15	11	12	14//13	14	15	11	12	15//13
16	20	19	18 SERVICE	20kD 20kD And COM	16 MUNITY AREA	2 KARAM REVENUE RASTA	19	18
25	21	22 PROP	18 18 SED TO AS IN. WILD PROPOSED AS IN. WILD PROPO	1.89	9 M WIDE ROAD	3 KARAM REVENUE DHANA	22	23
5	1	2 QUED	3	11.734 4/2	G-23	2 KARAN REVENUE RASTA	2	3
6	OSED 12 M. WIDE SERVICE	SECTION 2 OND	5.75	12.00 Q Q Q Q Q		10 439.221	9	8
15 PROP	PROPOSED AS	SECTOR 29 9 ROAD A. WIDE SERVICE ROAD 12	18//13	D-16 14 9 M WIDE Re	15/1 15 2 OAD	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	12	17//13
16 Apon	20 ODOSA	19	18 G3	17/2 2 17/1 C-24	16 A-19	20 2 KARAM REVENUE RASTA	19	18
PROPOSED SO W. W.	ODOSED IN MIDE SEE TOR SECTOR POAD TOR	22 755.75 1.50- G1 0.1478 AC.	1.1135 AC. 23 g G5 0.0454 AC.	G3 24 GAD WIDE ROAD	12 M WIDE ROAD 25/2	17//21	ARAM REVENUE RASTA	DE TO PIPLI 77
PROPOSED 12 M. WILL GR.	SECTOR POAD	C INE(TO BE SHIFTED)	3 PANIMORA K-4		5 16.764 11 KV. LECTRIC LINE	27//1/1 10/1 WIX	JENEO UP TO 24.0 MT	WIDE TO PIPLI >>
PROPOSED IZM, WILL 6	R. SERVICE ROAD	SHIFTED) 9	3.75 occ 8	26 M V stecke une mose skill	1511	EXISTING ROAL	9	8
15	11	13	TIKY ELECTRIC LINE	COMMERCIAL AREA 0.6342 ACRES (INCLUDING 1 MILK AN VEGETABLE BOOTH MEASURING 27.5 SQ.M.) 0.00000000000000000000000000000000	I CO		12	27//13
16	20	19 PRO	DOSED TO M. WIDE STATE OF STAT	POPOSED 18 AN MIDE SECTOR OF THE POPOSED SEC	WIDE SERVICE PORD	20	19	18
25	21	22	23 OF SERV	TICH ROAD	PROAD 25	21	22	23

		8				AREA STATEMENT		Aug.			
TOTAL AREA OF THE SCHEME							=	18.98125	ACRES		
AREA UNDER SERVICE ROAD OF 30 M GREEN BELT							=	0.71783	ACRES		
NET PLANNED AREA						(TOTAL AREA OF THE SCHEME- 0.5/AREA UNDER SERVICE ROAD OF 30 M GREEN BELT)	=	18.98125- 0.5/0.71783 =18.98125- 0.35891 =18.62234	ACRES		
								18.62234	ACRES		
								PERMISSIBLE(IN ACRE)	PROPOSED(IN	ACRE)	(IN %)
AREA UN	NDER PLOTS	S						11.3596	10.116	8	54.32
AREA UN	NDER COMM	MERCIAL						0.7449	0.6342	2	3.40
TOTAL S	OTAL SALEBLE AREA						- I	12.1045		1	57.73
ADEA III	NDER PLOT	re									
TYPE	NDER PLO	SIZE	4,-	AREA	TOTAL PLOTS			то	AL AREA		
A	8.11	Х	17.80	144.36	19	2742.80	=	2742.80	Sa.Mt		
В	7.21	Х	20.31	146.44	66	9664.72	=	9664.72			
C	7.08	X	21.00	148.68	24	3568.32	=	3568.32 Sq.Mt		1	
D	7.54	Х	11.73	88.44	16	1415.11	=	1415.11 Sq.Mt			
E	8.54	Х	14.50	123.83	35	4334.05	=	4334.05	Sq.Mt		
F	7.24	X	20.31	147.04	46	6764.04	ron HEDAG	ри остирую се на 100 6764:04	Sq.Mt	e to po en	era sucritivo
G	7.68	Х	16.76	128.72	23	2960.49	=)	2960.49	Sq.Mt		
H	8.14	Х	12.63	102.81	10	1028.08	4	1028.08			an Ba
J	7.45	X	19.45	144.90	13	1883.73	=	1883.73			
K	7.00	X	20.00	140.00	47	6580.00	=	6580.00			
		TOTAL			299	40941.34	=	40941.34			200
DENICITY	/ CALCIII A	TION		1	T		=	10.1168	Acres		
DENSIT	Y CALCULA	=	299	-	19.00	Dergon's per Diet					
TOTAL DE	ENSITY	=	5382	X	18.00 @ Person's per Plot 18.62234 Acres			, p			
TOTAL DENSITY		=	289.01	PPA		- 400 PPA permissible					
			203.01	FFA	Againest 240	- 400 PPA permissible				-	
AREA UI	NDER GREE	EN						0.00.V 19		- 1	- 112 25 1
REQUIRE	D GREEN	=	1.423	6 Acres		7.50% of Total area	of the S	cheme			
GREEN A	REA PROPO	SED						1400.0			
GREEN 1		=	0.1478	Acres					77 1		
GREEN 2		=	0.0539			d F at					
GREEN 3 =		=	1.1135	Acres			1000000	00 - 100			
GREEN 4 =			0.0646	Acres							
GREEN 5 =			0.0454	Acres		The second second			To VETTER		
TOTAL GREEN PROPOSED =				1.4252	Acres		Market and the second	7.51 9	%		
AREA FO	OR PROVIS	ION OF CO	MMUNITY F	ACILITIE	S			10 A 1 A 1 A 10 A 10 A 10 A 10 A 10 A 1			
REQUIRE	DAREA	=	1.89812	5 Acres	10.00%					-	
22222			7								

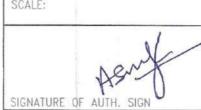


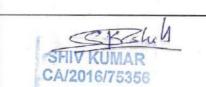
PLOTS UNDER ROW OF 11 K.V.

H.T.LINES ARE FREEZED TILL THE
SHIFTING OF 11 K.V. H.T. LINES

1.898125 Acres

LEC	GEND	2		
1. S	CHEME BOUNDARY	SHOWN TH	HUS	
2. U	J.G.S.T.P AREA (450	SQMTS)		
3. U	J.G.T AREA (200 SQN	MTS)		
4. E	T AREA (3MX3M)			
5. 0	GREEN AREA SHOWN	THUS		* * * * * *
6. C	COMMERCIAL AREA S	HOWN TH	US	
7. C	COMMUNITY FACILITY	SHOWN	THUS	7/////





LAYOUT PLAN FOR SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY-2016) FOR AN AREA MEASURING 18.98125 ACRES IN SECTOR-4 VILLAGE GOPALPUR, TEHSIL KHARKHODA, DISTT. SONIPAT, (HARYANA) BEING DEVELOPED BY ORION TECH PARK DEVELOPERS LLP.

To be read with Licence No. 163

ted 25/11/ 40.91

C-5357

That this Layout plan for over an area measuring 18.98125 acres (Drawing no. DTCP 16646 dated 26-1)—14 comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Orion Tech Park Developers LLP, Sh. Ramkaran S/o Sh. Mange & Others In collaboration with Orion Tech Park Developers LLP in the revenue estate of village-Gopalpur, Sector-4, Tehsil-Kharkhauda, District-Sonipat is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.

2. 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.

3. 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.

4. 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.

5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout

6. 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

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.

7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if

applicable.

8. 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.

9. 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.

10. 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.

11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.12. 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.

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 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.

15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

16. That the coloniser/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.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

18. 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.







(AMIT KHATRI, 145)



(SHIVAM ROHILA)