

**LAYOUT PLAN OF SITE AREA MEASURING 5.4625 ACRES UNDER DDJAY SCHEME IN SEC.-64 SONIPAT BEING DEVELOPED BY R.P.T ESTATE PRIVATE LIMITED**

- NOTE :**
1. STP AREA (450 SQMTRS)
  2. UGT AREA (250 SQMTRS)
  3. ROAD
  4. GREEN AREA SHOWN BY
  5. COMMUNITY FACILITY SHOWN BY
  6. COMMERCIAL AREA SHOWN BY
  7. ET SITE AREA SHOWN BY 3M X 3M
  8. CULVERT

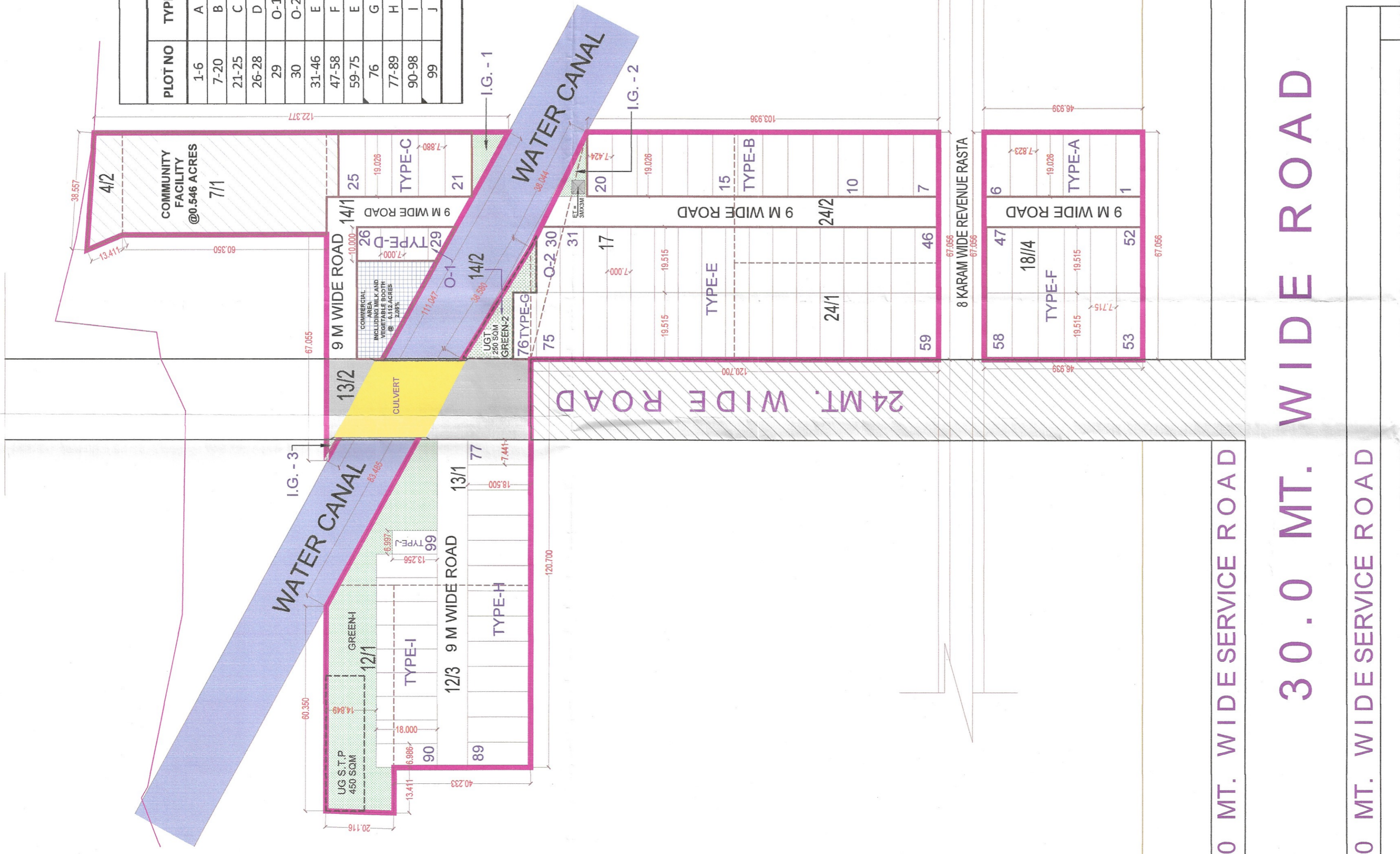
- APPLIED LAND FOR LICENCE PERMISSION**
- WATER CANAL
  - PARTLY CONSTRUCTED 24 MT. WIDE ROAD
  - SIMANA LINE
  - AREA UNDER 24MT. WIDE ROAD 0.22 acre

DATE : 13-06-2024  
 SCALE UNITS : NTS  
 DRAWING TITLE  
 LAYOUT PLAN

ARCHITECT SIGNATURE  
 OWNER SIGNATURE



AREA UNDER PLOT				
PLOT NO	TYPE	LENGHT	WIDTH	TOTAL AREA
1-6	A	19.026	7.823	148.840
7-20	B	19.026	7.424	141.249
21-25	C	19.026	7.880	149.925
26-28	D	10.000	7.000	70.000
29	O-1	AS PER SITE	54.173	54.173
30	O-2	AS PER SITE	134.690	134.690
31-46	E	19.515	7.000	136.605
47-58	F	19.515	7.715	150.558
59-75	E	19.515	7.000	136.605
76	G	19.515	6.905	134.751
77-89	H	18.500	7.441	137.659
90-98	I	18.000	6.986	125.748
99	J	13.256	6.997	92.752
TOTAL				13482.476



AREA UNDER GREEN	TYPE	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
GREEN AREA	G1	AS/PROFILE	AS/PROFILE	1552.906
	G2	AS/PROFILE	AS/PROFILE	255.813
TOTAL				1808.719

S.NO	AREA STATEMENT DDJAY OF SITE RPT			PERCENTAGE
	PERMISSIBLE AREA IN ACRES	PROPOSED AREA IN ACRES	PROPOSED AREA IN SQMTRS	
TOTAL AREA OF SITE	5.4625		22105.92	
AREA UNDER RESIDENCIAL PLOT	3.332	3.332	13484.61	60.99%
AREA UNDER COMMERCIAL PLOT	0.219	0.112	454.390	2.06%
GREEN AREA	0.410	0.447	1808.719	8.18%
AREA UNDER COMMUNITY AREA	0.546	0.546	2210.592	10.00%
TOTAL SALABLE AREA ( PLOT AREA + COMMERCIAL AREA)		3.444	13838.666	63.05%
PERMISSIBLE DENSITY REQUIRED		240-400		PPA
PROPOSED DENSITY CALCULATION	99	X	13.50	5.4625
			244.67	PPA

To be read with Licence No. 83. Dated 12.07.2024.

That this Layout plan for an area measuring 5.4625 acres (Drawing no. DTCP/0350 dated 18/07/19) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by R.P.T. Estate Pvt. Ltd. in the revenue estate of Village Nangal Kalam and Patta Sector-64, Sonapat 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 plan.
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 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 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 licensee.
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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of section 3(1)(ii) 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 licensee 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.
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 21.02.2016 issued by Haryana Government Renewable Energy Department.
18. That the coloniser/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.K. SEHRAWAT) DTP (HQ)  
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 (AMIT KUMTRI, IAS) DTCP (HR)  
 (NEHA YADAV) ATP (HQ)  
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