

%		SHEET NO 01/04   All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before architects/ designers for clarification before proceeding. All drawings, designs & specifications are the property of PERFECT SERVICES HARYANA and shall not be used in part of its entirety without written permission.   JOB TITLE -   LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.76250 ACRES OR 46 K 02 M. OR 23,319.973 SQ.M. AT SECTOR-81, VILLAGE KUMASPUR ,TEHSIL SONIPAT, DISTRICT. SONIPAT, HARYANA   TO BE DEVELOPED BY-M/S MANAY ASSOCIATES PVT. LTD.		
7.554 0.008 0.463 0.620 3.084	PLOT BOUNDARY   OTHERS LAND   COMMERCIAL   COMMUNITY   UGSTP = 450 SQ.M.   UGT = 200 SQ.M.   TRANSFORMER = 4 SQ.M.   MORTGAGE PLOTS   GREEN AREA   IG			
8	1 PLOT			
6	PROPOSED ROAD	PH : 7400007498		
<u>30</u>	REVENUE RASTA	Perfect Serv	Perfect Services Haryana	
6	REVENUE DHANA	SCO no 8 Eldąco County , Sonipat.		
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		DATE : 18-07-2024	NORTH	
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		DRAWN BY : GAURAN	s s	

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 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.

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