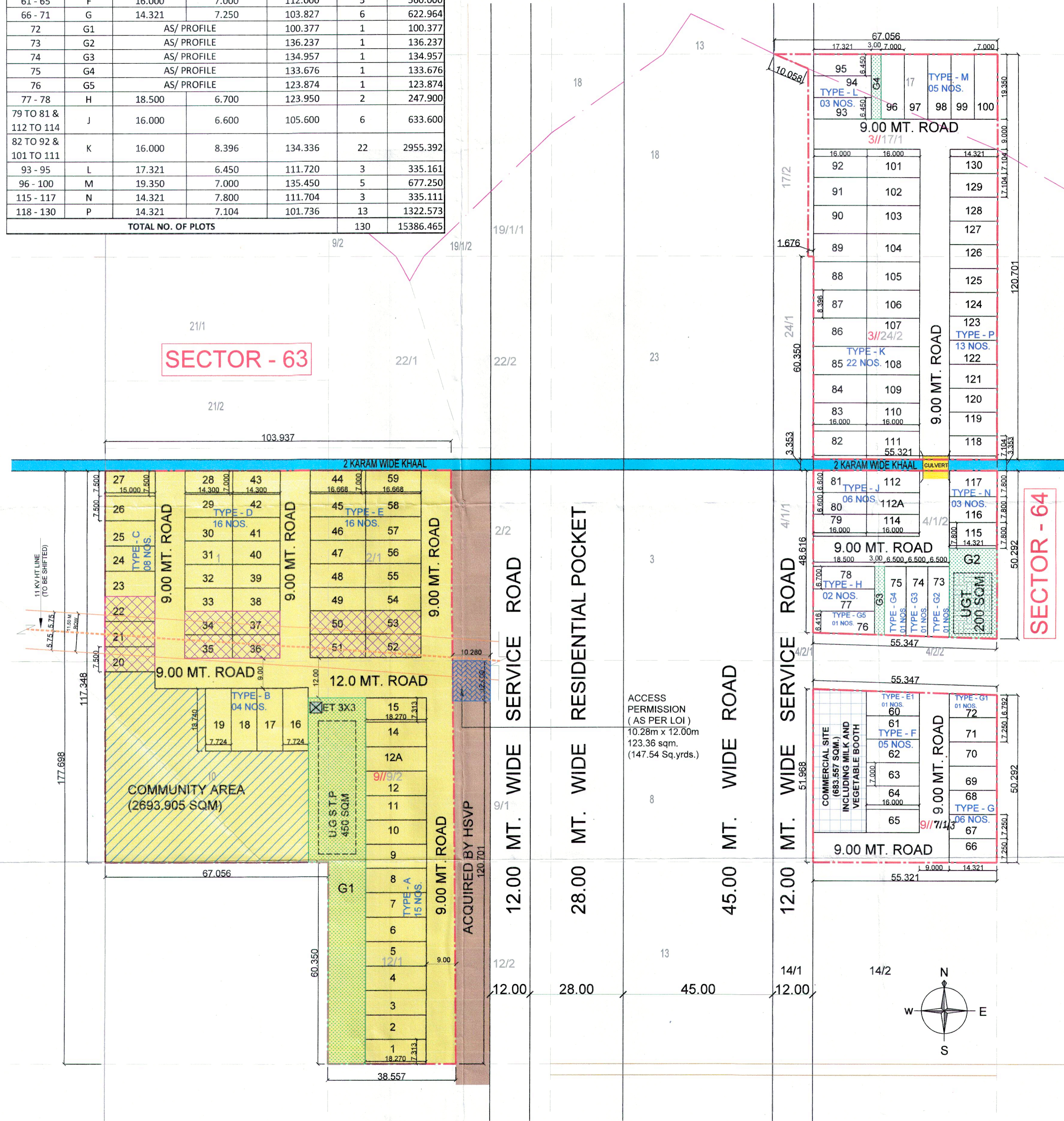


PLOT AREA DETAIL						
PLOT NO	TYPE	LENGHT	WIDTH	AREA SQMTS	NO. OF PLOT	TOTAL AREA IN SQMT
01 - 15	A	18.270	7.313	133.609	15	2004.128
16 - 19	B	18.740	7.724	144.748	4	578.991
20 - 27	C	15.000	7.500	112.500	8	900.000
28 - 43	D	14.300	7.000	100.100	16	1601.600
44 - 59	E	16.668	7.000	116.676	16	1866.816
60	E1	AS/ PROFILE		115.858	1	115.858
61 - 65	F	16.000	7.000	112.000	5	560.000
66 - 71	G	14.321	7.250	103.827	6	622.964
72	G1	AS/ PROFILE		100.377	1	100.377
73	G2	AS/ PROFILE		136.237	1	136.237
74	G3	AS/ PROFILE		134.957	1	134.957
75	G4	AS/ PROFILE		133.676	1	133.676
76	G5	AS/ PROFILE		123.874	1	123.874
77 - 78	H	18.500	6.700	123.950	2	247.900
79 TO 81 & 112 TO 114	J	16.000	6.600	105.600	6	633.600
82 TO 92 & 101 TO 111	K	16.000	8.396	134.336	22	2955.392
93 - 95	L	17.321	6.450	111.720	3	335.161
96 - 100	M	19.350	7.000	135.450	5	677.250
115 - 117	N	14.321	7.800	111.704	3	335.111
118 - 130	P	14.321	7.104	101.736	13	1322.573
TOTAL NO. OF PLOTS					130	15386.465



AREA STATEMENT			
	PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS
TOTAL AREA OF SITE	---	26936.845	6.65625
PERMISSIBLE AREA UNDER RESIDENCIAL PLOT	61.00%	16431.476	4.060
PERMISSIBLE AREA UNDER COMMERCIAL	4.00%	1077.474	0.266
GREEN AREA	7.50%	2020.263	0.499
AREA UNDER COMMUNITY AREA	10.00%	2693.685	0.666
PROPOSED AREA			
PROPOSED RESIDENTIAL AREA	57.12%	15386.465	3.802
COMMERCIAL AREA	2.54%	683.557	0.169
GREEN AREA	7.55%	2034.178	0.503
COMMUNITY AREA	10.00%	2693.905	0.666
TOTAL SALABLE AREA (PLOT AREA + COMMERCIAL AREA)	59.66%	16070.022	3.971

DENSITY CALCULATION	130	X	18	÷	6.65625
			352		PPA

AREA UNDER GREEN	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
GREEN AREA	G1 AS/ PROFILE	AS/ PROFILE	1532.845
	G2 AS/ PROFILE	AS/ PROFILE	382.018
	G3 AS/ PROFILE	AS/ PROFILE	61.265
	G4 AS/ PROFILE	AS/ PROFILE	58.050
TOTAL			2034.178

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY POLICY-2016 OVER AN AREA MEASURING 6.65625 ACRES IN THE REVENUE ESTATE OF VILLAGE NANGAL KALAN, SECTOR - 63 & 64, SONIPAT BEING DEVELOPED BY PTRT BUILDERS PVT. LTD.

DATE : 25.06.2024	DRAWING TITLE
SCALE : NTS	LAYOUT PLAN
ARCHITECT	OWNER

- To be read with Licence No. 09 Dated 16/01/2025
- That this revised layout plan of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna-2016) over an area measuring 6.65625 acres (Drawing no. DTCP 10780 dated 16-01-25) in the revenue estate of village-Nangal Kalan, sector-63 & 64, Sonipat being developed by PTRT Builders Pvt. Ltd. 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 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 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 metres wide road would mean a minimum clear width of 9 metres 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 coloniser/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.

LEGEND	
1. SCHEME BOUNDARY SHOWN AS	---
2. STP AREA (450 SQMTS)	---
3. UGT AREA (200 SQMTS)	---
4. GREEN AREA SHOWN AS	---
5. COMMUNITY FACILITY SHOWN AS	---
6. COMMERCIAL AREA SHOWN AS	---
7. ET SITE AREA SHOWN BY 3M X 3M	---
8. CULVERT	---
9. PLOTS ARE TO BE FREED TILL SHIFTING OF HT. LINE	---
10. KHAAL	---
11. ACCESS PERMISSION APPLIED	---
12. FREEZE LAND TILL THE GRANT OF ACCESS PERMISSION FROM HSPV	---

(JAIDEEP) DTP (HQ) (VIJENDER SINGH) STP (E&V) (JITENDER SIHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

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