

LEGENDS

- PLOT BOUNDARY
- AREA NOT APPLIED FOR LICENCE
- AREA UNDER 45 M WIDE PROPOSED ROAD WITH 50% BENEFIT
- PLOT BOUNDARY APPLIED FOR LICENCE
- COMMERCIAL
- COMMUNITY
- UGTP = 450 SQ.M.
- UGT = 200 SQ.M.
- TRANSFORMER = 4 SQ.M.
- GREEN AREA
- IG
- 1 PLOT
- PROPOSED ROAD
- REVENUE RASTA
- DHANA


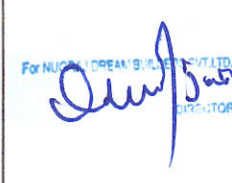
SHEET NO. - 01/04

All the dimensions are in meters unless specified. Figures dimensions are to be followed. Corrections and any other measurements on the plan shall be made by the contractor. Any discrepancy 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 or completely without written permission.

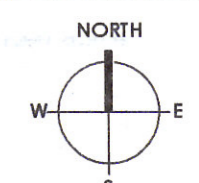
JOB TITLE -
LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 OVER AN AREA MEASURING 5.69792 ACRES OR 45K-11M-6S OR 23058.628 SQ.M AT SECTOR-10, VILLAGE BARONA, TEHSIL KHARKHODA, DISTRICT SONIPAT, HARYANA

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

RRITAM DESIGN
SUIT, 3RD FLOOR, PRAJAPATI VILLAGE, KANPUR, UTTAR PRADESH, INDIA.
PHONE: 91-8850511588, 91-8850511589, 91-8850511590, 91-8850511591

ARCHITECT:  **APPLICANT:** 

DATE: 26-07-2024
SCALE: 1:600 @A1
DRAWN BY: KARAN

NORTH


SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
PLOT AREA (A)	5.69792	23058.628		5.69792	23058.628	
AREA UNDER 45 M WIDE PROPOSED ROAD	0.07291	295.074		0.07291	295.074	
50% BENEFIT OF AREA UNDER 45 M WIDE PROPOSED ROAD (B)	0.03646	147.537		0.03646	147.537	
NET PLANNED AREA= (A) - (B)	5.66146	22911.091		5.66146	22911.091	
OPEN AREA UNDER GREEN/PARK	0.42734	1729.397	7.500	0.43825	1773.535	7.691
COMMUNITY FACILITIES	0.56979	2305.863	10.000	0.56987	2306.184	10.001
COMMERCIAL AREA	0.22646	916.444	4.000	0.22512	911.038	3.976
AREA UNDER PLOTS	3.45349	13975.765	61.000	3.20185	12957.414	56.555
TOTAL PERMISSIBLE SALEABLE AREA	3.67995	14892.209	65.000	3.42697	13868.452	60.532

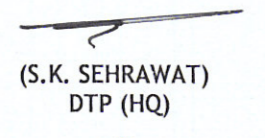
DENSITY	
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).
TOTAL POPULATION	104 X 18.00 = 1872.000
PPA	1872.000 / 5.66146 = 330.66%

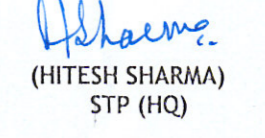
AREA STATEMENT FOR THE PROPOSED TOWNSHIP										
SR. NO.	PLOTS	SIZE	AREA		TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.				
			FROM	TO			WIDTH	LENGTH		
1	1	5	6.708	x	19.964	=	133.919	160.167	5	669.595
2	6	13	7.279	x	16.146	=	117.527	140.562	8	940.216
3	14	-	8.824	x	16.146	=	142.472	170.397	1	142.472
4	15	-	6.703	x	21.618	=	144.905	173.306	1	144.905
5	16	23	6.706	x	21.618	=	144.970	173.384	8	1159.760
6	24	-	6.866	x	21.618	=	148.429	177.521	1	148.429
7	25	31	6.355	x	21.618	=	137.382	164.309	7	961.674
8	32	-	6.938	x	21.618	=	149.986	179.383	1	149.986
9	33	39	6.355	x	21.618	=	137.382	164.309	7	961.674
10	40	41	6.866	x	21.618	=	148.429	177.521	2	296.858
11	42	55	6.355	x	21.618	=	137.382	164.309	14	1923.348
12	56	-	6.866	x	21.618	=	148.429	177.521	1	148.429
13	57	72	5.880	x	17.469	=	102.718	122.851	16	1643.488
14	73	74	5.887	x	17.469	=	102.840	122.997	2	205.680
15	75	90	5.880	x	17.469	=	102.718	122.851	16	1643.488
16	91	96	6.945	x	17.470	=	121.329	145.109	6	727.974
17	97	-	6.946	x	17.470	=	121.347	145.131	1	121.347
18	98	103	6.764	x	20.445	=	138.290	165.395	6	829.740
19	104	-	6.767	x	20.445	=	138.351	165.468	1	138.351
TOTAL						SQ MT	12957.414			
TOTAL NO. OF PLOTS =						ACRES	3.20185			
						104				

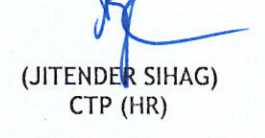
GREEN AREA PROPOSED			
G1	=	227.177	SQ.M.
G2	=	281.839	SQ.M.
G3	=	44.576	SQ.M.
G4	=	1219.943	SQ.M.
TOTAL	=	1773.535	SQ.M.
		0.43825	ACRES

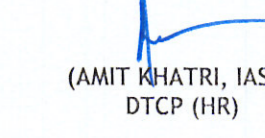
To be read with Licence No. 105 Dated 01/08/2024 LC-5300


- This Layout plan for over an area measuring 5.69792 acres (Drawing no. DTCP 10408 dated 26-07-2024) comprised of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Nugraj Dream Builders Pvt. Ltd. in the revenue estate of village-Kharkhoda, Sector-10, District-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 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 HSNP 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) DTP (HQ) 

(HITESH SHARMA) STP (HQ) 

(JITENDER SIHAG) CTP (HR) 

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