

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, A-wing, Madhya Marg, Sector-18 Chandigarh,
Website: tcpharyana.gov.in; Phone: 0172-2548475, 2707175; email: tcpharyana7@gmail.com

Regd.

To

Eldeco Infracon Realtors Ltd.,
Sh. Om Parkash Saroha, Sh. Ram Niwas,
Sh. Sunil Saroha, Sh. Ramesh Kumar
In collaboration with Eldeco Infracon Realtors Ltd.,
Regd. Office, 201-212, 2nd Floor, Splendor Forum,
Jasola District Centre,
New Delhi-110025

Memo No. LC-4984-JE (MK)-2023/43705 Dated:

28-12-2023

Subject: Approval of Service Plan/Estimates of Affordable Residential Plotted Colony for an area measuring 16.31875 acres bearing licence no. 181 of 2023 dated 11.09.2023 in the revenue estate of village Rathdhana, Sector-33, Sonipat

Please refer your application on the matter as subject cited above.

The service plan/ estimates of Affordable Plotted Colony (under DDJAY) being developed over an area measuring 16.31875 acres bearing licence no. 181 of 2023 dated 11.09.2023 in the revenue estate of village Rathdhana, Sector 33, Sonipat has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/ from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/ to be covered in EDC, Sonipat Town.
2. 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.
3. That you are liable to maintain the licensed area for ten years or as per HSPV norms till such time, the colony is taken over by the local authority/ State Govt.
4. 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.
5. 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.
6. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.
7. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.



8. That level/extent of external services to be provided by HSVP will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HSVP.
9. You shall be sole responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.
10. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
11. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.
12. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
 - (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
 - (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft., if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

- (a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.
- (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
- (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
- (d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.

13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
14. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
15. In case some additional structures are required to be constructed and decided by HSVP/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSVP.
16. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc., which shall be ensured by you.
17. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
18. Since, the construction of master plan is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.
19. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
20. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
21. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.
22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
24. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.
25. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.
26. That you shall ascertain the compliance of all conditions of Chief Engineer-I, Haryana Shehri Vikas Pradhikaran, Panchkula imposed in his office letter memo no. CE-I/SE(HQ)/EE(M)/CHD(R)/2023/262556 dated 08.12.2023 (enclosed as Annexure-A).

Note :-

- a. That you shall implement the directions given by National Green Tribunal O.A. No. 21 of 2014 and no. 95 of 2014 (in the matter of Vardhman Kaushik V/s Union of India & Others) and instructions have been issued by HSVP time to time may be implementation of these instructions at site.
- b. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled 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 Administrator, HSVP, Panchkula under intimation to this office.

DA/As above.


(Sunena)

District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No LC-4984-JE (MK)-2023/

Dated:

A copy is forwarded to the Chief Engineer-2, HSVP, Panchkula with reference to his memo No. CE-I/SE(HQ)/EE(M)/CHD(R)/2023/262556 dated 08.12.2023 for information and necessary action please.


(Sunena)

District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh



हरियाणा शहरी विकास प्राधिकरण

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Panchkula

From

The Chief Engineer-I,
HSVP, Panchkula.

To

✓ The Director,
Town and Country Planning,
Haryana, Chandigarh.

Memo No: - CE-I/SE(HQ)/EE(M)/CHD(R)/2023/ 962556

Dated:- 08/12/2023

SUB:

Approval of service plan estimate in respect of license no. 181 of 2023 dated 11.09.2023 granted for development of Affordable Residential Plotted Colony under DDJAY over an area measuring 16.31875 acres in Sector-33, District-Sonipat being developed by M/s Eldeco Infracon Realtors Ltd.

Ref:-

Please refer to your office drawing no. 9577 dated 11.09.2022, vide which layout plans for Affordable Residential Plotted Colony (Under DDJAY), cited in the subject above were approved by your office.

The rough cost estimate/service plans for providing Public Health/B & R services to be provided by the colonizer M/s Eldeco Infracon Realtors Ltd. for subject cited colony, have been received from Superintending Engineer, HSVP, Circle, Rohtak vide his office memo no. 240363 dated 08.11.2023. The same have been checked and corrected wherever necessary and are sent herewith for execution as well as for Bank Guarantee purpose, subject to the following conditions:-

1

EXTERNAL DEVELOPMENT CHARGES:-

The colonizer will have to pay the proportionate cost of external development charges for setting up of Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting and horticulture and Mtc. thereof etc. on gross acreage basis as and when determined by HSVP/Govt. for Sonipat. These charges will be modifiable as and when approved by the authority /State Govt. and will be binding upon the colonizer.

2.

MAINTENANCE OF SERVICES:-

The mtc. Charges for various services like water supply, sewerage, storm water drainage, roads, street lighting and Hort., etc. has been included by the firm in the Sub Work No.VII and the total cost of works out to ₹. 485.04 lacs. It may be made clear to the colonizer that they are liable to maintain the estate developed by them for 10 years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.

3.

DENSITY/AREA/POPULATION:-

The overall density of the Residential Plotted colony works out to **240.735 PPA** considering 13.5 person per plot for General. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for the purposes of services only. This may be checked and confirmed by your office that overall density of sector should be maintained according to the final development plan of Sonipat.

4.

The title and name of the licensee may be examined by your office.

5.

All technical notes and comments incorporated in this estimate in two sheet will also apply. A copy of these are also appended as Annexure-'A'.

6.

The colonizer will have to ensure that sewer/storm water laid by them will be connected with the proposed/existing master services by gravity. If it is not possible to connect the services by gravity, it will be the responsibility of the colonizer to make the pumping arrangement and Mtc. thereof for all the time to come.

SFP
EG(M)
B



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7. The appropriate provisions for firefighting arrangement as required in NBC/ ISI should be provided and colonizer will be fully responsible for necessary fire safety arrangements
 8. For licenses at isolated places or at places where HSVP has to acquire and float sector, licensee will have to make their own arrangement by way of installation of T/well after approval from CGWB, with in their respective colonies. HSVP can make available the water only after HSVP sector in which licensed area falls is development. It is also subject to :-
 - i) Availability of litigation and encroachment free land.
 - ii) Permission within reasonable period from CGWB forest and Environment Deptt.
 - iii) HSVP shall supply the drinking water only to the licence granted in the master plan area.
 9. Till the external services water supply, sewerage & storm water drainage are made available by HSVP, the licences will have to make their own arrangement for supply of water, disposal of sewerage & storm water drainage.
 10. It may be clarified to the colonizer that recycled water is proposed to be utilized for park, green belt & flushing purposes. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
 - i) Two separate distribution systems, independent of each other, will be adopted, one for potable water supply and second for recycled water. Home/Office/business establishment will have access to two water pipe lines.
 - ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one feet, if not possible then readily identifiable sleeve should be used.
- To avoid any accidental use of recycled water for potable purposes all:-**
- (a) Recycle water pipes, fittings, Appurtenances, valves, taps, meters, hydrants will be of Red Color or painted red.
 - (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
 - (c) Detectable marker tapes of red color bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in color or painted Red and words "Recycle Water-Not for Drinking" embossed on them should be used for recycled water.
11. It shall be mandatory for the firm to provide dual/two button or lever flushing system in toilets.
 12. It may be made clear to the colonizer that he will not make the connection with the master services without prior approval of the competent authority, in writing.
 13. The layout plan for setting up of residential plotted colony under having an area 16.31875 acres supplied by your office drawing No. DGTCP-9577 dated 11.09.2023 have been considered to be correct for the purposes of estimation/services only.
 14. For disposal of sewage of the colony, the colonizer has proposed initial Sewage Treatment Plant in their colony. It may be made clear to the colonizer that he will be sole responsible for disposal of sewage of their colony as per requirement of HSPCB/Environment Deptt. till such time the HSVP services are made available as per proposal of the Town. All the link connection with the HSVP services shall be made by the colonizer at his own cost.

S.F.
S.S.(M)
H



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15. It is made clear to the colonizer that the rain water harvesting system shall be provided as per central ground water authority norms/Haryana Govt. notification as applicable and same will be kept operational/maintained all the time.
16. The estimate does not include the provision of electrification of the colony. However, it may be made clear to the colonizer that the supervision charges O & M charges shall be paid by them directly to the HVPNL Deptt.
17. It may be made clear to the colonizer that there will be no pollution due to disposal of sewerage of their colony. The disposal of effluent should be in accordance to the standard norms, fixed by the Haryana State Pollution Control Board/Environment Deptt.
18. i) The colonizer will be responsible for the construction of various structures such as RCC, UGT; water/sewage treatment plant etc. according to the standard specification, good quality workmanship and water tightness of all the structures will be responsibility of the colonizer.
ii) In case some additional structures are required to be constructed, as decided by HSVP at a later stage, the same will be binding upon the colonizer .
19. The portion of the sector/development plan roads/green belt as provided in the development plan which is part of the licenced area shall be transferred free of cost to the Govt. /HSVP.
20. i) That the colonizer/ owner shall ensure the installation of solar power plant as per the provision of Haryana Solar Power Policy-2016 issued by Haryana Govt. Renewable Energy Deptt. Vide notification no. 19-4-2016-5 power dated 14.03.2016.
ii) That the colonizer /owner shall install of solar photovoltaic power plant as per provision of order no. 22/52/2005-5 power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. It may be made clear to the colonizer that detailed technical proposals/scheme shall be got approved from concerned circle office, HSVP before execution of work at site.
22. In case of 24 Mtrs. Wide road if it is decided by the Govt. that master services be extended on 24 Mtrs. wide internal circulation road, additional amount at rates as decided by the authority will recoverable over and above the EDC.
23. The correctness of the levels of the colony will be sole responsibility of the colonizer for integrating the internal sewer/storm water drainage of the colony by gravity with the master services to be provided by HSVP as per the proposal. In case pumping is required, same will be provided/maintained by the colonizer.
24. The street lighting, fixtures & wiring etc. will be done as per HVPNL/DHBNL specifications, rules & regulations.
25. The tertiary water shall be used for green belts and parks as per proposal made for use of recycled water plan.



NOTE(1) :-

In order to implement the directions given by National Green Tribunal in O.A. No. 21 of 2014 and No. 95 of 2014 (in the matter of Vardhman Kaushik V/s. Union of India and Ors), instructions have been issued vide this office letter No. 2121-37 dated 23.2.2015, 2609-19 dated 5.3.2015, 4412-21 dated 22.4.2015, 4971-89 dated 30.4.2017, 5442-5457 dated 11.05.2015, 15622-43 dated 10.12.2015, 1-16 dated 1.1.2016 and No. 114152-154/1141160-114196 dated 21.1.2016. The same may be incorporated in the estimate and the developer must ensure implementation of these instructions at site.



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The estimated cost of 16.31875 acres for various services to be provided by the firm for the development of internal services has been checked and corrected for purpose of bank guarantee and execution of works comes out as under:-



<u>S. N.</u>	<u>DESCRIPTION</u>	<u>AMOUNT IN LACS.</u>
1.	Water Supply	₹. 256.21 Lacs.
2.	Sewerage	₹. 206.71 Lacs.
3.	Storm Water Drainage	₹. 134.67 Lacs.
4.	Roads & Parking	₹. 445.70 Lacs
5.	Street Lighting	₹. 62.60 Lacs.
6.	Horticulture	₹. 16.73 Lacs.
7.	Maintenance of services for ten years including resurfacing of road after Ist five years and IInd five years of maintenance (as per HSVP norms)	₹. 485.04 Lacs.

Total ₹. 1607.66 Lacs

Dev. Cost per acre = ₹. 1607.66 Lacs/16.31875 acres = ₹. 98.516 Lacs per gross acre.

Two copies of the estimate along with **Plans** and proposal as received are returned herewith duly corrected and signed for further necessary action.


**DA/-Estimate in duplicate
along with plans
& Annexure-A.**


For Executive Engineer (M),
Chief Engineer-I, HSVP,
Panchkula. 

Endst. No: -

Dated:-

A copy of the above is forwarded to the Superintending Engineer, HSVP, Circle, Rohtak for information with reference to his office Memo No. 240363 dated 08.11.2023.


For Executive Engineer (M),
Chief Engineer-I, HSVP,
Panchkula



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C.E.-I-No. 962556
Dated: 08/12/2023

Annexure-A

SUB:- Approval of service plan estimate in respect of license no. 181 of 2023 dated 11.09.2023 granted for development of Affordable Residential Plotted Colony under DDJAY over an area measuring 16.31875 acres in Sector-33, District-Sonapat being developed by M/s Eldeco Infracon Realtors 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-wells shall also be installed to meet extra demand of water beyond the provision made in the estimate.
6. 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.
7. 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 of PE-100 & PN-6 for flushing system/ irrigation purposes will be used.
9. A minimum of 100, 150mm (DI K-7), 200 & 250mm i/d SWP & 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.




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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.


**Executive Engineer (M),
for Chief Engineer-I, HSVP,
Panchkula.**

3218.649 Sqm.
3222.710 Sqm.

Category	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt.
B	6	96,000	576,000
E	14	118,645	1,661,027
H	20	103,641	2,072,826
I	9	121,535	1,093,813
J	5	83,965	419,823
M1	1	87,320	87,320
M2	1	146,060	146,060
M3	1	150,000	150,000
M4	1	112,090	112,090
M5	1	122,400	122,400
Total	59	6441.36	(1.591 acres) 20.15%

4 KARAM VILLAGE RASTA
ENTRY > G.T. ROAD >



AREA STATEMENT			
S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(Acres)
1.	TOTAL LAND AREA	66039.533	16.31875
	PERMISSIBLE AREA	9.954Acres	61%
	AREA UNDER RESI. PLOTS =	2641.58 Sqm.	4%
	AREA UNDER COMM. =	0.65275 Acres	10%
	COMMUNITY FACILITY AREA =	1.631875 Acres	7.5%
	AREA UNDER GREEN UNDER TOTAL LAND =	4952.96498 Sqm.	PROPOSED AREA(Acres)
	AREA UNDER RESI. PLOTS =	29492.184 Sqm.	7.26298 Acres
	AREA UNDER COMM. =	2640.869 Sqm.	0.6525 Acres
	COMMUNITY FACILITY AREA =	6610.45 Sqm.	1.6334 Acres
	AREA UNDER GREEN UNDER TOTAL LAND =	5009.79 Sqm.	1.2369 Acres

To be read with Licence No. 181 of 2023 Dated 11/09/2023 LC-1984
This Layout plan for an area measuring 16.31875 acres (Drawing No. DGTRCP/25 dated 17-09-23) comprising of 59 plots is issued in respect of Affordable Residential Plotted Colony (Under Doon Dayal Jan Saraf) located in Village Rathdhana, Sector-33, Sonapat, District Sonapat, Haryana. The entire area is reserved for residential purposes and shall be used for the purpose of residential plots. The entire area is reserved for residential purposes and shall be used for the purpose of residential plots. The entire area is reserved for residential purposes and shall be used for the purpose of residential plots.

- That this Layout Plan shall be in conjunction with the clauses appearing in 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 sites 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 or in accordance with terms and conditions of the agreements of the licensee.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTRP for the modification of layout plans of the colony.
- That the revenue raster falling in the colony shall be kept free for circulation/increment as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTRP, 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 licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensee.
- 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.
- 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 7% of the adjacent road length 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. 22/93/2005-5power 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. 19/14/2016-5p dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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

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

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

TOTAL SALEABLE AREA	29392.184	2640.889
IN SQ.MT.	32033.073	
IN ACRES	7.91556	

Checked submitted to Cognitum in forwarding letter No. 262576 to 08/17/2023 and notes attached with the estimate
Executive Engineer (M) for Chief Engineer-I HSPV, Panohkula



DENSITY CALCULATION	
TOTAL DENSITY =	291 X 13.50 @ PERSON'S PER PLOT
	= 3928.5 + 16.31875
TOTAL DENSITY =	240.735 PPA Against 240-400 PPA Permissible

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

OWNER SIGNATURE:-
DATE:-
19.05.2023

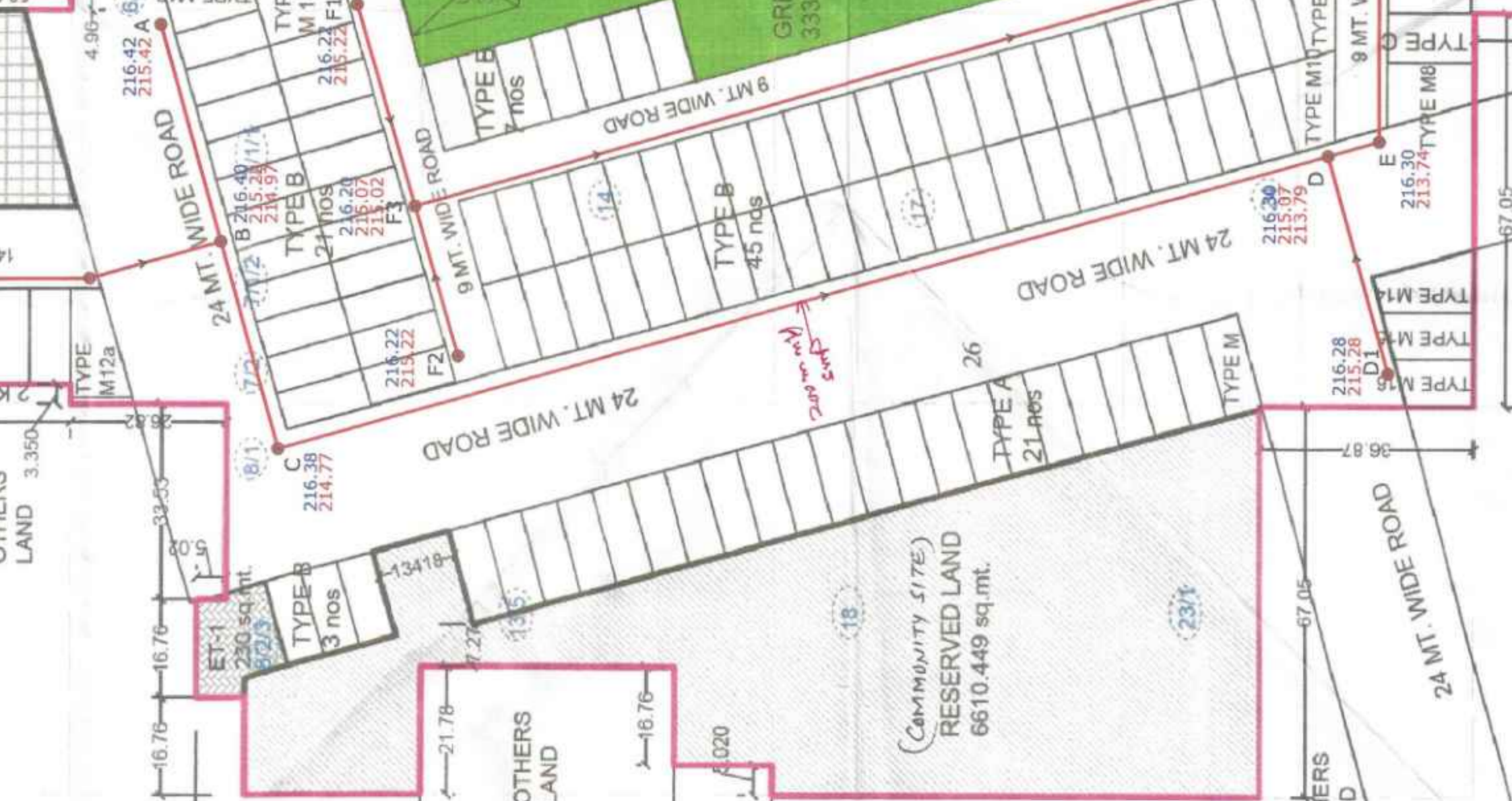
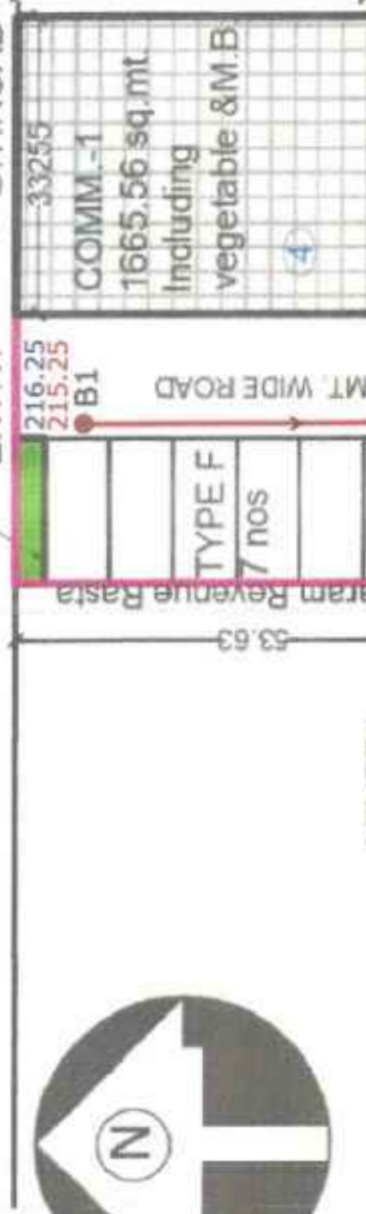
ARCHITECT SIGNATURE:-
ARCHITECT
Ar. Prakash Rathore
For Eldeco Infracon Realtors Ltd.
Authorized Signatory
CAI/2020/123819

K-47, KAILASH COLONY NEW DELHI-48
PHONE: 011 - 46555600 FAX: 46556601

3218.649 Sqm.
3222.710 Sqm.

Category of Plots	Total No. of Plots	Total Area in sq. mt.	Area in sq. mt. (M-Min)
B	6	96,000	8/2 (260.14 sq. mt.), 9/1 (315.60 sq. mt.), 9/1 (1067.803 sq. mt.), 10/1 (593.224 sq. mt.), 8/1/2 (2(992.542 sq. mt.)), 66/12/2 (1080.284 sq. mt.), 8/1/2 (2(1093.813 sq. mt.)), 2/2 (419.823 sq. mt.), 8/2 (76.31 sq. mt.), 9/1 (11.01 sq. mt.)
E	14	118,645	1691.027
H	20	103,641	2072.826
I	9	121,535	1093.813
J	5	83,965	419.823
M1	1	87,320	87,320
M2	1	146,060	146,060
M3	1	150,000	150,000
M4	1	112,090	112,090
M5	1	122,400	122,400
Total	59	6441.36 (1.591 acres)	20.15%

4 KARAM VILLAGE RASTA
ENTRY > G.T. ROAD >



TYPE	SIZE		TOTAL PLOTS	TOTAL AREA SQ.MT.	TOTAL AREA ACRES
	MT.	SQ.MT.			
A	6.400	16,700	21	2244.480	516.000
B	8.400	15,000	101	9966.000	2283.000
C	8.500	12,500	1	127.500	29.000
D	6.326	15,000	37	3610.930	824.000
E	6.750	17,577	118,645	1661.027	376.000
F	7.200	16,473	118,606	830.230	188.000
G	5.938	16,124	96,744	287.233	65.000
H	8.300	16,451	103,641	2072.826	468.000
I	8.705	18,126	121,535	1093.813	245.000
J	6.410	13,099	83,965	1343.433	305.000
K	6.418	16,000	102,688	2156.448	488.000
L	6.615	14,335	94,826	2275.825	514.000
M	AS PER SITE	16,700	106,550	106.550	23.900
M1	AS PER SITE	15,000	146,060	146.060	33.000
M2	AS PER SITE	17,577	150,000	150.000	34.000
M3	AS PER SITE	17,577	122,400	122.400	28.000
M4	AS PER SITE	17,577	112,090	112.090	25.000
M5	AS PER SITE	16,000	108,250	108.250	24.000
M6	AS PER SITE	16,000	99,340	99.340	22.000
M7	AS PER SITE	15,000	132,010	132.010	30.000
M8	AS PER SITE	15,000	113,670	113.670	26.000
M9	AS PER SITE	15,000	147,670	147.670	33.000
M10	AS PER SITE	15,000	144,180	144.180	33.000
M11	AS PER SITE	15,000	110,480	110.480	25.000
M12	AS PER SITE	16,473	150,000	150.000	34.000
M13	AS PER SITE	14,420	118,040	118.040	27.000
M14	AS PER SITE	11,840	100,120	100.120	23.000
M15	AS PER SITE	11,840	100,120	100.120	23.000
M16	AS PER SITE	11,840	100,120	100.120	23.000
TOTAL			291	29392.184	6728.988

COMMERCIAL AREA-	AREA in sq. mt.	AREA in Acre
COMMERCIAL (I.M.B.)	1665.560	0.4115
COMMERCIAL	975.319	0.2410
TOTAL COMMERCIAL	2640.869	0.6525

ORGANISED GREEN AREA-	AREA in sq. mt.	AREA in Acre
GREEN 1	3333.99	0.8238
GREEN 2	1051.585	0.2599
GREEN 3	631.456	0.1560
TOTAL ORG. GREEN	5017.031	1.2397



S. No.	Name of Line	Size in mm	Length in m	Grade
1	AB	200	40	200
2	BIB	200	55	200
3	BC	200	40	200
4	CD	200	196	200
5	DID	200	42	200
6	DE	200	10	200
7	EF	200	35	200
8	FIF3	200	40	200
9	F2F3	200	30	200
10	FFIF	200	173	200
11	FG	200	37.00	200
12	GH	200	166.00	200
13	GH	200	33.00	200
14	HH	200	47.00	200
15	HI	200	45.00	200
16	II2	200	36.00	200
17	II3	200	36.00	200
18	II	250	45.00	300
19	II	250	41.00	300
20	JU	200	58.00	200
21	JK	250	12.00	300
22	KL	250	60.00	300
23	LM	250	42.00	300
24	MIM	200	46.00	200
25	MN	250	50.00	300
26	NN	200	145.00	200
27	NO	250	42.00	300
28	OIO	200	23.00	200
29	OP	250	15.00	300
30	P-STP	250	20.00	300
31	STP-HSVP	250	30.00	300

AREA STATEMENT			
S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(Acres)
1.	TOTAL LAND AREA	66039.533	16.31875
	PERMISSIBLE AREA	9.954	61%
	AREA UNDER RESI. PLOTS	40284.1154	9.954
	AREA UNDER COMM.	2641.58	4%
	COMMUNITY FACILITY AREA	6603.9533	10%
	AREA UNDER GREEN UNDER TOTAL LAND	4952.96498	7.5%
	PROPOSED AREA	1.2239	%
	AREA UNDER RESI. PLOTS	29392.184	44.507%
	AREA UNDER COMM.	2640.869	3.998%
	COMMUNITY FACILITY AREA	6610.45	10.009%
	AREA UNDER GREEN UNDER TOTAL LAND	5009.79	7.579%

To be read with Licence No. 181 of 2023 Dated 11/09/2023 LC-1984

This Layout plan for an area measuring 16.31875 acres (Drawing No. DTCP/PPA/5 dated 17-01-23) comprising of 59 plots is approved in respect of Affordable Residential Plotted Colony (Under Doon Dayal Jan Rajguru) to be developed by Eldeco Infracon Realtors Ltd & Others in the revenue estate of Village Rathdhana, Sector-33, Sonapat, District - Meerut, U.P. The following conditions apply to the approval:

- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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 plotted for calculation of the area under plots.
- That the demarcation plans as per size 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 or in accordance with terms and conditions of the agreements of the licensee.
- That for proper planning and integration of services in the area, the layout of the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plan of the colony.
- That the revenue raster 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 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 for proper integration of the planning proposals of the adjoining areas.
- 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 licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
- 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.
- 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 licensed area shall be transferred free of cost to the government on the lines of Section 30(3)(b) of the Act No.8 of 1973.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licensee through give and take with the land that HSVP 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.2275/2005-Power 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. 19/16/2016-5p dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SARVJAY KUMAR) STP (HR)
(SUREKHA YADAV) ATP (HR)
(NARENDER KUMAR) JP (HR)
(T.L. SATYAPRAKASH, IAS) DTCP (HR)
Supervising Engineer HSVP Circle, Sonapat
Executive Engineer HSVP Division Sonapat

TOTAL SALEABLE AREA IN SQ.MT.	= 29392.184	RESIDENTIAL + COMMERCIAL	2640.869
IN ACRE	= 32033.073		
	= 7.91566		

Checked subject to Compliance in forwarding letter No. 8825/6 Dated 11/09/23 and notes attached with the estimate
Executive Engineer (M) for Chief Engineer-I HSVP, Panichkula



DENSITY CALCULATION
TOTAL DENSITY = 291 X 13.50 @ PERSON'S PER PLOT
= 3928.5 + 16.31875
TOTAL DENSITY = 240.735 PPA. Against 240-400 PPA Permissible

ARCHITECT SIGNATURE:-
Ar. Pratyav Rathore
For Eldeco Infracon Realtors Ltd.
Authorized Signatory
CAI/2020/123819

OWNER SIGNATURE:-
DATE:- 19.05.2023
PROPOSED RESIDENTIAL TOWNSHIP
AT -SONIPAT (HR)

Layout plan of residential plotted colony over an area measuring 16.31875 Acre under DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, developed by - Sh. Om Prakash Saroha and others in collaboration with Eldeco Infracon Realtors Limited.

K-47, KAILASH COLONY NEW DELHI-48
PHONE- 011 - 46555600 FAX - 46555601

3218.649 Sqm.
3222.710 Sqm.

Category	Total No. of Plots	Total Area in sq. mt.	Total Area in sq. mt. (M=Mm)
B	6	96,000	576,000
E	14	118,645	1,661,027
H	20	103,641	2,072,826
I	9	121,535	1,093,813
J	5	83,965	419,823
M1	1	87,320	87,320
M2	1	146,060	146,060
M3	1	150,000	150,000
M4	1	112,090	112,090
M5	1	122,400	122,400
Total	59	6441.36	(1.591 acres) 20.15%

Detail of 20% (out of 100%) Mortgaged area
Total No. of Plots: 59
Total Area in sq. mt.: 6441.36
Total Area in sq. mt. (M=Mm): (1.591 acres) 20.15%

TYPE	SIZE		TOTAL PLOTS	TOTAL AREA SQ.MT.
	MT.	MT. X		
A	6.400	16.700	21	2244.480
B	6.400	15.000	101	9696.000
C	8.500	15.000	1	127.500
D	6.326	15.000	37	3510.600
E	6.750	17.577	14	1661.027
F	7.200	16.473	7	830.239
G	5.938	16.124	3	287.233
H	6.300	16.451	20	2072.826
I	6.705	18.126	9	1093.813
J	6.410	13.099	16	1343.433
K	6.418	16.000	24	2156.448
L	6.615	14.335	24	2275.825
M	AS PER SITE	16.700	106.550	106.550
M1	AS PER SITE	15.000	87.320	87.320
M2	AS PER SITE	15.000	146.060	146.060
M3	AS PER SITE	17.577	150.000	150.000
M4	AS PER SITE	17.577	112.090	112.090
M5	AS PER SITE	16.000	106.250	106.250
M6	AS PER SITE	16.000	99.340	99.340
M7	AS PER SITE	15.000	132.010	132.010
M8	AS PER SITE	15.000	113.670	113.670
M9	AS PER SITE	15.000	147.670	147.670
M10	AS PER SITE	15.000	144.180	144.180
M11	AS PER SITE	15.000	110.490	110.490
M12	AS PER SITE	16.473	150.000	150.000
M13	AS PER SITE	14.420	118.040	118.040
M14	AS PER SITE	118.040	100.120	100.120
M15	AS PER SITE	100.120	1	1
M16	AS PER SITE	100.120	1	1
TOTAL			291	29392.184

AREA UNDER GREEN UNDER TOTAL LAND =	COMMERCIAL AREA:-
40284.1154 Sqm.	AREA in sq.mt. AREA in Acre
2641.58 Sqm.	COMMERCIAL (U.M.B.) = 1665.560 Sqm. 0.4115 acre
6603.9533 Sqm.	COMMERCIAL 2 = 975.319 Sqm. 0.2410 acre
4952.96498 Sqm.	COMMERCIAL 3 = 2640.869 Sqm. 0.6525 acre
29392.184 Sqm.	TOTAL COMMERCIAL = 5281.748 Sqm. 1.3050 acre

ORGANISED GREEN AREA:-
AREA in sq.mt. AREA in Acre
GREEN 1 = 3333.99 Sqm. 0.8238 acre
GREEN 2 = 1051.585 Sqm. 0.2599 acre
GREEN 3 = 631.456 Sqm. 0.1560 acre
TOTAL ORG. GREEN = 5017.031 Sqm. 1.2397 acre



AREA STATEMENT			
S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(Acres)
1.	TOTAL LAND AREA	66039.533	16.31875
	PERMISSIBLE AREA		%
	AREA UNDER RESI. PLOTS =	40284.1154 Sqm.	9.954 Acre 61%
	AREA UNDER COMM. =	2641.58 Sqm.	0.65275 Acre 4%
	COMMUNITY FACILITY AREA =	6603.9533 Sqm.	1.631875 Acre 10%
	AREA UNDER GREEN UNDER TOTAL LAND =	4952.96498 Sqm.	1.2239 Acre 7.5%
	PROPOSED AREA		%
	AREA UNDER RESI. PLOTS =	29392.184 Sqm.	7.26298 Acre 44.507%
	AREA UNDER COMM. =	2640.869 Sqm.	0.6525 Acre 3.998%
	COMMUNITY FACILITY AREA =	6610.45 Sqm.	1.6334 Acre 10.009%
	AREA UNDER GREEN UNDER TOTAL LAND =	5009.79 Sqm.	1.2369 Acre 7.579%

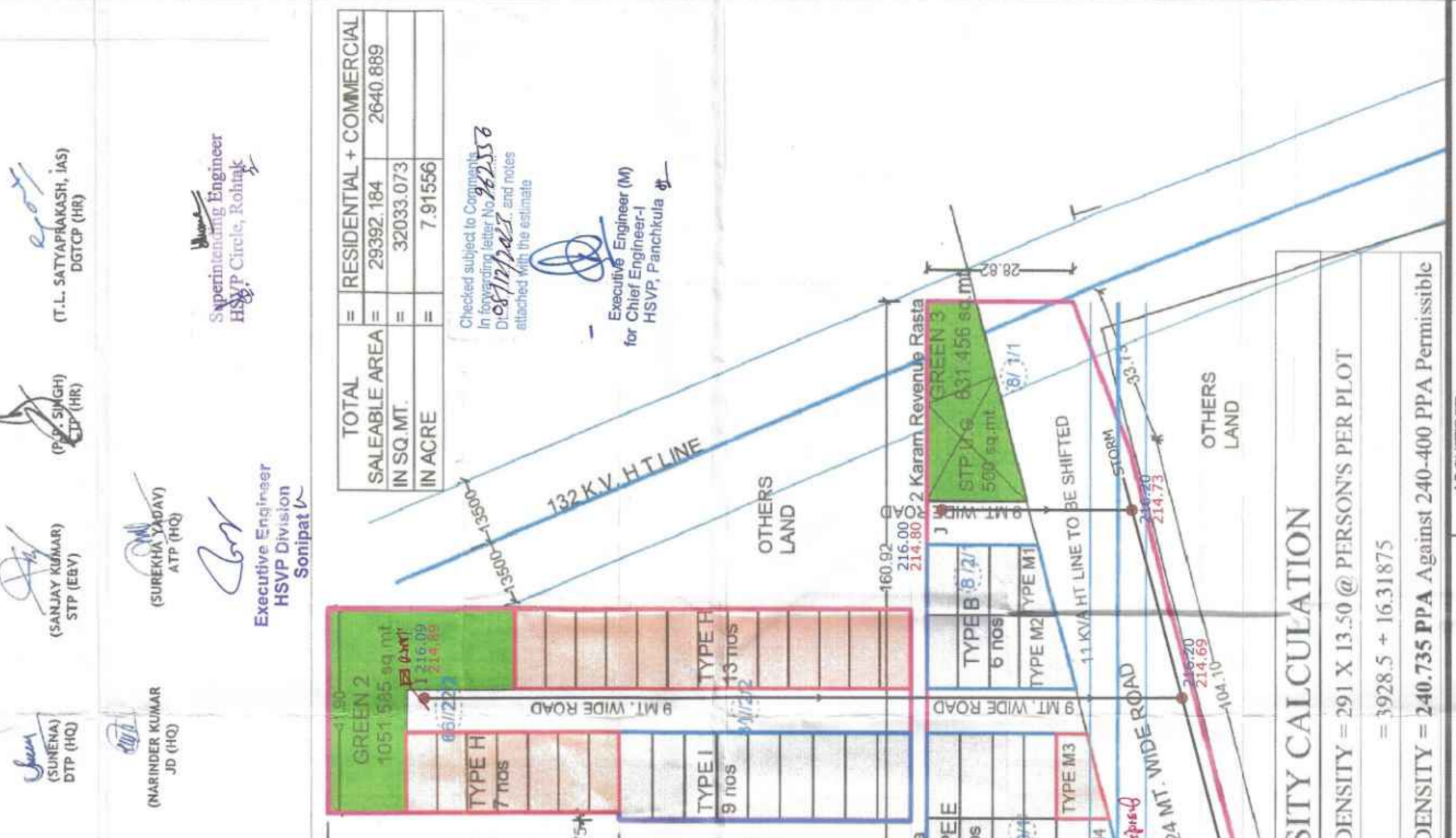
To be read with Licence No. 181 of 2023 dated 11/09/2023 LC-1984

This Layout plan for an area measuring 16.31875 acres (Drawing No. DTCP/PPS dated 11-09-23) is hereby approved in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) by the Government of Haryana. Others in the revenue estate of Village Rathdhana, Sector-33, Sonapat to 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 shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be plotted for calculation of the area under plots.
- That the demarcation and construction on these sites shall be governed by the Haryana Building Code, 2017 and from this Department and construction on these sites shall be approved by the Haryana Urban Planning, Haryana or in accordance with the terms and conditions of the agreements of the licensee.
- 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.
- 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 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.
- 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 licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Planning 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 licensee.
- 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.
- 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 7% 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-Power 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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

S. No.	Name of Line	Size in mm	Length in mtr	Slope in 1 in
1	A-HSVP	400	62.00	560
2	B1B	400	40.00	560
3	B2B	400	40.00	560
4	BC	400	170.00	560
5	C1C	400	35.00	560
6	CD	400	32.00	560
7	D1D	400	103.00	560
8	DE	400	40.00	560
9	E1E	400	43.00	560
10	E1F	400	36.00	560
11	F1F2	400	55.00	560
12	F2F3	400	45.00	560
13	F3F	400	40.00	560
14	FG	400	45.00	560
15	G1G	400	52.00	560
16	GHSVP	400	96.00	560
17	H-HSVP	400	60.00	560
18	STORM	400	162.00	560
19	J-HSVP	400	40.00	560

NOTE: FOR SIZE, SLOPE AND INVERT AS ABOVE TABLE AS REFER



Layout plan of residential plotted colony over an area measuring 16.31875 Acre under DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, developed by - Sh. Om Prakash Saroha and others in collaboration with Eideco Infracon Realtors Limited.

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

OWNER SIGNATURE:-
For Eideco Infracon Realtors Ltd. Authorized Signatory

DATE:- 19.05.2023

ARCHITECT SIGNATURE:-
Ar. Pratik Rathore
Pratik Rathore
CA/2020/123819

ARCHITECT
DESIGN FORUM
DELHI, INDIA

K-47, KAILASH COLONY NEW DELHI-48
PHONE: 011 - 46556600 FAX: 46556601

DENSITY CALCULATION	
TOTAL DENSITY = 291 X 13.50 @ PERSON'S PER PLOT	= 3928.5 + 16.31875
TOTAL DENSITY = 240.735 PPA Against 240-400 PPA Permissible	

3218.649 Sqm.
3222.710 Sqm.

Category	Total No. of Plots	Total Area in sq. mt.	Total Area in sq. mt. (M=Min)
B	6	96,000	8/2 (260.14 sq. mt.), 9/1 (315.60 sq. mt.)
E	14	118,645	9/1 (1067.803 sq. mt.), 10/1 (593.224 sq. mt.)
H	20	103,641	81/1/2/1 (992.542 sq. mt.), 66/1/2/2/1 (1080.284 sq. mt.)
I	9	121,535	1093.813
J	5	83,965	81/1/2/1 (1093.813 sq. mt.)
M1	1	87,320	8/2 (76.31 sq. mt.), 9/1 (11.01 sq. mt.)
M2	1	146,060	9/1 (146.06 sq. mt.)
M3	1	150,000	9/1 (150 sq. mt.)
M4	1	112,090	9/1 (112.09 sq. mt.)
M5	1	122,400	10/1 (113.85 sq. mt.)
Total	59	6441.36	(1.591 acres)

20.15%
6441.36 (1.591 acres)

TYPE	SIZE		TOTAL PLOTS	TOTAL AREA SQ.MT.
	MT.	SQ.MT.		
A	6.400	106.880	21	2244.460
B	6.400	15.000	101	9696.000
C	8.500	127.500	1	127.500
D	6.326	15.000	37	3610.930
E	6.750	17.577	14	1661.027
F	7.200	16.473	7	830.239
G	5.938	16.124	3	287.233
H	6.300	16.451	20	2072.826
I	6.410	18.126	9	1093.813
J	6.410	13.059	16	1343.433
K	6.418	16.000	21	2156.448
L	6.615	14.335	24	2275.825
M	AS PER SITE	16.700	106.550	106.550
M1	AS PER SITE	15.000	87.320	87.320
M2	AS PER SITE	15.000	146.060	146.060
M3	AS PER SITE	17.577	112.090	112.090
M4	AS PER SITE	17.577	122.400	122.400
M5	AS PER SITE	16.000	99.340	99.340
M6	AS PER SITE	15.000	132.010	132.010
M7	AS PER SITE	15.000	113.670	113.670
M8	AS PER SITE	15.000	144.180	144.180
M9	AS PER SITE	15.000	110.490	110.490
M10	AS PER SITE	16.473	150.000	150.000
M11	AS PER SITE	118.040	118.040	118.040
M12	AS PER SITE	100.120	100.120	100.120
TOTAL			291	29392.184

AREA UNDER PLOTS	AREA IN SQ.MT.	AREA IN ACRE
COMMERCIAL	1665.560	0.4115
COMMERCIAL	975.319	0.2410
TOTAL COMMERCIAL	2640.869	0.6525
ORGANISED GREEN AREA		
GREEN 1	3333.99	0.8238
GREEN 2	1051.585	0.2599
GREEN 3	631.456	0.1560
TOTAL ORG. GREEN	5017.031	1.2397

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COMMERCIAL	975.319	0.2410	
TOTAL COMMERCIAL	2640.869	0.6525	
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GREEN 2	1051.585	0.2599	
GREEN 3	631.456	0.1560	
TOTAL ORG. GREEN	5017.031	1.2397	

AREA STATEMENT			
S.NO.	DESCRIPTION	AREA(sq.mt)	AREA(Acres)
1.	TOTAL LAND AREA	66039.533	16.31875
	PERMISSIBLE AREA	40284.154	9.954Acres
	AREA UNDER RESI. PLOTS	2641.58	0.65275 Acre
	COMMUNITY FACILITY AREA	6603.9533	1.631875 Acre
	AREA UNDER GREEN UNDER TOTAL LAND	4952.96498	1.2239 Acre
	PROPOSED AREA	29392.184	7.26298 Acre
	AREA UNDER RESI. PLOTS	2640.869	0.6525 Acre
	COMMUNITY FACILITY AREA	6610.45	1.6334 Acre
	AREA UNDER GREEN UNDER TOTAL LAND	3009.79	7.5799%

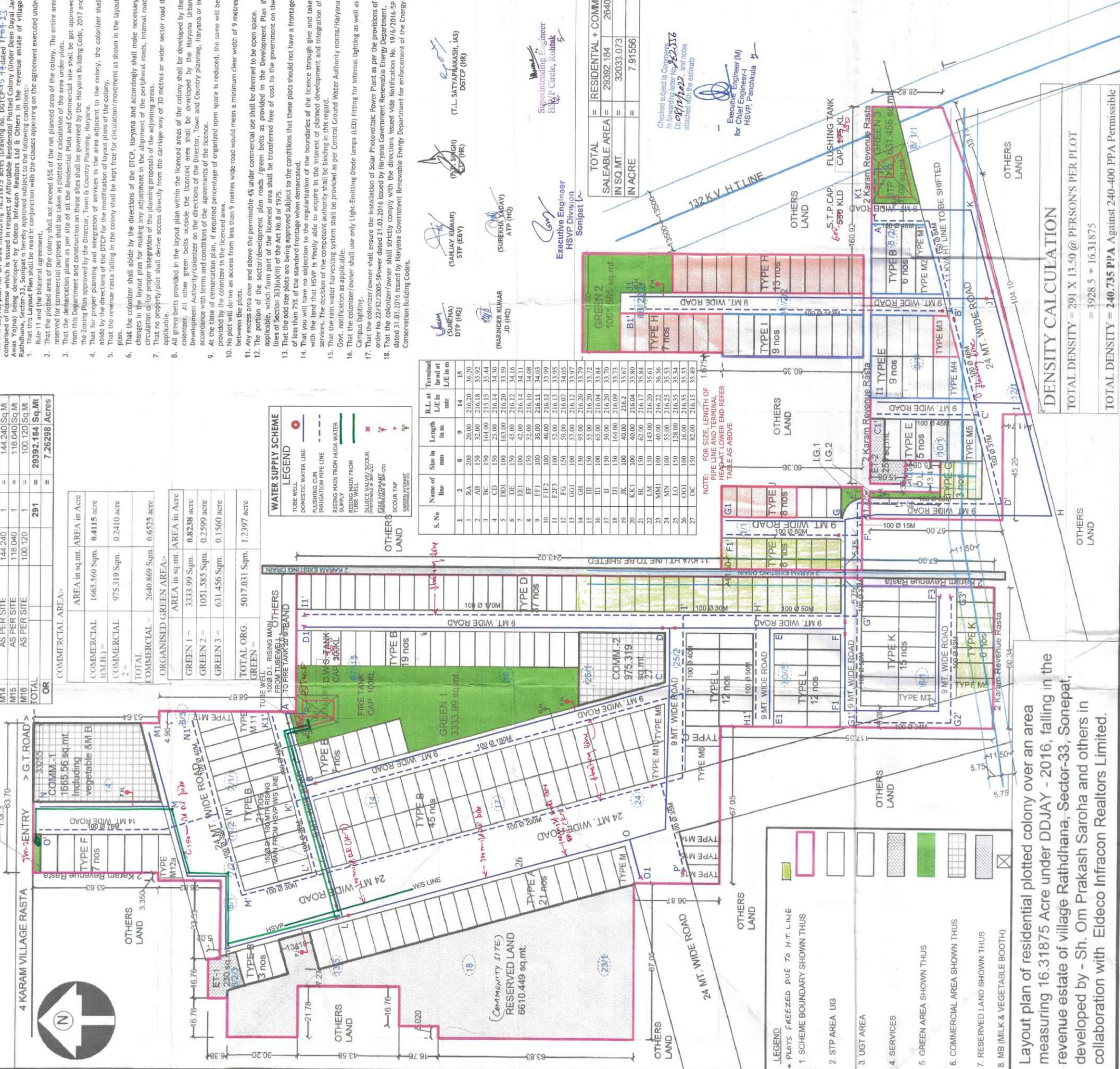
To be read with Licence No. 181 of 2023 dated 11/09/2023 LC-4984

This layout plan for an area measuring 16.31875 acres (Drawing No. D07CP/57 dated 11-09-23) comprising of 59 plots is submitted for approval to the Hon'ble Minister, Revenue Deptt., Govt. of Haryana, Sector-33, Sonapat, Haryana. The revenue estate of village Rathdhana, Sector-33, 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 area for calculation of the area under plots.
- That the 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 DTCP 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 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.
- 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 license.
- 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.
- No plot will derive an access from less than 9 metres wide road which means 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 7% of the standard frontage when demarcated.
- You will have no objection to the regularization of the boundaries of the license through give and take services, the decision of the competent authority shall be binding in the regard.
- 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.
- The colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-59-power dated 21.01.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-59 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

S.No	Name of line	Size in mm	Length in m	R.L. at head of L/E in m	Terminal L/E in m
1	RA	200	216.20	36.20	15
2	AB	150	32.00	216.18	35.92
3	BC	150	164.00	215.15	35.44
4	CD	150	25.00	216.14	34.30
5	DE	150	163.00	216.20	33.59
6	DE	150	45.00	216.12	34.16
7	EE	150	42.00	216.10	34.11
8	EF	150	32.00	216.10	34.08
9	FF	100	35.00	216.11	34.03
10	FF	100	46.00	216.12	33.99
11	FF	100	52.00	216.13	33.95
12	FG	150	50.00	216.07	34.05
13	GG	150	53.00	216.12	33.97
14	GH	150	95.00	216.20	33.79
15	HI	150	55.00	216.20	33.72
16	HI	150	65.00	216.04	33.84
17	JI	150	50.00	216.20	33.70
18	JI	150	164.00	216.09	33.73
19	JK	150	40.00	216.20	33.67
20	KL	150	40.00	216.04	33.80
21	LM	150	143.00	216.20	35.84
22	MM	150	40.00	216.22	36.56
23	MM	150	40.00	216.20	35.54
24	MM	150	128.00	216.25	35.53
25	LO	150	16.00	216.35	35.33
26	OC	150	82.00	216.15	35.49
27	OC	150	82.00	216.15	35.49

NOTE: FOR SIZE, LENGTH OF LINE, R.L. AT HEAD OF LINE, TERMINAL R.L. REFER TO THE TABLE AS ABOVE



Layout plan of residential plotted colony over an area measuring 16.31875 Acre under DDJAY - 2016, falling in the revenue estate of village Rathdhana, Sector-33, Sonapat, developed by - Sh. Om Prakash Saroha and others in collaboration with Eideco Infracon Realtors Limited.

DENSITY CALCULATION
TOTAL DENSITY = 291 X 13.50 @ PERSON'S PER PLOT = 3928.5 + 16.31875
TOTAL DENSITY = 240.735 PPA Against 240-400 PPA Permissible

TOTAL SALEABLE AREA IN SQ.MT.	29392.184	RESIDENTIAL + COMMERCIAL	2640.889
IN ACRE	32033.073		7.91556

(SUNEVA) DTP (HR)
(SANKU) STP (ENV)
(MARINDER KUMAR) JD (HR)
(SUREKHA YADAV) ATP (HR)
Executive Engineer HSPV Division Sonapat
Supervising Engineer HSPV Circle, Kohna
Checked subject to Compliance in forwarding letter No. 823/316 dated 09/12/23 and notes attached with the estimate
Executive Engineer (M) for Chief Engineer-1 HSPV, Panchkula

ARCHITECT SIGNATURE:-
At. Pranjay Rathore
Rathore Architects
CAI/2020/123819

OWNER SIGNATURE:-
For Eideco Infracon Realtors Ltd.
Authorized Signatory

DATE:-
19.05.2023

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

ARCHITECT
K-47, KAILASH COLONY NEW DELHI-48
PHONE: 011 - 46556600 FAX - 46556601