

AGRICULTURE LAND 134.10M

To be read with Licence No. 17 of 2025 Dated 29/01/2025

LC-5394

That this layout plan for an area measuring 8.04375 acres (Drawing No. 10933, Dated 31-01-2025) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by SNG infra developer and Vijay Indu in collaboration with SNG infra developers falling in the Sector-32, District Rewari 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, Haryana 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 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 meters 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 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 colonizer/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.

(PRIYA SONI) ATP (HQ) (BABITA GUPTA) DTP (HQ) (VUENDER SINGH) STP (HQ) (JITENDER SINGH) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

(VARINDER KUMAR) ADI (HQ)

SYMBOL	DESCRIPTION
	SEWERAGE LINE
	SEWERAGE MANHOLE
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
	SURPLUS DISPOSAL LINE

SUBJECT : SEWERAGE SYSTEM SHEET					
S.No.	Sewer Line		Size of Pipe	Length of Line in m	
	From	To	MM	200mm	250mm
1	1	2	200	32	
2	3	4	200	32	
3	2	4	200	42	
4	4	5	200	35	
5	5	7	200	217	
6	6	7	200	34	
7	7	8	200	17	
8	9	10	200	20	
9	10	12	200	217	
10	11	12	200	72	
11	12	8	200	20	
12	8	13	200	36	
13	13	STP	200	9	
TOTAL				783	
SAY				785	

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		8.04375	32551.874
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	4.90669	19856.643
3	PROPOSED AREA UNDER PLOTTING	55.53%	4.46702	18077.360
4	REQUIRED AREA FOR COMMUNITY SITE	10%	0.80438	3255.187
5	PROVIDED AREA FOR COMMUNITY SITE	10%	0.80438	3255.200
6	REQUIRED MIN. GREEN AREA	7.5%	0.60328	2441.391
7	PROVIDED GREEN AREA	7.52%	0.60455	2446.510
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.32175	1302.075
9	PROPOSED AREA UNDER COMMERCIAL	3.24%	0.26041	1053.850
10	PERMISSIBLE POPULATION	240-400	1930.5	3217.500 PERSONS
11	PROPOSED POPULATION	166X18	2988	371 PERSONS/AC

PLOTS AREA CALCULATION						
S.NO	TYPE	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM/PLOT	NO OF PLOTS.
1	A	1-18	6.25	11.73	73.31	18
2	B	19-35, 104-107	7.30	18.00	131.40	21
3	C	36-39	7.50	19.00	142.50	4
4	D	40-66, 77-103	6.47	16.35	105.78	54
5	E	67-76, 137-146	6.70	16.35	109.55	20
6	F	108	AS/PLAN	109.51	1	109.51
7	G	109-126	6.47	16.36	105.85	18
8	H	127-135	6.70	16.36	109.61	10
9	J	147	6.82	18.00	122.76	1
10	K	148-166	6.70	18.00	120.60	19
TOTAL PLOTTED					166	18077.36

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	2089.920	0.51643
2	GREEN 2	356.590	0.08812
TOTAL		2446.510	0.60455

LEGEND	
	10% AREA OF TOTAL LAND FOR COMMUNITY SITE
	COMMERCIAL AREA
	GREEN AREA

SEWER SYSTEM LAYOUT PLAN

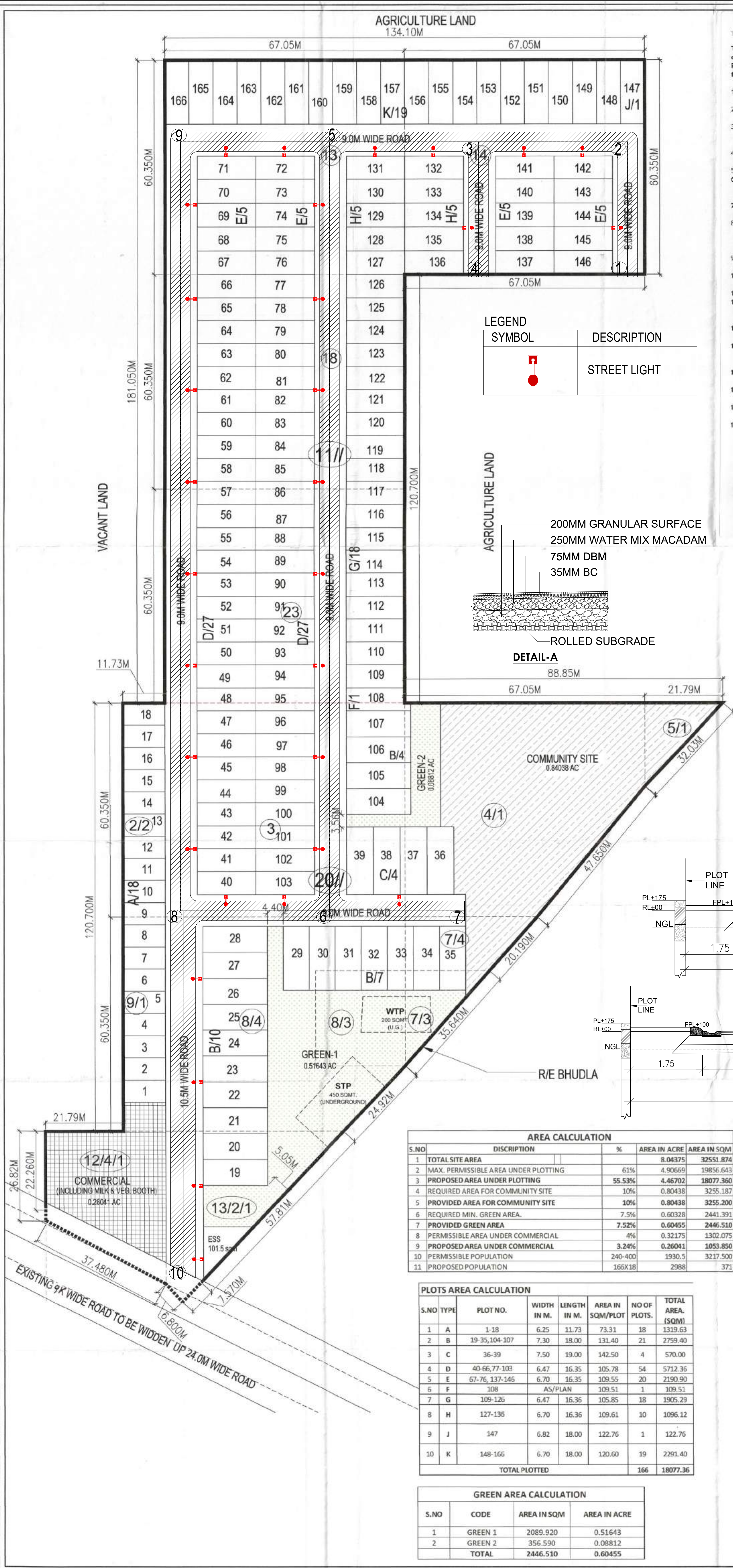
LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 8.04375 ACRES IN SECTOR-32, VILL. MAJRA GURDAS, DISTT-REWARI, (HR) TO BE DEVELOPED BY M/S SNG INFRA DEVELOPER.

ARCHITECTS

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 Architecture Interior Planning Vastu

TITLE:- **LAYOUT PLAN**
 SCALE:- 1:500 DATE:- 18-12-2024

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.



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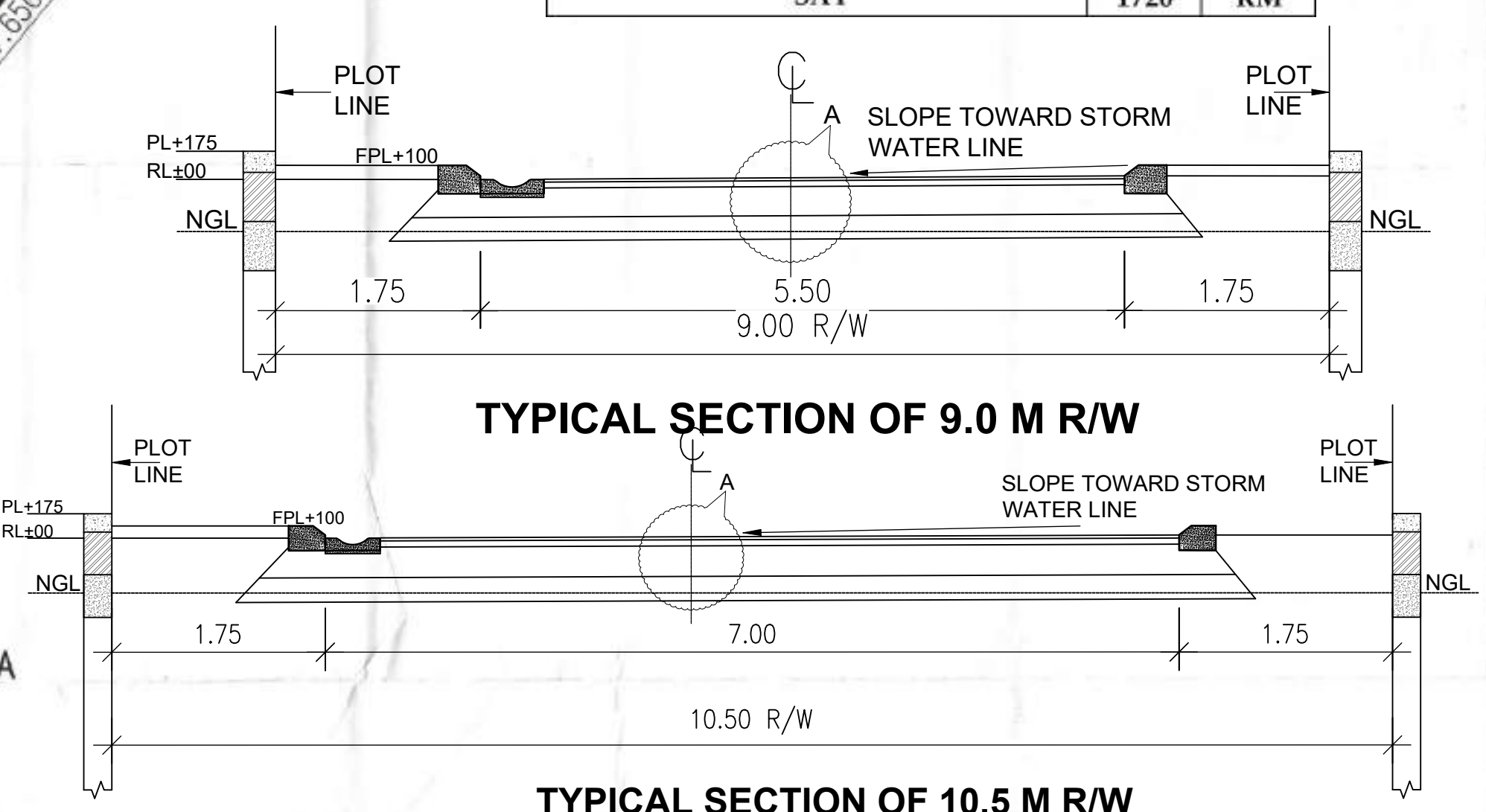
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(VARINDER KUMAR) ADI(HQ)

SUBJECT : ROAD AREA

S. NO	ROAD NO	ROAD LENGTH IN M	ROAD WIDTH (CARPETED) IN M	AREA IN SQM
1	1-2	38.00	5.50	209.0
2	2-3	42.00	5.50	231.0
3	3-4	38.00	5.50	209.0
4	4-5	42.00	5.50	231.0
5	5-6	217.00	5.50	1193.5
6	6-7	38.00	5.50	209.0
7	6-8	42.00	5.50	231.0
8	8-9	217.00	5.50	1193.5
9	5-9	42.00	5.50	231.0
10	8-10	102.00	7.00	714.0
11	TOTAL	818.00		4652.0
	ADD 5% FOR CURVES	40.9		232.6
	TOTAL	858.90		4884.6
		SAY		5000.0
	LENGTH OF KERB STONE		1717.8	RM
	SAY		1720	RM



LEGEND

	10% AREA OF TOTAL LAND FOR COMMUNITY SITE
	COMMERCIAL AREA
	GREEN AREA

ROAD LAYOUT

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 8.04375 ACRES IN SECTOR-32, VILL. MAJRA GURDAS, DISTT-REWARI, (HR) TO BE DEVELOPED BY M/S SNG INFRA DEVELOPER.

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DNPA ARCHITECTS LLP Architecture Interior Planning Vastu

TITLE:- LAYOUT PLAN




SCALE:- 1:500 DATE:- 18-12-2024

OWNER/AUTH. SIGN.

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- Conservation Building Codes
- | | | | | |
|---|---|--|--|--|
| 
(PRIYA SONI)
ATP(HQ) | 
(BABITA GUPTA)
DTP (HQ) | 
(VIUNDER SINGH)
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DTCP (HR) |
| 
(VARINDER KUMAR)
AD(HQ) | | | | |

SUBJECT : FLUSHING & GARDEN WATER SUPPLY SHEET					
S. No.	Line Designation		Size of Pipe	Length of pipe	
			mm Dia	100MM	150MM
1	STP	1	150		14
2	1	2	150		33
3	2	3	100	19	
4	3	4	100	30	
5	3	5	100	217	
6	5	6	100	39	
7	5	7	100	34	
8	7	8	100	31	
9	7	9	100	42	
10	9	10	100	31	
11	2	11	100	21	
12	11	12	100	76	
13	11	13	100	213	
TOTAL for 150 DIA.				753	47
SAY				760	50

LEGEND	
	10% AREA OF TOTAL LAND FOR COMMUNITY SITE
	COMMERCIAL AREA
	GREEN AREA

GREEN AREA CALCULATION			
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<p>For SINC</p> <p><i>[Signature]</i></p> <p>Architect's Signature</p>	
<p>OWNER/AUTH. SIGN.</p>	<p>ARCHITECT'S SIGN.</p>

