

For Clearance Drawings Please Contact: **PROJECT MANAGER** (02) 4371 1111

Project: LAYOUT PLAN OF SITE AREA MEASURING 12.975 ACRES UNDER DDJAY SCHEME IN SEC. 63-84 SONIPAT BEING DEVELOPED BY MIS QUARTERAGE DEVELOPER PRIVATE LIMITED. DEVELOPER: PARKER GROUP.

SCALE: AS SHOWN
DATE: 03 JAN. 2024
DRAWN: K.J
CHECKED: D.A
APPROVED: R.J
DRG. NO: 01
REV: RO

PROJECT ARCHITECT: **Ichinen**
ARCHITECTS PRIVATE LIMITED
107 U.S. COMPLEX, OPPOSITE OLD HOSPITAL, NEW DELHI-110075
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WWW: www.ichinenarchitects.com
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LEGEND

- 1. SCHEME BOUNDARY SHOWN THUS
- 2. STP AREA (450 SQMTS)
- 3. UGT AREA (200 SQMTS)
- 4. ROAD
- 5. GREEN AREA SHOWN THUS
- 6. COMMUNITY FACILITY SHOWN THUS
- 7. COMMERCIAL AREA SHOWN THUS
- 8. E.T. AREA (250 SQ.MT.)
- 9. PLOT FREZED TILL THE TIME FINAL ACCESS PERMISSION FROM HSPV IS NOT OBTAINED.

To be read with Licence No. 95
Dated: 25-07-2024

This layout plan for an area measuring 12.975 acres (Drawing No. DTPC/103846 dated 25-07-2024) is hereby approved by the Government of Haryana (Under Green Dayal Jan Awas Yojna) being developed by Mis Quarterage Developer Private Limited, Sonapat, Haryana. The layout plan is hereby approved subject to the following conditions:

- That this layout plan shall be read in conjunction with the agreement executed under Rule 11 and the bilateral agreement.
- That the area reserved for the proposed development shall be used for the purpose intended for commercial purposes shall be as per the approved layout plan.
- That the demarcation plans as per site of all Residential Plots and Commercial Plots shall be approved by the Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the provisions of the Haryana Building Code, 2017 shall be strictly followed.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall provide the directions of the DTPC for the modification of layout plans of the colony.
- That the revenue roads 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 adjustments in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road crossings and other roads in the colony.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- Applicable roads provided in the layout plan within the licensed blocks of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Government of Haryana.
- That the layout plan shall be subject to the approval of the Director, Town and Country Planning, Haryana or in such other authority as may be notified by the Government of Haryana.
- At the time of construction, the percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 metres wide road mean a minimum clear width of 9 metres.
- Any access area over and above the permissible (as 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 any) which form part of the licensed area shall be transferred free of cost to the Government on the basis of 5% of the total area of the licensed area.
- That the old size plots are being approved subject to the conditions that these plots should not have a footage of less than 7% of the standard footage when demarcated.
- That the water harvesting system shall be provided in the licensed area for the purpose of development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the water harvesting system shall be provided in the licensed area for the purpose of development and integration of services.
- 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. 22/2005-Spwer dated 21.03.2015 issued by Haryana Government Renewable Energy Department for enforcement of the Construction Building Code.

AREA UNDER GREEN

AREA IN SQ.MT	WIDTH	LENGTH	AREA IN SQ.MT
G1	AS/PROFILE	AS/PROFILE	2245.11
G2	24.200	12.75	308.55
G3	AS/PROFILE	AS/PROFILE	359.23
G4	AS/PROFILE	AS/PROFILE	359.23
G5	AS/PROFILE	AS/PROFILE	122.82
G6	AS/PROFILE	AS/PROFILE	86.54
G7	AS/PROFILE	AS/PROFILE	81.36
G8	22.5	3.616	81.36
G9	21.735	4.002	86.98
			4112.69

DENSITY CALCULATION

TOTAL DENSITY	X	PERSON PER PLOT
321300	+	12.975
		247.68

AREA UNDER PLOT

PLOT NO	LENGTH	WIDTH	AREA	NO OF PLOT	TOTAL AREA
A1-A15	7.041	14.779	104.06	15	1560.89
A16-A17	9.582	14.779	141.61	2	283.22
A18-A28	7.041	14.779	104.06	11	1144.65
B1-B2	7.911	15.948	126.18	2	252.36
B3-B4	6.833	15.200	103.84	2	207.68
B5-B6	6.833	15.200	103.84	2	207.68
B7-B8	6.833	15.200	103.84	2	207.68
B9-B10	6.833	15.200	103.84	2	207.68
B11-B12	6.833	15.200	103.84	2	207.68
B13-B14	6.833	15.200	103.84	2	207.68
B15-B16	6.833	15.200	103.84	2	207.68
B17-B18	6.833	15.200	103.84	2	207.68
B19-B20	6.833	15.200	103.84	2	207.68
B21-B22	6.833	15.200	103.84	2	207.68
B23-B24	6.833	15.200	103.84	2	207.68
B25-B26	6.833	15.200	103.84	2	207.68
B27-B28	6.833	15.200	103.84	2	207.68
B29-B30	6.833	15.200	103.84	2	207.68
B31-B32	6.833	15.200	103.84	2	207.68
B33-B34	6.833	15.200	103.84	2	207.68
B35-B36	6.833	15.200	103.84	2	207.68
B37-B38	6.833	15.200	103.84	2	207.68
B39-B40	6.833	15.200	103.84	2	207.68
B41-B42	6.833	15.200	103.84	2	207.68
B43-B44	6.833	15.200	103.84	2	207.68
B45-B46	6.833	15.200	103.84	2	207.68
B47-B48	6.833	15.200	103.84	2	207.68
B49-B50	6.833	15.200	103.84	2	207.68
B51-B52	6.833	15.200	103.84	2	207.68
B53-B54	6.833	15.200	103.84	2	207.68
B55-B56	6.833	15.200	103.84	2	207.68
B57-B58	6.833	15.200	103.84	2	207.68
B59-B60	6.833	15.200	103.84	2	207.68
B61-B62	6.833	15.200	103.84	2	207.68
B63-B64	6.833	15.200	103.84	2	207.68
B65-B66	6.833	15.200	103.84	2	207.68
B67-B68	6.833	15.200	103.84	2	207.68
B69-B70	6.833	15.200	103.84	2	207.68
B71-B72	6.833	15.200	103.84	2	207.68
B73-B74	6.833	15.200	103.84	2	207.68
B75-B76	6.833	15.200	103.84	2	207.68
B77-B78	6.833	15.200	103.84	2	207.68
B79-B80	6.833	15.200	103.84	2	207.68
B81-B82	6.833	15.200	103.84	2	207.68
B83-B84	6.833	15.200	103.84	2	207.68
B85-B86	6.833	15.200	103.84	2	207.68
B87-B88	6.833	15.200	103.84	2	207.68
B89-B90	6.833	15.200	103.84	2	207.68
B91-B92	6.833	15.200	103.84	2	207.68
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B97-B98	6.833	15.200	103.84	2	207.68
B99-B100	6.833	15.200	103.84	2	207.68
B101-B102	6.833	15.200	103.84	2	207.68
B103-B104	6.833	15.200	103.84	2	207.68
B105-B106	6.833	15.200	103.84	2	207.68
B107-B108	6.833	15.200	103.84	2	207.68
B109-B110	6.833	15.200	103.84	2	207.68
B111-B112	6.833	15.200	103.84	2	207.68
B113-B114	6.833	15.200	103.84	2	207.68
B115-B116	6.833	15.200	103.84	2	207.68
B117-B118	6.833	15.200	103.84	2	207.68
B119-B120	6.833	15.200	103.84	2	207.68
B121-B122	6.833	15.200	103.84	2	207.68
B123-B124	6.833	15.200	103.84	2	207.68
B125-B126	6.833	15.200	103.84	2	207.68
B127-B128	6.833	15.200	103.84	2	207.68
B129-B130	6.833	15.200	103.84	2	207.68
B131-B132	6.833	15.200	103.84	2	207.68
B133-B134	6.833	15.200	103.84	2	207.68
B135-B136	6.833	15.200	103.84	2	207.68
B137-B138	6.833	15.200	103.84	2	207.68
B139-B140	6.833	15.200	103.84	2	207.68
B141-B142	6.833	15.200	103.84	2	207.68
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B147-B148	6.833	15.200	103.84	2	207.68
B149-B150	6.833	15.200	103.84	2	207.68
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B153-B154	6.833	15.200	103.84	2	207.68
B155-B156	6.833	15.200	103.84	2	207.68
B157-B158	6.833	15.200	103.84	2	207.68
B159-B160	6.833	15.200	103.84	2	207.68
B161-B162	6.833	15.200	103.84	2	207.68
B163-B164	6.833	15.200	103.84	2	207.68
B165-B166	6.833	15.200	103.84	2	207.68
B167-B168	6.833	15.200	103.84	2	207.68
B169-B170	6.833	15.200	103.84	2	207.68
B171-B172	6.833	15.200	103.84	2	207.68
B173-B174	6.833	15.200	103.84	2	207.68
B175-B176	6.833	15.200	103.84	2	207.68
B177-B178	6.833	15.200	103.84	2	207.68
B179-B180	6.833	15.200	103.84	2	207.68
B181-B182	6.833	15.200	103.84	2	207.68
B183-B184	6.833	15.200	103.84	2	207.68
B185-B186	6.833	15.200	103.84	2	207.68
B187-B188	6.833	15.200	103.84	2	207.68
B189-B190	6.833	15.200	103.84	2	207.68
B191-B192	6.833	15.200	103.84	2	207.68
B193-B194	6.833	15.200	103.84	2	207.68
B195-B196	6.833	15.200	103.84	2	207.68
B197-B198	6.833	15.200	103.84	2	207.68
B199-B200	6.833	15.200	103.84	2	207.68
B201-B202	6.833	15.200	103.84	2	207.68
B203-B204	6.833	15.200	103.84	2	207.68
B205-B206	6.833	15.200	103.84	2	207.68
B207-B208	6.833	15.200	103.84	2	207.68
B209-B210	6.833	15.200	103.84	2	207.68
B211-B212	6.833	15.200	103.84	2	207.68
B213-B214	6.833	15.200	103.84	2	207.68
B215-B216	6.833	15.200	103.84	2	207.68
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B221-B222	6.833	15.200	103.84	2	207.68
B223-B224	6.833	15.200	103.84	2	207.68
B225-B226	6.833	15.200	103.84	2	207.68
B227-B228	6.833	15.200	103.84	2	207.68
B229-B230	6.833	15.200	103.84	2	207.68
B231-B232	6.833	15.200	103.84	2	207.68
B233-B234	6.833	15.200	103.84	2	207.68
B235-B236	6.833	15.200	103.84	2	207.68
B237-B238	6.833	15.200	103.84	2	207.68
B239-B240	6.833	15.200	103.84	2	207.68
B241-B242	6.833	15.200	103.84	2	207.68
B243-B244	6.833	15.200	103.84	2	207.68
B245-B246	6.833	15.200	103.84	2	207.68
B247-B248	6.833	15.200	103.84	2	207.68
B249-B250	6.833	15.200	103.84	2	207.68
B251-B252	6.833	15.200	103.84	2	207.68
B253-B254	6.833	15.200	103.84	2	207.68
B255-B256	6.833	15.200	103.84	2	207.68
B257-B258	6.833	15.200	103.84	2	207.68
B259-B260	6.833	15.200	103.84	2	207.68
B261-B262	6.833	15.200	103.84	2	207.68
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B265-B266	6.833	15.200	103.84	2	207.68
B267-B268	6.833	15.200	103.84	2	207.68
B269-B270	6.833	15.200	103.84	2	207.68
B271-B272	6.833	15.200	103.84	2	207.68
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B295-B296	6.833	15.200	103.84	2	207.68
B297-B298	6.833	15.200	103.84	2	207.68
B299-B300	6.833	15.200	103.84	2	207.68
B301-B302	6.833	15.200	103.84	2	207.68
B303-B304	6.833	15.200	103.84	2	207.68
B305-B306	6.833	15.200			