

AREA STATEMENT FOR THE PROPOSED TOWNSHIP										
SR.	NO.	PLOTS	SIZE		AREA		TOTAL NO.	TOTAL AREA	OF PLOTS	SQ.M.
			L	B	SQ.M.	SQ.YDS.				
1	1	29	6.665	x	14.132	=	94.190	112.651	29	2731.510
2	30	57	8.159	x	12.245	=	99.907	119.489	28	2797.396
3	58	-	8.156	x	18.360	=	149.744	179.094	1	149.744
4	59	73	6.560	x	18.360	=	120.442	144.049	15	1806.630
5	74	75	7.670	x	18.360	=	140.821	168.422	2	281.642
6	76	90	6.560	x	18.360	=	120.442	144.049	15	1806.630
7	91	-	8.156	x	18.360	=	149.744	179.094	1	149.744
8	92	-	7.136	x	19.353	=	138.103	165.171	1	138.103
9	93	108	7.140	x	19.353	=	138.180	165.263	16	2210.880
10	109	-	7.136	x	19.353	=	138.103	165.171	1	138.103
11	110	-	7.136	x	19.350	=	138.082	165.146	1	138.082
12	111	118	7.140	x	19.350	=	138.159	165.238	8	1105.272
13	119	137	6.558	x	18.360	=	120.405	144.004	19	2287.695
14	138	-	6.510	x	18.360	=	119.524	142.951	1	119.524
15	139	-	6.711	x	17.880	=	119.993	143.512	1	119.993
16	140	163	6.000	x	17.880	=	107.280	128.307	24	2574.720
17	164	165	6.711	x	17.880	=	119.993	143.512	2	239.986
18	166	189	6.000	x	17.880	=	107.280	128.307	24	2574.720
19	190	191	6.711	x	17.880	=	119.993	143.512	2	239.986
20	192	203	6.000	x	17.880	=	107.280	128.307	12	1287.360
21	204	215	6.000	x	17.712	=	106.272	127.101	12	1275.264
22	216	-	6.711	x	17.712	=	118.865	142.163	1	118.865
23	217	220	8.469	x	15.303	=	129.601	155.003	4	518.404
24	221	224	8.469	x	15.481	=	131.109	156.806	4	524.436
25	225	232	6.795	x	12.245	=	83.205	99.513	8	665.940
26	233	240	6.517	x	18.360	=	119.652	143.104	8	957.216
TOTAL									SQ.MT	26957.545
TOTAL NO. OF PLOTS =									ACRES	6.66137

SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
TOTAL PLOT AREA = (A)	12.11250	49017.471	%	12.11250	49017.471	%
AREA UNDER PROPOSED 45M SECTOR ROAD = (B)	0.07197	291.241		0.07197	291.241	
50% BENEFIT OF AREA UNDER SECTOR & SERVICE ROAD = (C) = B/2	0.03598	145.620		0.03598	145.620	
NET PLANNED AREA = (D) = (A) - (C)	12.07652	48871.851		12.07652	48871.851	
OPEN AREA UNDER GREEN/PARK	0.90844	3676.310	7.500	0.90898	3678.505	7.504
COMMUNITY FACILITIES	1.21125	4901.747	10.000	1.21138	4902.282	10.001
COMMERCIAL AREA	0.48306	1954.874	4.000	0.48197	1950.458	3.991
AREA UNDER PLOTS	7.34668	29811.829	61.000	6.64137	26957.545	55.160
TOTAL PERMISSIBLE SALEABLE AREA	7.84974	31766.703	65.000	7.14333	28908.003	59.151

GREEN AREA PROPOSED			
G1	=	845.409	SQ.M.
G2	=	1335.595	SQ.M.
G3	=	1442.421	SQ.M.
G4	=	55.080	SQ.M.
TOTAL	=	3678.505	SQ.M.
		0.90898	ACRES

LEGENDS

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

SHEET NO. - 01/04

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractor shall verify all measurements on site before commencement of work. Any discrepancies shall be pointed out to the architect/designer for clarification before proceeding. All drawings, designs & specifications are the property of RRITAM design and shall not be used in part of it entirely without written permission.

JOB TITLE -
AKSAJRA PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 OVER AN AREA MEASURING 12.1125 ACRES OR 96 K. - 18 M. OR 49017.471 SQ.M. AT SECTOR-11 A, VILLAGE KHARKHODA, TEHSIL KHARKHODA, DISTRICT SONIPAT, HARYANA

TO BE DEVELOPED BY -
M/S NUGRAJ DREAM BUILDERS PVT. LTD.

RRITAM DESIGN
D-11, 11th FLOOR, PRASHANT VIHAR, ROHINI, DELHI-110085, INDIA
PHONE - 011-47082511, EMAIL: rritamdesign@gmail.com

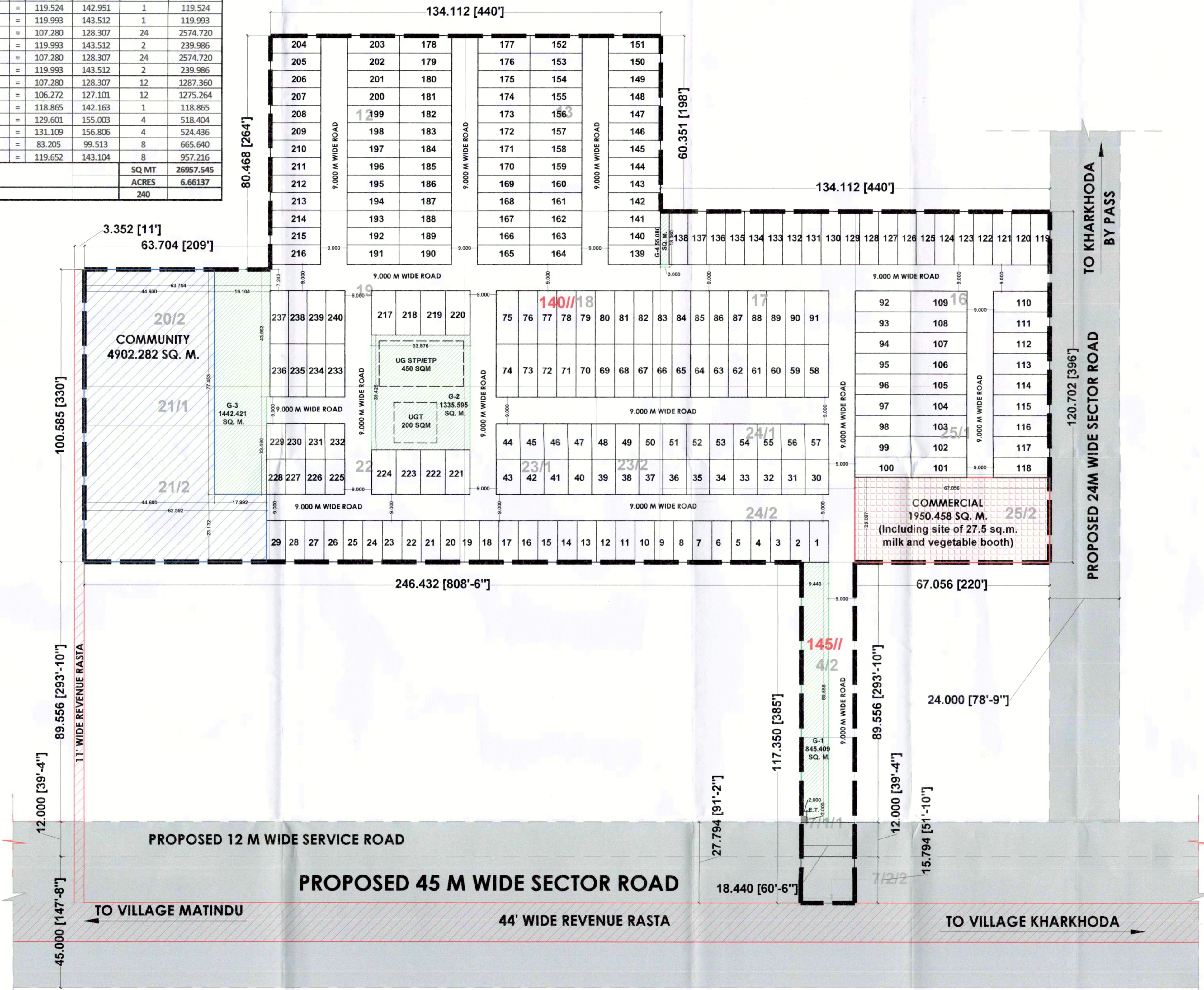
ARCHITECT : APPLICANT :

DATE : 26.07.2024

SCALE : 1: 800 @A1

DRAWN BY : KARAN

NORTH
W | E
S



To be read with Licence No. 119 Dated 14-08-2024 LC-5225

That this Layout plan for over an area measuring 12.1125 acres (Drawing no. DTCP 10445 dated 20-08-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awaz Yojna) being developed by Nugraj Dream Builders Pvt. Ltd in the revenue estate of village-Kharkhoda, Sector-11A, District-Sonipat is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be 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.
- 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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) STP (HQ) (HITESH SHARMA) STP (HQ) (JITENDER SHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) AD (HQ) (NEHA YADAV) DTP (HQ)