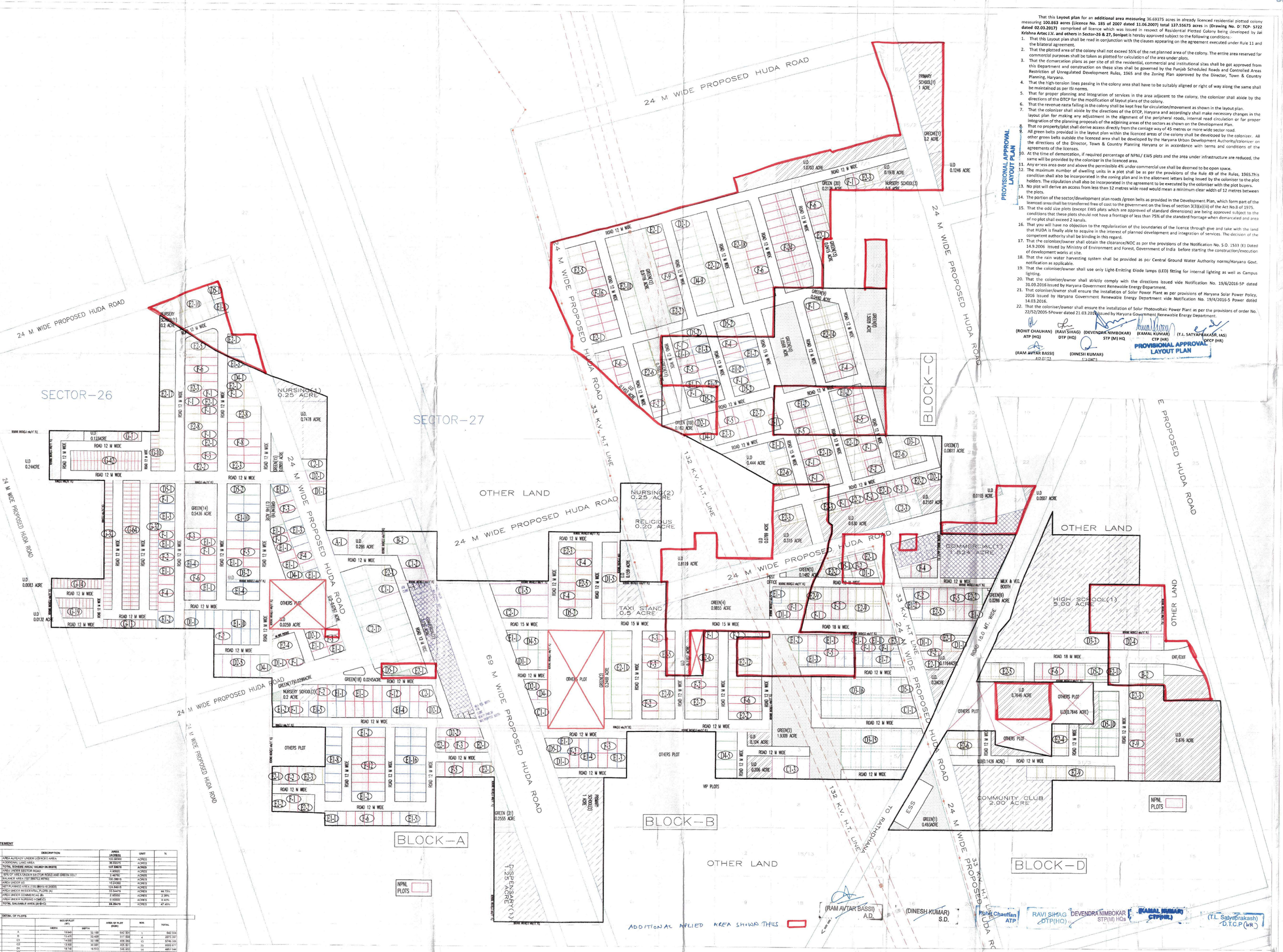
That this **Layout plan** for an **additional area measuring** 36.69375 acres in already licenced residential plotted colony measuring **100.863 acres (Licence No. 185 of 2007 dated 11.06.2007) total 137.55675 acres** in **(Drawing No. D/ TCP- 5722 dated 02.09.2017)** comprised of licence which was issued in respect of Residential Plotted Colony being developed by **Jai Krishna Artec J.V. and others** in **Sector-26 & 27, Sonipat** 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 55% 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, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
9. 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965.This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, 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.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
17. That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. 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.
21. That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
22. 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.

(ROHIT CHAUHAN) ATP (HQ) | (RAVI SIHAG) DTP (HQ) | (DEVENDRA NIMBOKAR) STP (M) HQ | (KAMAL KUMAR) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ) | (DINESH KUMAR) S.D. (HQ)

PROVISIONAL APPROVAL LAYOUT PLAN



A) AREA STATEMENT

S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
1	AREA ALREADY UNDER LICENCED AREA	100.86900	ACRES	
2	ADDITIONAL LAND AREA	36.69375	ACRES	
3	**TOTAL SCHEME AREA(100.863+36.69375)**	**137.56675**	**ACRES**	
4	AREA UNDER SECTOR ROAD	4.94522	ACRES	
5	50% OF AREA UNDER SECTOR ROAD AND GREEN BELT	2.48782	ACRES	
6	BALANCE AREA (137.56675-2.48782)	135.08893	ACRES	
7	AREA UNDER UC	10.24350	ACRES	
8	NET PLANNED AREA (135.08893-10.24350)	124.84619	ACRES	
9	AREA UNDER RESIDENTIAL PLOTS (A)	55.84479	ACRES	44.73%
10	AREA UNDER COMMERCIAL (B)	2.48500	ACRES	2.39%
11	AREA UNDER NURSING HOME(C)	0.50000	ACRES	0.40%
12	**TOTAL SALEABLE AREA (A+B+C)**	**58.82979**	ACRES	47.45%

DETAIL OF PLOTS

S.NO.		NO.OF PLOT (RP) WIDTH	DEPTH	AREA OF PLOT (SQM)	NOS.	TOTAL
1	A	18.940	32.188	642.004	1	642.004
2	B	14.430	32.188	517.004	4	2070.391
3	C1	14.000	32.188	456.360	13	5740.324
4	C2	13.932	30.081	405.401	23	9323.077
5	D1	18.140	18.910	346.600	14	4851.040
6	D2	11.181	28.271	316.660	19	5997.600
7	D3	11.000	27.444	304.404	37	11261.354
8	D4	12.000	34.420	293.403	24	7042.510
9	D5	13.000	21.004	273.084	30	8219.484
10	E1	11.000	20.238	222.618	148	32931.660
11	E2	10.000	20.238	202.379	328	66343.072
12	F	11.000	19.746	206.267	291	60058.312
13	G	4.100	12.204	50.101	233	11668.529
	TOTAL NO. OF PLOTS				**1184**	220955.460
	TOTAL AREA UNDER RESIDENTIAL PLOTS					**2209954.460**
					ACRE	**55.8479**

POPULATION CALCULATION			Plot Nos.			Persons/plot	Persons
NO. OF PLOTS OTHER THAN EWS		=	651	x		13.5	12668.5
EWS PLOTS (G)		=	233	x		9	2097.0
TOTAL POPULATION							**14668**
DENSITY	14668	/	124.8492	=		117.47	**PPA**

C) DETAIL OF NPNL & EWS PLOTS

TYPE	REQUIRED	PROVIDED
EWS @ 5%OF TOTAL PLOT (G)	**233**	**233**
NPNL @ 25% OF TOTAL PLOT (F)	**291**	**291**

D) DETAILS OF COMMUNITY FACILITES

S.No.		REQUIRED	PROVIDED	AREA(ACRE)	TOTAL AREA
1	NURSERY SCHOOL@ 2500 POPULATION	6	6 (2 PART OF PRIMARY & 1 OF HIGH SCHOOL)	0.2	0.600
2	PRIMARY SCHOOL @ 5000POPULATION	3	3 (1 PART OF HIGH SCHOOL)	1	2.000
3	HIGH SCHOOL@ 10000-15000 POPULATION	1	1	5	5.000
4	DISPENSARY @ 15000-17000 POPULATION	1	1	1.25	1.250
5	CRECHE @ 15000-17000 POPULATION	1	1	0.2	0.200
6	COMMUNITY CENTER @ 10000-15000 POPULATION	1	1	2	2.000
7	TAXI STAND @ 100 ACRE COLONY	1	1	0.5	0.500
8	RELIGIOUS BUILDING @ 10000-15000 POPULATION	1	1	0.2	0.200
9	POST OFFICE @ 10000-15000 POPULATION	1	1		
10	SSB	1	1	0.296	0.296
11	BEAUTY PARLOUR	2	2		
12	CLINIC	2	2		
13	ATM	2	2		
14	MILK & VEG BOOTH	2	2		
15	MULTIPURPOSE BOOTH	2	2		
				TOTAL(AREA)	12.05

PROJECT :

GREEN WOOD CITY , JAI KRISHNA ARTEC JV.
SECTOR - 26 & 27 SONEPAT, HARYANA.

DRAWING TITLE :

LAYOUT PLAN

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
ARCHITECTS & PLANNERS
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 | F 46599512
E : info@gpmindia.com | W : www.gpmindia.com

SCALE :- 1 :1600

OWNER'S SIGN

For Jai Krishna Artec-J.V.
Authorized Signatory/Director

ARCHITECT'S SIGN

GIAN P. MATHUR
ARCHITECT
COUNCIL OF ARCHITECTURE
CA No. 5057/69