

3218.649 Sqm.  
3222.710 Sqm.

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

TYPE	SIZE		TOTAL PLOTS	TOTAL AREA SQ.MT.
	MT.	SQ.MT.		
A	6.400	16.700	106.880	2244.480
B	6.400	15.000	96.000	996.000
C	8.500	15.000	127.500	127.500
D	6.326	15.000	94.890	3510.630
E	6.750	17.577	118.645	1661.027
F	7.200	16.473	118.606	830.239
G	5.938	16.124	95.744	287.233
H	6.300	16.451	103.641	2072.826
I	6.705	18.126	121.535	1093.813
J	6.410	13.099	102.668	1343.433
K	6.418	16.000	102.668	2156.448
L	6.615	14.335	94.826	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	108.250
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
M12A	AS PER SITE	144.240	144.240	144.240
M14	AS PER SITE	118.040	118.040	118.040
M15	AS PER SITE	100.120	100.120	100.120
M16	AS PER SITE	100.120	100.120	100.120
<b>TOTAL</b>			<b>291</b>	<b>29392.184</b>
<b>OR</b>				<b>7.26298</b>

COMMERCIAL AREA:-	
AREA in sq.mt.	AREA in Acre
COMMERCIAL (I/MB) =	1665.560 Sqm. 0.4115 acre
COMMERCIAL 2 =	975.319 Sqm. 0.2410 acre
<b>TOTAL COMMERCIAL =</b>	<b>2640.869 Sqm. 0.6525 acre</b>

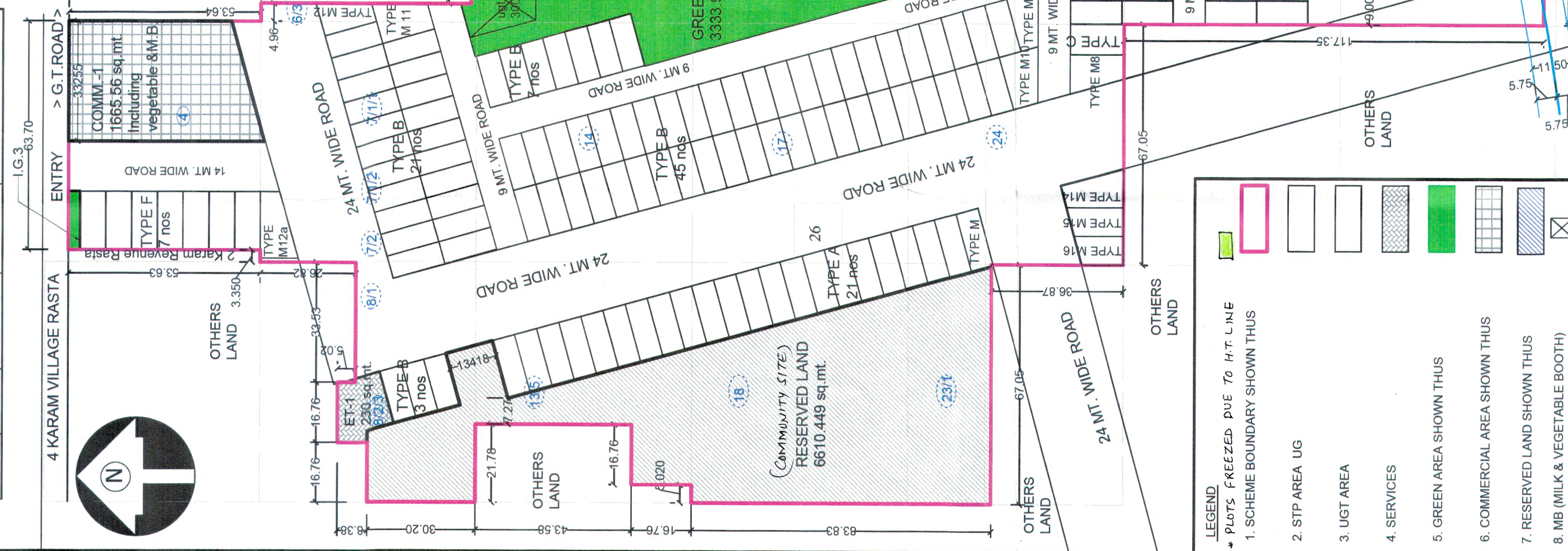
ORGANISED GREEN AREA:-	
AREA in sq.mt.	AREA in Acre
GREEN 1 =	3333.99 Sqm. 0.8238 acre
GREEN 2 =	1051.585 Sqm. 0.2599 acre
GREEN 3 =	631.456 Sqm. 0.1560 acre
<b>TOTAL ORG. GREEN =</b>	<b>5017.031 Sqm. 1.2397 acre</b>

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

This Layout plan for an area measuring 16.31875 Acre (Drawing No. DTCPE-95-27 dated 11-09-23 ) is hereby approved by the Director, Town and Country Planning, Haryana Urban Development Authority, Gurgaon for the development of the revenue estate of village Rathdhana, Sector-33, Sonapat is hereby approved subject to the following conditions:-

1. That the revenue estate of village Rathdhana, Sector-33, Sonapat is hereby approved subject to the following conditions:-
2. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
3. The entire 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 plot.
4. The development plan for the colony shall be approved by the Director, Town and Country Planning, Haryana Urban Development Authority, Gurgaon on the directions of the Director, Town and Country Planning, Haryana Urban Development Authority, Gurgaon on these areas shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town and Country Planning, Haryana.
5. That for proper planning and integration of services in the colony, the colonizer shall abide by the directions of the DTCPE for the modification of layout plans of the colony, the colonizer shall be free to develop the colony as per the approved layout plan.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement, as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTCPE, 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
9. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. The green belts outside the licensed area shall be developed by the Haryana Urban Development Authority, Gurgaon on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
10. 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.
11. 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.
12. 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(2)(b)(ii) of the Act No.8 of 1973.
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 gwe and take with the land that Haryana is finally able to acquire in the interest of planned development and integration of services in the colony.
15. That the rate of lighting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/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-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued under Section No. 19(4) 2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SUNIL KUMAR) DTP (HR)  
(SUNIL KUMAR) STP (HR)  
(SURESH KADAV) ATP (HR)  
(NARINDER KUMAR) JD (HR)  
(P. SINGH) DTCPE (HR)  
(T.L. SATYAPRAKASH, IAS) DTCPE (HR)



TOTAL SALEABLE AREA IN SQ.MT.	= 28392.184	RESIDENTIAL + COMMERCIAL	= 2640.889
IN ACRE	= 32033.073		
			= 7.91556

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

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  
DATE:- 19.05.2023  
OWNER SIGNATURE:-  
ARCHITECT SIGNATURE:-  
ARCHITECT  
For Eideco Infracon Realtors Ltd. Authorized Signatory  
Ar. Pradyumn Rathore  
CAI/2020/123819  
DESIGN FORUM INTERNATIONAL  
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