

Sec - 63

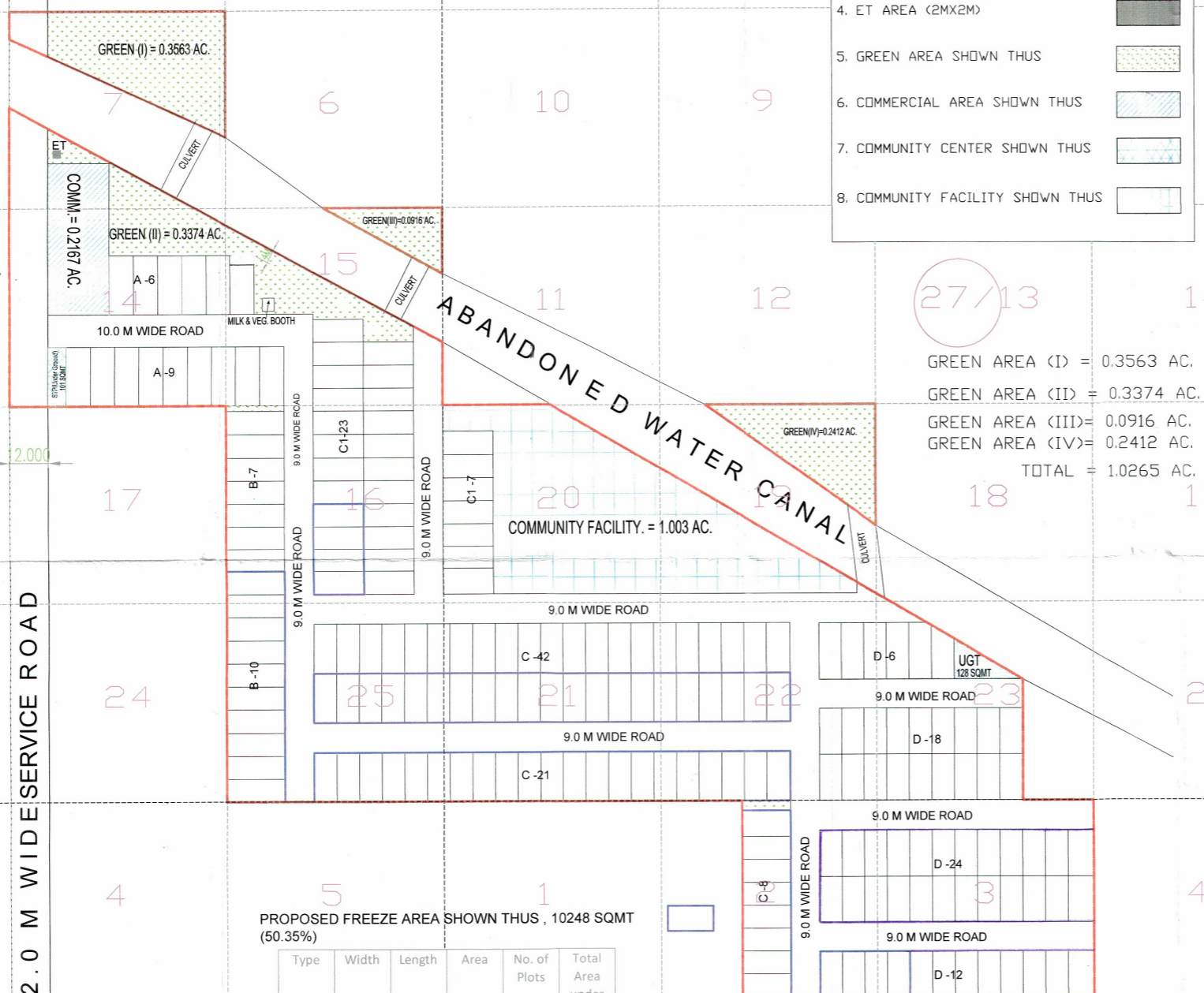
12.0 M WIDE SERVICE ROAD

GREEN BELT 30.0M WIDE

45.0 M WIDE SECTOR ROAD

12.0 M WIDE SERVICE ROAD

Sec - 64



LEGEND

- 1. SCHEME BOUNDARY SHOWN THUS
- 2. STP AREA Under Ground (101 SQMTS)
- 3. UGT AREA (128 SQMTS)
- 4. ET AREA (2MX2M)
- 5. GREEN AREA SHOWN THUS
- 6. COMMERCIAL AREA SHOWN THUS
- 7. COMMUNITY CENTER SHOWN THUS
- 8. COMMUNITY FACILITY SHOWN THUS

GREEN AREA (I) = 0.3563 AC.
 GREEN AREA (II) = 0.3374 AC.
 GREEN AREA (III) = 0.0916 AC.
 GREEN AREA (IV) = 0.2412 AC.
 TOTAL = 1.0265 AC.

PROPOSED FREEZE AREA SHOWN THUS, 10248 SQMT (50.35%)

Type	Width	Length	Area	No. of Plots	Total Area under Plots	
B	7.00	18.00	126.00	10	1260.00	
C	6.30	16.00	100.80	50	5040.00	
C1	7.00	15.00	105.00	4	420.00	
D	7.00	14.00	98.00	36	3528.00	
Total area under freeze Plots in SQMT					100	10248.00

	Area in acres	Percentage	Proposed area	Percentage
Total area of land	10.01875			
Area falling under sector road/green belt	0.000			
Net Balance area (A)	10.01875			
50% of sector area (B)	0.000			
Total of A + B	10.01875			
Required open space area (7.5%)	0.75141	7.50	1.0265	10.25
10% area to be transferred free of cost to the Government	1.001875	10.00	1.0030	10.01
Permissible commercial area	0.4008	4.00	0.2167	2.16
Area under plots	6.1114	61.00	5.0295	50.20
Total permissible saleable area	6.5122	65.00	5.2462	52.36
Minimum permissible density	240.00000		260.06	
Maximum permissible density	400.00000			

Type	Width	Length	Area	No. of Plots	Total Area under Plots	
A	7.50	18.00	135.00	15	2025.00	
B	7.00	18.00	126.00	17	2142.00	
C	6.30	16.00	100.80	71	7156.80	
C1	7.00	15.00	105.00	30	3150.00	
D	7.00	14.00	98.00	60	5880.00	
Total area under					193	20353.80
					In acre	5.0295

Calculation of Density	193	x	13.5	2605.50	Persons
	2605.50	/	10.01875		260.06 per acre

To be read with Licence No. 93 of 2019 Dated 09/08/2019 **LC-3794**

That this Layout plan for an area measuring 10.01875 acres (Drawing no. DTCP-7084 dated 05.08.2019) under Deen Dayal Jan Awaz Yojna Policy of Land Area Measuring 10.01875 Acre, SEC-64, KUNDLI, SONEPAT, FOR M/S TDI MANSION 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 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-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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(JAIDEEP) ATP (HQ) (SAVITA JINDAL) DTP (HQ) (P. R. SINGH) STP (HQ) (JITENDER SHAG) CTP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(HARINDER KUMAR) AD (HQ) (DINESH KUMAR) SIX (HQ)

SCALE: 1:1000

NORTH:

Naveen Sharma
 Regd. Architect
 CA 2001/28465

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

Proposed layout of Residential Colony under Deen Dayal Jan Awaz Yojna Policy of Land Area Measuring 10.01875Acre ,SEC.-64, KUNDLI, SONEPAT , FOR M/S TDI MANSION PVT. LTD..