

To be read with Licence No. 116

Dated 12/08/2024

That this layout plan for over an area measuring 19.4625 acres (Drawing No. DTPC/10-1374 dated 10-08-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Surepass Infra LLP in the revenue estate of village-Jakhali & Aterna, Sector-70, Tehsil-Rai, District-Sonapat 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 DTPC 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 DTPC, 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 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 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 licensed 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 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 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. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT)

DTP (HQ)

(HITESH SHARMA)

STP (HQ)

(JITENDER SIHAG)

CTP (HR)

(AMIT KHATRI, IAS)

DTPC (HR)

(GURPREET KHEPAR)

AD (HQ)

(NEHA YADAV)

ATP (HQ)

LAYOUT PLAN RESIDENTIAL PLOTTED COLONY (DDJAY) ON AN AREA MEASURING 19.4625 ACRE IN THE REVENUE ESTATE OF VILLAGE - JAKHAULI-ATERNA, TEHSIL - RAI, DISTRICT - SONIPAT.  
FIRM NAME: M/S SUREPASS INFRA LLP  
TOTAL AREA = 78761.273 SQM.

PLOT AREA DETAILS										26				Type Q2				PHE 2001-2010				2010-2012				x				7.400				146.250				5				429.512																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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1	Type A	1-2	7.500	x	18.000	18.000	2	277.50	Sqm	277.50	2	277.50	Type B	3-4	7.500	x	15.000	15.000	20	2250.00	Sqm	2250.00	20	2250.00	Type C	5-6	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type D	7-8	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type E	9-10	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type F	11-12	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type G	13-14	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type H	15-16	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type I	17-18	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type J	19-20	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type K	21-22	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type L	23-24	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type M	25-26	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type N	27-28	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type O	29-30	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type P	31-32	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type Q	33-34	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type R	35-36	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type S	37-38	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type T	39-40	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type U	41-42	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type V	43-44	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type W	45-46	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type X	47-48	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type Y	49-50	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type Z	51-52	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AA	53-54	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AB	55-56	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AC	57-58	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AD	59-60	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AE	61-62	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AF	63-64	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AG	65-66	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AH	67-68	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AI	69-70	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AJ	71-72	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AK	73-74	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AL	75-76	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AM	77-78	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AN	79-80	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AO	81-82	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AP	83-84	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AQ	85-86	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AR	87-88	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AS	89-90	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AT	91-92	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AU	93-94	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AV	95-96	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AW	97-98	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AX	99-100	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AY	101-102	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type AZ	103-104	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BA	105-106	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BB	107-108	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BC	109-110	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BD	111-112	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BE	113-114	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BF	115-116	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BG	117-118	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BH	119-120	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BI	121-122	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BJ	123-124	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BK	125-126	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BL	127-128	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BM	129-130	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BN	131-132	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BO	133-134	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BP	135-136	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BQ	137-138	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BR	139-140	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BS	141-142	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BT	143-144	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BU	145-146	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BV	147-148	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BW	149-150	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BX	151-152	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BY	153-154	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type BZ	155-156	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CA	157-158	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CB	159-160	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CC	161-162	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CD	163-164	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CE	165-166	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CF	167-168	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CG	169-170	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CH	171-172	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CI	173-174	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CJ	175-176	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CK	177-178	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CL	179-180	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CM	181-182	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CN	183-184	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CO	185-186	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CP	187-188	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CQ	189-190	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CR	191-192	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CS	193-194	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CT	195-196	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CU	197-198	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CV	199-200	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CW	201-202	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CX	203-204	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CY	205-206	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type CZ	207-208	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type DA	209-210	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type DB	211-212	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type DC	213-214	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type DD	215-216	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type DE	217-218	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type DF	219-220	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type DG	221-222	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type DH	223-224	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00	Type DI	225-226	15.000	x	15.000	15.000	2	225.00	Sqm	225.00	2	225.00