

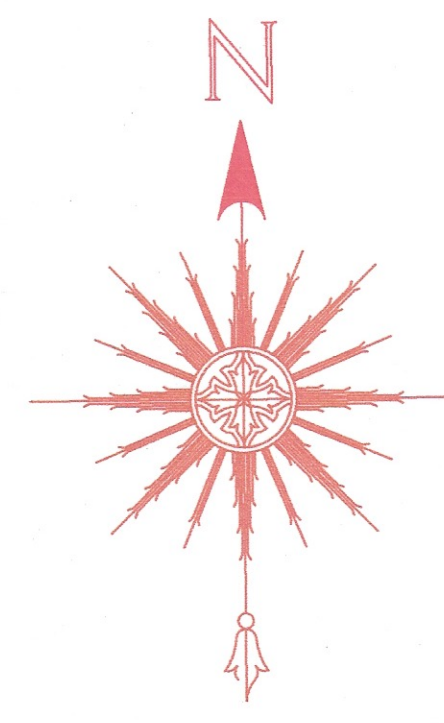
AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	6.56875	ACRES
		PERMISSIBLE(IN ACRE)	PROPOSED(IN ACRE) (IN %)
AREA UNDER PLOTS		4.0069	3.4507 52.532
AREA UNDER COMMERCIAL		0.2628	0.1947 2.964
TOTAL SALEBLE AREA		4.2697	3.6454 55.496
AREA UNDER PLOTS			
TYPE	SIZE	AREA	TOTAL PLOTS
A	7.52 X	15.35	115.43
A'	7.62 X	13.35	101.73
B	6.98 X	18.00	125.64
C	8.38 X	12.88	107.93
D	6.34 X	17.01	107.84
E	7.34 X	19.53	143.35
F	7.54 X	19.00	143.26
G	6.72 X	19.00	127.68
H	6.72 X	16.15	108.53
TOTAL			113
			13964.65
			3.4507
Acres			
DENSITY CALCULATION			
TOTAL DENSITY	=	113	x 18.00 @ Person's per Plot
	=	2034	÷ 6.56875 Acres
	=	309.65	PPA Against 240 - 400 PPA permissible
AREA UNDER GREEN			
REQUIRED GREEN	=	0.4927	Acres 7.50% of Total area of the Scheme
GREEN AREA PROPOSED			
GREEN - 1	=	0.3000	Acres
GREEN - 2	=	0.0650	Acres
GREEN - 3	=	0.1278	Acres
TOTAL GREEN PROPOSED	=	0.4928	Acres 7.50 %
AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.656875	Acres 10.00%

To be read with Licence No. 03 of 2024 Dated 07-01-2025 LC-5399

That this layout plan for over an area measuring 6.56875 acres (Drawing No. DTCP-10754 Dated: 08-01-25) for Affordable Residential Plotted Colony falling in the revenue estate of village-Rathdhana, Sector-35, Tehsil-Rai, District-Sonapat being developed by Flowtech Estates Pvt. Ltd. in collaboration with Sh. Ashok Kumar & Others 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 55% 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, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- 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 of the sectors as shown on the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
- 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation, if required percentage of NP/PL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed 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 (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kanals.
- 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.
- That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

LEGEND	
1. SCHEME BOUNDARY SHOWN THUS	
2. U.G.S.T.P AREA (450 SQMTS)	
3. U.G.T AREA (200 SQMTS)	
4. ET AREA (3MX3M)	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY SHOWN THUS	



SCALE: NORTH:

Flowtech Estates Pvt. Ltd. Uttam Singh
 Regd. Architect
 C.A. 2016/79059

SIGNATURE OF AUTH. SIGN SIGNATURE OF ARCHITECT

LAYOUT PLAN FOR SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY-2016) FOR AN AREA MEASURING 6.56875 ACRES IN SECTOR-35 VILLAGE RATHDHANA, SONIPAT (HARYANA-131001) BEING DEVELOPED BY M/S FLOWTECH ESTATES PRIVATE LIMITED

(JAI DEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (JITENDER SHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILLA) ATP (HQ)