

RESIDENTIAL PLOT LEGEND						
		WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	PLOT AREA IN SQM
20-48	I	6.381	20.16	128.641	36	4631.076
04-17	II	6.151	18.557	114.144	14	1598.016
01-03	III	6.381	18.695	119.293	03	357.879
48-72	IV	6.24	20.00	124.8	33	4118.40
73-78	V	6.381	18.460	117.806	06	706.836
90-93	VI	6.00	16.27	97.62	04	390.48
18	VII	6.381	AS/SITE	106.63	01	106.63
19	VIII	6.381	AS/SITE	123.05	01	123.05
79	IX	14.413	AS/SITE	120.23	01	120.23
89	X	11.24	AS/SITE	61.27	01	61.27
101	XI	7.271	AS/SITE	114.047	01	114.047
TOTAL					101	12327.914
TOTAL AREA IN ACRES						3.043 ACRES

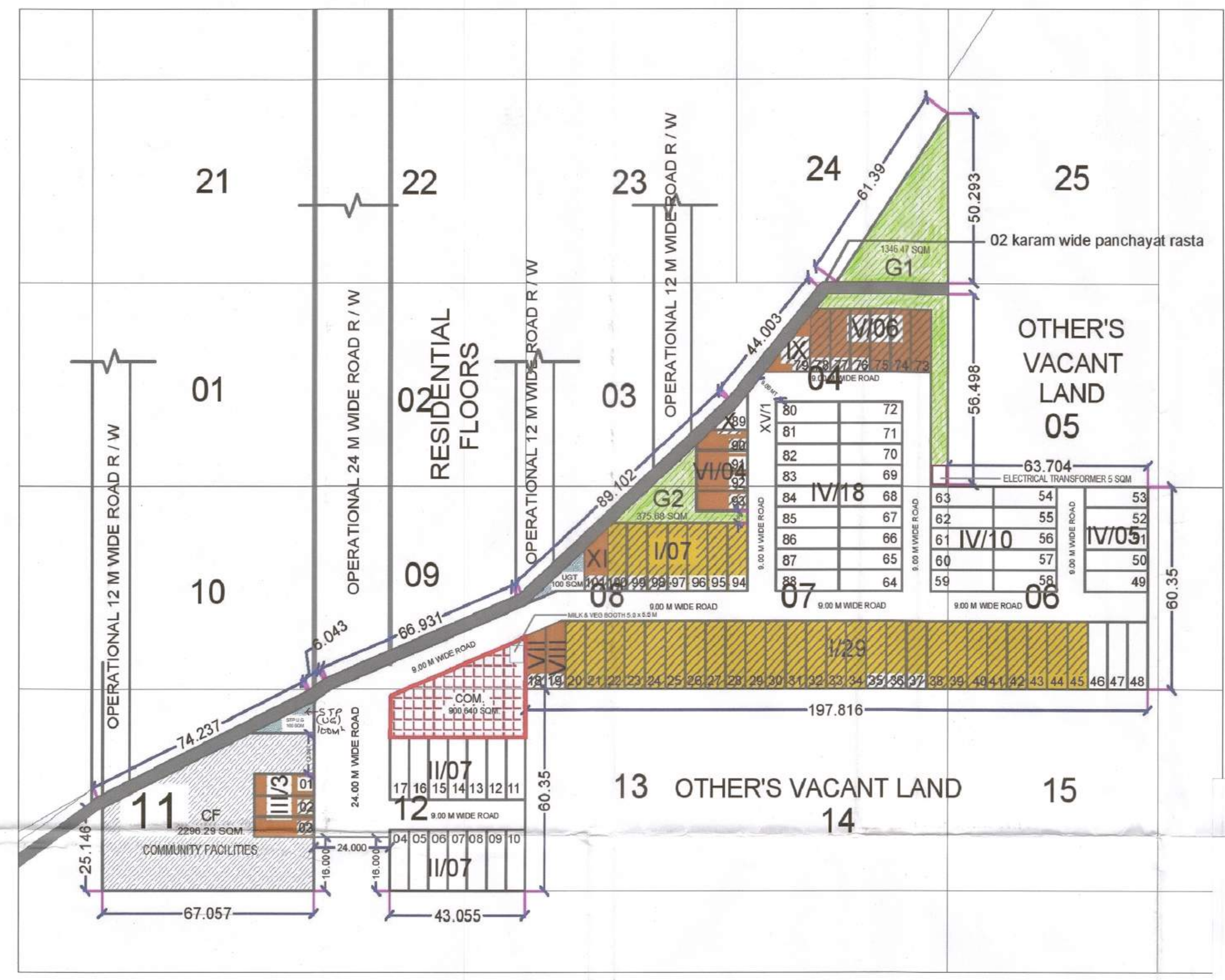
FREZZED AREA (50%) OF TOTAL SALEABLE PLOTTED AREA
 i.e 50% OF 12327.914 SQM. = 6163.957 SQM.

DETAIL OF (50%) AREA TO BE FREZZED						
PLOT NO.	PLOT TYPE	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO. OF PLOTS	PLOT AREA IN SQM
20-45	I	6.381	20.16	128.641	33	4245.153
01-03	III	6.381	18.695	119.293	03	357.879
73-78	V	6.381	18.460	117.806	06	706.836
90-93	VI	6.00	16.27	97.62	04	390.48
18	VII	6.381	AS/SITE	106.63	01	106.63
19	VIII	6.381	AS/SITE	123.05	01	123.05
79	IX	14.413	AS/SITE	120.23	01	120.23
89	X	11.24	AS/SITE	61.27	00	00
101	XI	7.271	AS/SITE	114.047	01	114.047
TOTAL					50	6164.485

MORTGAGED AREA (15%) OF TOTAL SALEABLE PLOTTED AREA
 i.e 15% OF 12327.914 SQM. = 1849.187 SQM.

DETAIL OF 15% AREA TO BE MORTGAGED						
PLOT NO.	PLOT TYPE	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO. OF PLOTS	PLOT AREA IN SQM
01-03	III	6.381	18.695	119.293	03	357.879
73-78	V	6.381	18.460	117.806	06	706.836
90-93	VI	6.00	16.27	97.62	04	390.48
18	VII	6.381	AS/SITE	106.63	01	106.63
19	VIII	6.381	AS/SITE	123.05	01	123.05
79	IX	14.413	AS/SITE	120.23	01	120.23
89	X	11.24	AS/SITE	61.27	00	00
101	XI	7.271	AS/SITE	114.047	01	114.047
TOTAL					17	1919.152

PROJECT TITLE -	
PROPOSED LAYOUT PLAN FOR PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) LAND MEASURING 5.674 ACRES AT SECTOR 35, VILL - LIWAN, DISTRICT - SONIPAT FOR SAMYAK PROPERTIES & INFRASTRUCTURE PVT. LTD.	
DRAWING TITLE - LAYOUT PLAN	
NAME OF OWNER- SAMYAK PROPERTIES & INFRASTRUCTURE PVT. LTD.	OWNER/AUTH. SIGN For Samyak Properties and Infrastructure Pvt. Ltd.
NAME OF ARCHITECT- CHITRA S JAIN, CA/88/11381	ARCHITECT'S SIGN Architect/Signatory/Director
N	DWG. No. DATE. DRG NO. 01 SCALE: 1:1000



- TOTAL PLOT AREA = 5.674 ACRES OR 22962.89 SQM
- MAX. PERMISSIBLE AREA UNDER PLOTS = 61.00% = 3.461 ACRES OR 14006.82 SQM.
- AREA UNDER PLOTS PROVIDED = 53.634% = 3.043 ACRES OR 12327.917 SQM.
- MAX. PERMISSIBLE AREA UNDER COMMERCIAL @4.00% = 0.227 ACRES OR 918.48 SQM.
- AREA UNDER COMMERCIAL PROVIDED @3.90% = 0.222 ACRES OR 900.64 SQM.
- TOTAL SALEABLE AREA ACHIEVED = 57.547% = 3.265 ACRES OR 13228.554 SQM.
- COMMUNITY FACILITY PROVIDED @10.00% OF LICENSED AREA = 0.587 ACRES OR 2288.29 SQM.
- GREEN AREA PROVIDED/OOS @7.5% OF LICENSED AREA = 0.426 ACRES OR 1722.15 SQM.

DENSITY CALCULATIONS FOR PLOTTED DEVELOPMENT 5.674 ACRES

- PERMISSIBLE POPULATION - 240-400 PPA X 5.674 = 1361 - 2269 PERSONS
- Plots @ 13.5 persons per plot = 101 X 13.5 = 1363.5 persons (Say 1364 persons)
- Total population in plotted residential area = 1363.5 persons (Say 1364 persons)
- Achieved density in plotted area (1363.5/5.674) = 240.40 PPA OR 594 PPH

LEGEND	
	COMMUNITY FACILITY
	COMMERCIAL AREA
	ORGANIZED OPEN SPACE / OOS

OOS LEGEND	
	AREA IN SQM.
G1	1346.47
G2	375.68
TOTAL	1722.15 SQM.

To be read with Licence No. 90 of 2019 Dated 07/08/2019 LC-3958

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 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 metres 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(1)(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 coloniser/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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(JAI DEEP) ATP (HQ) (SAVITA JINDAL) DTP (HQ) (P. P. SINGH) STP (E&V) (JITENDER SIHAG) CTP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR) (NARINDER KUMAR) AD (HQ) (DINESH KUMAR) SD (HQ)