

REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.10 ACRES IN THE REVENUE ESTATE OF VILL. RATHDHANA, SECTOR-35, TEH. & DISTT. SONIPAT(HARYANA).

M/s ULTIMA REALTY IN COLLABORATION WITH ULTIMATE REAL HOUSING PVT. LTD.

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	5.1000	-	-	-
2	AREA UNDER RESIDENTIAL PLOTS	2.6492	51.95%	3.1110	61.00%
3	AREA UNDER COMMERCIAL	0.1556	3.05%	0.2040	4.00%
4	TOTAL SALEABLE AREA( 2 + 3)	2.8048	55.00%	3.3150	65.00%
5	OPEN SPACE/PARKS	0.3899	7.65%	0.3825	7.50%
6	COMMUNITY FACILITIES	0.5100	10.00%	0.5100	10.00%

DETAIL OF RESIDENTIAL PLOTS											
S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A	7.22	X	17.03	=	122.96	30	=	3688.80		
2	B	7.02	X	17.00	=	119.34	28	=	3341.52		
3	B1	7.42	X	17.00	=	126.14	2	=	252.28		
4	C	8.38	X	15.09	=	126.45	8	=	1011.60		
5	D	7.72	X	16.70	=	128.92	10	=	1289.20		
6	D1	7.93	X	16.70	=	132.43	1	=	132.43		
7	E	7.74	X	16.70	=	129.26	6	=	775.56		
8	F	7.26	X	15.81	=	114.78	2	=	229.56		
9	TOTAL					87	=	10720.95 SQMT			
								2.6492 ACRES	51.95%		

NOTE -  
1. TOTAL AREA UNDER REVISION IS 5792.60 SQMT.  
2. REVISED AREA SHOWN THUS

To be read with Licence No.155 of 2024 Dated 17.11.2024

- That this Revised Layout Plan of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awasi Yojana-2016) over an area measuring 5.10 acres (Drawing no. DTPC/108/2024 dated 05-12-2024) (License No.155 of 2024 dated 17.11.2024) in the revenue estate of village Rathdhana, in Sector-35, Sonapat being developed by M/s Ultima Realty in collaboration with Ultimate Real Housing Pvt. Ltd. is hereby approved subject to the following conditions:-
- That this Revised 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 revised 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 meters wide road would mean a minimum clear width of 9 meters 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 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.
  - 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-SPower 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.

(JADEEP)  
DTP (HQ)

(VIJENDER SINGH)  
STP (HQ)

(JITENDER SHAG)  
CTP (HR)

(AMIT KHATRI, IAS)  
DTP (HR)

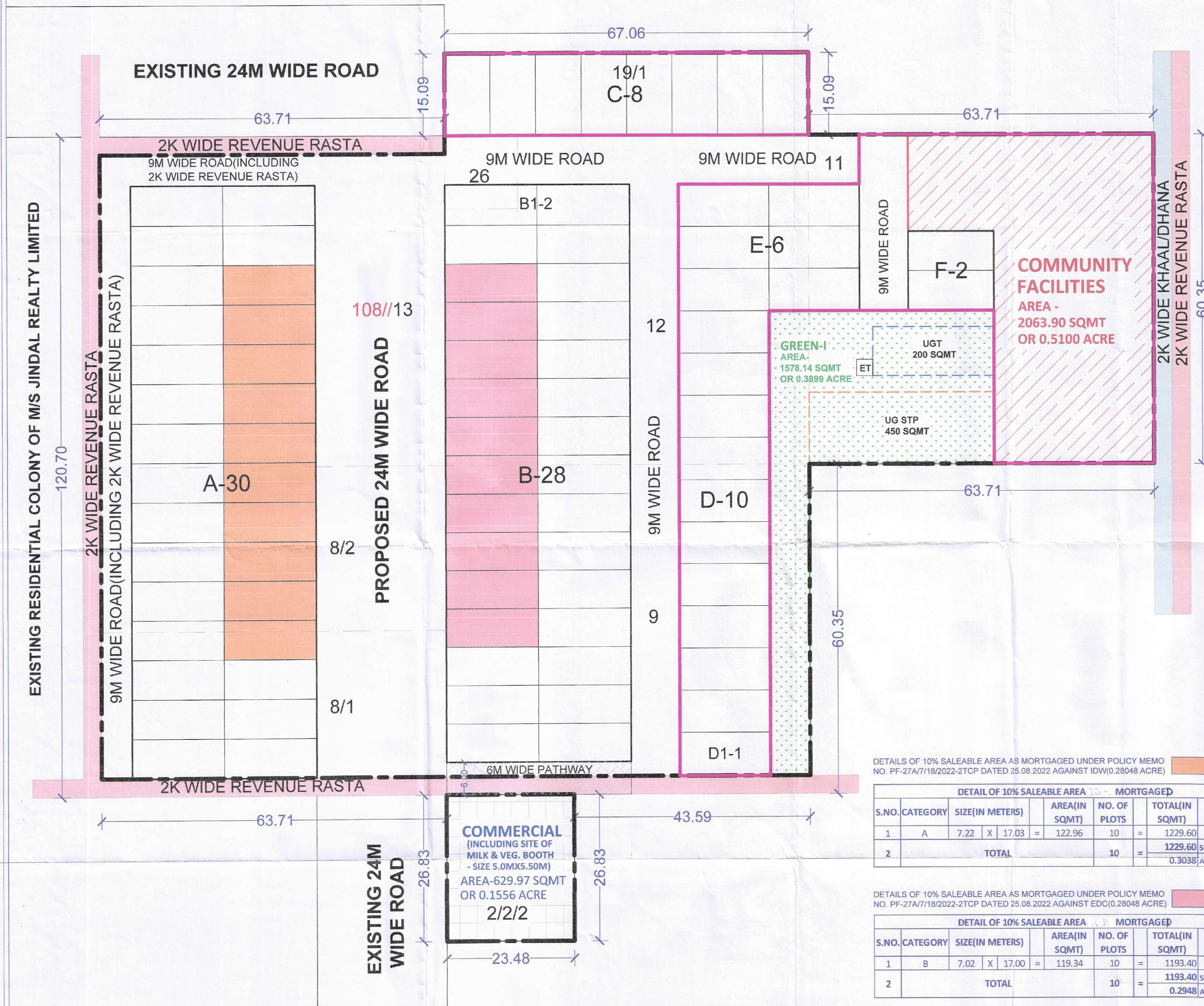
(GURPREET KHEPAR)  
JD (HQ)

(SHIVAM ROHILLA)  
ATP (HQ)



SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER



DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST IDW(0.28048 ACRE)

DETAIL OF 10% SALEABLE AREA TO BE MORTGAGED										
S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)		
1	A	7.22	X	17.03	=	122.96	10	=	1229.60	
2		TOTAL					10	=	1229.60	SQMT
									0.3038	ACRE

DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST EDC(0.28048 ACRE)

DETAIL OF 10% SALEABLE AREA AS MORTGAGED										
S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)		
1	B	7.02	X	17.00	=	119.34	10	=	1193.40	
2	TOTAL						10	=	1193.40	SQMT
									0.2948	ACRE

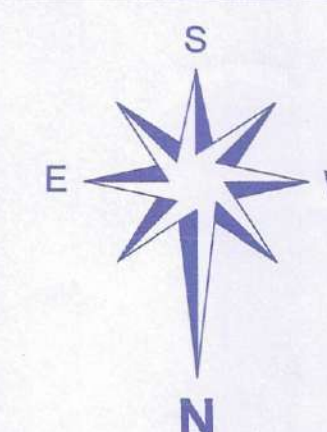
DENSITY CALCULATION(PPA)-

NUMBER OF PLOTS = 87  
UNITS ALLOWED = 4  
POPULATION ALLOWED PER UNIT = 4.5  
DENSITY CALCULATION =  $87 \times 4 \times 4.5$   
 $= 1566.0 / 5.10$   
 $= 307.06$ , SAY 307 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-

= GREEN-I  
= 1587.14 SQMT OR 0.3543 ACRE



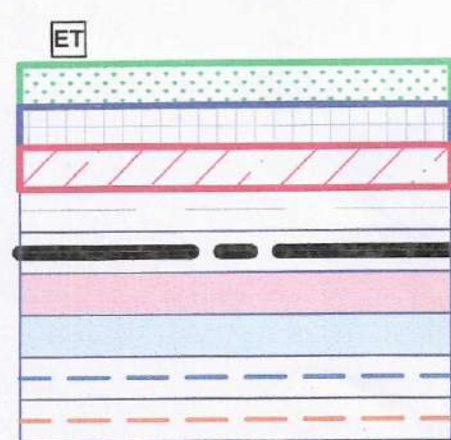
ABBREVIATIONS-

ET = ELECTRIC TRANSFORMER  
UGT = UNDERGROUND WATER TANK  
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

(SCALE-N.T.S.)



LEGEND:  
ET (3MX3M)  
PARKS / OPEN SPACES  
COMMERCIAL AREA  
COMMUNITY FACILITIES  
KILLA LINE  
SCHEME BOUNDARY  
REVENUE RASTA  
KHAAL/DHANA  
UGT  
UG STP



ADDRESS : SCO 76-77, 1st FLOOR, SECTOR-35, MADHYA MARG, CHANDIGARH-160009  
CONTACT : +91-98139-00375, +91-172-4785520  
EMAIL : divinearchitects19@gmail.com