

## AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	15.50000 Acres
NET PLANNED AREA	=	15.50000 Acres
AREA UNDER COMMUNITY	=	1.55000 Acres 10.00 %
AREA UNDER COMMERCIAL	=	0.52000 Acres 4.00 %
AREA UNDER PLOTS	=	7.84417 Acres 51.51 %
TOTAL SALEABLE AREA	=	8.89417 Acres 58.51 %

## AREA UNDER PLOTS

S.NO.	PLOT NO.	FROM	TO	WIDTH	LENGTH	AREA IN (SQ.M)	AREA IN (SQ.M)	TOTAL PLOTS	TOTAL AREA
1	1	61	7.00	x	21.00	147.00	175.812	81	8987.000 Sq.M
2	62	71	7.07	x	20.50	144.015	173.342	10	1449.350 Sq.M
3	72	85	7.07	x	20.70	146.349	175.033	14	2048.886 Sq.M
4	100	134	7.07	x	20.70	146.349	175.033	35	5122.215 Sq.M
5	148	185	6.84	x	18.00	123.120	147.252	8	984.960 Sq.M
6	186	195	6.84	x	18.00	123.120	147.252	8	984.960 Sq.M
7	228	235	6.84	x	18.00	123.120	147.252	8	984.960 Sq.M
8	259	271	6.75	x	18.00	121.500	145.314	13	1579.500 Sq.M
9	272	284	6.75	x	15.00	101.250	121.095	13	1318.200 Sq.M
10	296	334	6.75	x	15.00	101.250	121.095	28	2632.500 Sq.M
11	332	368	7.14	x	15.00	107.100	128.090	38	4096.800 Sq.M
12	370	390	6.89	x	15.00	103.350	123.607	21	2170.350 Sq.M
TOTAL									288 = 32319.731 Sq.M
									OR = 7.89417 Acres

## DENSITY CALCULATION

=	250	x	18.00	@	Persons per Plot
TOTAL DENSITY	=	4591	=	15.50000	Acres
	=	286.129	PPA	Against 240 - 400	PPA permissible

## AREA UNDER GREEN

7.50 % AREA OF 15.50 ACRE	=	1.1625 Acres	7.50% of Total area of the Scheme
REQUIRED GREEN	=	1.1625 Acres	
GREEN AREA PROPOSED	=	1.64893 Acres	10.644 %
G1	=	0.67028 Acres	
G2	=	0.09518 Acres	
G3	=	0.13588 Acres	
G4	=	0.45775 Acres	
G5	=	0.10077 Acres	
TOTAL GREEN PROPOSED	=	1.64893 Acres	10.644 %

## AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	1.55000 Acres	10.0000 %
PROPOSED AREA	=	1.55000 Acres	10.0000 %

## AREA FOR STP (UNDER GROUND)

PERMISSIBLE FOR STP	=	450 SQ.M	
PROPOSED FOR STP	=	450 SQ.M	

## AREA FOR UGW (UNDER GROUND)

PERMISSIBLE FOR UGW	=	200 SQ.M	
PROPOSED FOR UGW	=	200 SQ.M	

SUBMISSION LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY, UNDER DDJAY SCHEME, AREA MEASURING 15.50 ACRES, AT VILLAGE THANA KALAN SECTOR-7, TEHSIL KHARKHODA, DISTT. SONEPAT, HARYANA, BEING DEVELOPED BY -M/S VISHUV PROJECTS LLP.

To be read with Licence No. **92** Dated **05-06-2025**.

That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 15.50 acres (Drawing no. DTCP **11162** dated **05-06-25** falling in the revenue estate of village, Thana Kalan, Sector-7, Kharkhoda, District Sonapat being developed by Vishuv Projects LLP 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 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.
- 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.22/52/2005-5Power 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.

DATED:

SIGN OF OWNER

VISHUV PROJECTS LLP  
Sangam  
Authorised Signatory

SCALE:

SIGN OF ARCHITECT:

For PERMANENCIA  
Prop.  
Akshyt Gupta  
CA/2011/54364

NORTH

W

S

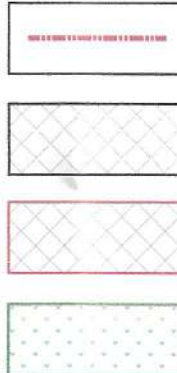
All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architect/ designers for clarification before proceeding. All drawings, designs & specifications are the property of PERFECT SERVICES HARYANA and shall not be used in part of its entirety without written permission.

PERFECT SERVICES HARYANA

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## LEGEND

- SCHEME BOUNDARY SHOWN THUS
- COMMUNITY FACILITY SHOWN THUS
- COMMERCIAL AREA SHOWN THUS
- GREEN AREA SHOWN THUS



(JAIDEEP)  
DTP (HQ)

(GURPREET KHEPAR)  
JD (HQ)

(VJENDER SINGH)  
STP (HQ)

(SHALLU DHAM)  
ATP (HQ)

(BHUVNISH KUMAR)  
CTP (HR)

(AMIT KHATRI, IAS)  
DTP (HR)