
T99	AS PER SITE	331.770	319.062	327.16
T100	AS PER SITE	336.420	322.781	331.77
T101	AS PER SITE	341.110	326.540	336.42
T102	AS PER SITE	345.840	330.339	341.11
T103	AS PER SITE	350.610	334.178	345.84
T104	AS PER SITE	355.420	338.057	350.61
T105	AS PER SITE	360.270	341.976	355.42
T106	AS PER SITE	365.160	345.935	360.27
T107	AS PER SITE	370.090	349.934	365.16
T108	AS PER SITE	375.060	353.973	370.09
T109	AS PER SITE	380.070	358.052	375.06
T110	AS PER SITE	385.120	362.171	380.07
T111	AS PER SITE	390.210	366.330	385.12
T112	AS PER SITE	395.340	370.529	390.21
T113	AS PER SITE	400.510	374.768	395.34
T114	AS PER SITE	405.720	379.047	400.51
T115	AS PER SITE	411.070	383.366	405.72
T116	AS PER SITE	416.460	387.725	411.07
T117	AS PER SITE	421.890	392.124	416.46
T118	AS PER SITE	427.360	396.563	421.89
T119	AS PER SITE	432.870	401.042	427.36
T120	AS PER SITE	438.420	405.561	432.87
T121	AS PER SITE	444.010	410.120	438.42
T122	AS PER SITE	449.640	414.719	444.01
T123	AS PER SITE	455.310	419.358	449.64
T124	AS PER SITE	461.020	424.037	455.31
T125	AS PER SITE	466.770	428.756	461.02
T126	AS PER SITE	472.560	433.515	466.77
T127	AS PER SITE	478.390	438.314	472.56
T128	AS PER SITE	484.260	443.153	478.39
T129	AS PER SITE	490.170	448.032	484.26
T130	AS PER SITE	496.120	452.951	490.17
T131	AS PER SITE	502.110	457.910	496.12
T132	AS PER SITE	508.140	462.909	502.11
T133	AS PER SITE	514.210	467.948	508.14
T134	AS PER SITE	520.320	473.027	514.21
T135	AS PER SITE	526.470	478.146	520.32
T136	AS PER SITE	532.660	483.305	526.47
T137	AS PER SITE	538.890	488.504	532.66
T138	AS PER SITE	545.160	493.743	538.89
T139	AS PER SITE	551.470	499.022	545.16
T140	AS PER SITE	557.820	504.341	551.47
T141	AS PER SITE	564.210	509.700	557.82
T142	AS PER SITE	570.640	515.099	564.21
T143	AS PER SITE	577.110	520.538	570.64
T144	AS PER SITE	583.620	526.017	577.11
T145	AS PER SITE	590.170	531.536	583.62
T146	AS PER SITE	596.760	537.095	590.17
T147	AS PER SITE	603.390	542.694	596.76
T148	AS PER SITE	610.060	548.333	603.39
T149	AS PER SITE	616.770	554.012	610.06
T150	AS PER SITE	623.520	559.731	616.77
T151	AS PER SITE	630.310	565.490	623.52
T152	AS PER SITE	637.140	571.289	630.31
T153	AS PER SITE	644.010	577.128	637.14
T154	AS PER SITE	650.920	582.997	644.01
T155	AS PER SITE	657.870	588.906	650.92
T156	AS PER SITE	664.860	594.855	657.87
T157	AS PER SITE	671.890	600.844	664.86
T158	AS PER SITE	678.960	606.873	671.89
T159	AS PER SITE	686.070	612.942	678.96
T160	AS PER SITE	693.220	619.051	686.07
T161	AS PER SITE	700.410	625.190	693.22
T162	AS PER SITE	707.640	631.369	700.41
T163	AS PER SITE	71		