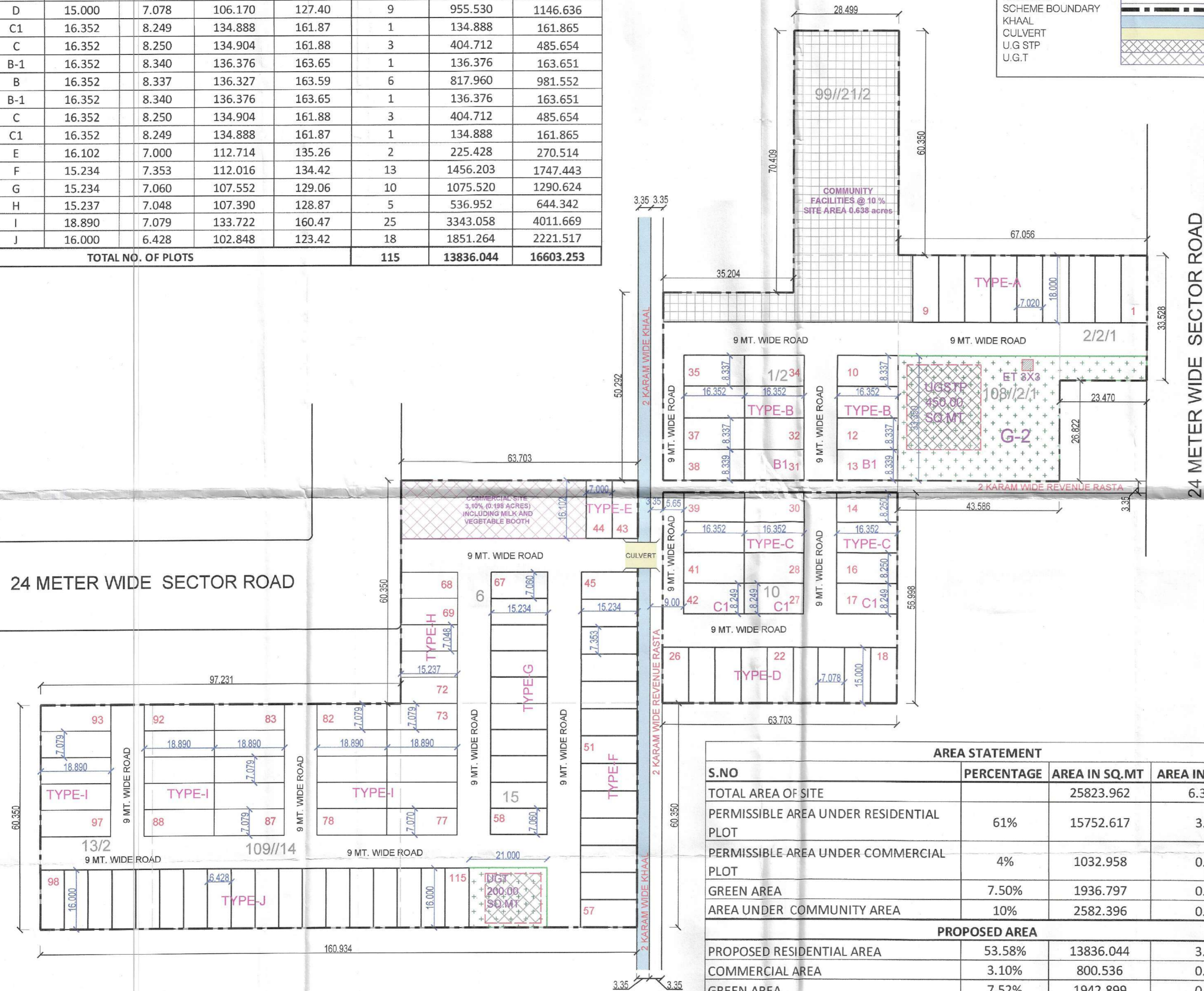


**LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DDJAY SCHEME - 2016 ON THE LAND MEASURING 6.38125 ACRES IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR 33, TEH. & DIST. SONIPAT DEVELOPED BY M/S SKYLARK FLYING REAL ESTATE PRIVATE LIMITED.**

PLOT AREA DETAIL								
PLOT NO	TYPE	LENGHT	WIDTH	AREA SQMTS	GAZ	NO. OF PLOT	TOTAL AREA IN SQMT	TOTAL AREA IN GAZ
1-9	A	18.000	7.020	126.360	151.63	9	1137.240	1364.688
10-12	B	16.352	8.337	136.327	163.59	3	408.980	490.776
13	B1	16.352	8.339	136.359	163.63	1	136.359	163.631
14-16	C	16.352	8.250	134.904	161.88	3	404.712	485.654
17	C1	16.352	8.249	134.888	161.87	1	134.888	161.865
18-26	D	15.000	7.078	106.170	127.40	9	955.530	1146.636
27	C1	16.352	8.249	134.888	161.87	1	134.888	161.865
28-30	C	16.352	8.250	134.904	161.88	3	404.712	485.654
31	B-1	16.352	8.340	136.376	163.65	1	136.376	163.651
32-37	B	16.352	8.337	136.327	163.59	6	817.960	981.552
38	B-1	16.352	8.340	136.376	163.65	1	136.376	163.651
39-41	C	16.352	8.250	134.904	161.88	3	404.712	485.654
42	C1	16.352	8.249	134.888	161.87	1	134.888	161.865
43-44	E	16.102	7.000	112.714	135.26	2	225.428	270.514
45-57	F	15.234	7.353	112.016	134.42	13	1456.203	1747.443
58-67	G	15.234	7.060	107.552	129.06	10	1075.520	1290.624
68-72	H	15.237	7.048	107.390	128.87	5	536.952	644.342
73-97	I	18.890	7.079	133.722	160.47	25	3343.058	4011.669
98-115	J	16.000	6.428	102.848	123.42	18	1851.264	2221.517
<b>TOTAL NO. OF PLOTS</b>						<b>115</b>	<b>13836.044</b>	<b>16603.253</b>

**LEGEND:**

- ET (6MX3M)
- PARKS / OPEN SPACES
- COMMERCIAL AREA
- COMMUNITY FACILITIES
- KILLA LINE
- SCHEME BOUNDARY
- KHAAL
- CULVERT
- U.G STP
- U.G.T



24 METER WIDE SECTOR ROAD

24 METER WIDE SECTOR ROAD

AREA STATEMENT			
S.NO	PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS
TOTAL AREA OF SITE		25823.962	6.38125
PERMISSIBLE AREA UNDER RESIDENTIAL PLOT	61%	15752.617	3.893
PERMISSIBLE AREA UNDER COMMERCIAL PLOT	4%	1032.958	0.255
GREEN AREA	7.50%	1936.797	0.479
AREA UNDER COMMUNITY AREA	10%	2582.396	0.638
PROPOSED AREA			
PROPOSED RESIDENTIAL AREA	53.58%	13836.044	3.419
COMMERCIAL AREA	3.10%	800.536	0.198
GREEN AREA	7.52%	1942.899	0.480
COMMUNITY AREA	10%	2582.396	0.638
<b>TOTAL SALABLE AREA ( PLOT AREA + COMMERCIAL AREA )</b>	<b>56.68%</b>	<b>14636.580</b>	<b>3.617</b>
<b>MIN.MAX. PERMISSIBLE DENCITY</b>	<b>240-400</b>		<b>PPA</b>

DENSITY CALCULATION					
115	X	13.5	÷		6.38125
		243			PPA

- To be read with Licence No. 61 Dated 12-06-2024 Lc-5323
- That this Layout plan for an area measuring 6.38125 acres (Drawing no. DTCPI0214 dated 13-06-24 ) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sh. Jitender S/o Sh. Mathura, Sh. Sanjeet, Manjeet Ss/o Sh. Rajender Singh & Others in collaboration with Skylark Flying Real Estate Pvt. Ltd. in the revenue estate of village-Rathdhana, Sector-35, Teshil & District-Sonipat 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 as plotted 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 directions of the DTCP for the modification of layout plans of the colony.
  5. That the revenue rasta 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 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.
  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 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.
  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 licenced 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 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.
  13. 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.
  14. 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.
  15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  16. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  17. 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.
  18. 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.

(S.K. SEHRAWAT) DTP (HQ)  
 (SANJAY KUMAR) STP (EBV)  
 (R.P. SINGH) (HR)  
 (AMIT KHATRI, IAS) DTCR (HR)  
 (GURPREET KHEPAR) AD (HQ)  
 (NEHA YADAV) ATP (HQ)

TITLE:- LAYOUT PLAN

DATE:- 20.05.2024

UNITS

For: Skylark Flying Real Estate Pvt. Ltd.  
 Pardeep Authorized Signatory

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT