



"MAPSKO GARDEN ESTATE RESIDENTIAL COLONY IN SECTOR -26A, 26 & 27, SONEPAT."

DETAIL OF LAND USE			
AREA OF RESIDENTIAL AREA	135.187	ACRES	4.088
AREA OF COMMERCIAL AREA	1.574	ACRES	0.049
TOTAL AREA OF THE COLONY	136.761	ACRES	4.137
AREA UNDER SECTOR ROAD	3.511	ACRES	0.111
AREA OF COMMERCIAL AREA	1.574	ACRES	0.049
AREA OF RESIDENTIAL AREA	131.676	ACRES	4.038
TOTAL AREA UNDER ROAD	5.085	ACRES	0.160
TOTAL AREA UNDER ROAD	136.761	ACRES	4.137
AREA OF COMMERCIAL AREA	1.574	ACRES	0.049
AREA OF RESIDENTIAL AREA	135.187	ACRES	4.088
TOTAL AREA UNDER ROAD	137.761	ACRES	4.187
AREA OF COMMERCIAL AREA	1.574	ACRES	0.049
AREA OF RESIDENTIAL AREA	136.187	ACRES	4.137
TOTAL AREA UNDER ROAD	137.761	ACRES	4.187

DETAIL OF PLOTS IN THE LAYOUT PLAN					
CATEGORY OF PLOTS	SIZE OF PLOT IN SQ.M	AREA OF PLOT IN SQ.M	TOTAL NO. OF PLOTS	PERCENT	TOTAL AREA OF PLOTS IN SQ.M
A	13.0 x 25.0	325	73	5.3%	23775
B	14.0 x 30.0	420	83	6.0%	34860
C	15.0 x 35.0	525	87	6.3%	45675
D	16.0 x 40.0	640	91	6.6%	58240
E	17.0 x 45.0	765	95	6.9%	72675
F	18.0 x 50.0	900	100	7.3%	90000
G	19.0 x 55.0	1045	105	7.6%	109725
H	20.0 x 60.0	1200	110	8.0%	132000
I	21.0 x 65.0	1365	115	8.4%	156675
J	22.0 x 70.0	1540	120	8.7%	184800
K	23.0 x 75.0	1725	125	9.0%	215625
L	24.0 x 80.0	1920	130	9.4%	249600
M	25.0 x 85.0	2125	135	9.7%	295875
N	26.0 x 90.0	2340	140	10.1%	327600
O	27.0 x 95.0	2565	145	10.4%	371825
P	28.0 x 100.0	2800	150	10.7%	420000
Q	29.0 x 105.0	3045	155	11.0%	471675
R	30.0 x 110.0	3300	160	11.3%	528000
S	31.0 x 115.0	3565	165	11.6%	589125
TOTAL PLOTS			1210	100%	621000

DENSITY OF PLOTTED DEVELOPMENT			
PLOTTED AREA	51241.10	SQ.M	11.88%
TOTAL AREA	431400.00	SQ.M	

DETAILS OF COMMUNITY UTILITIES			
BRAND	COMPLIANCE	RECEIVED	PROVIDED
WATER SUPPLY	✓	✓	✓
SEWERAGE	✓	✓	✓
ELECTRICITY	✓	✓	✓
TELEPHONE	✓	✓	✓
ROAD LIGHTING	✓	✓	✓
WATER TREATMENT PLANT	✓	✓	✓
WASTE DISPOSAL	✓	✓	✓
WATER SUPPLY	✓	✓	✓
SEWERAGE	✓	✓	✓
ELECTRICITY	✓	✓	✓
TELEPHONE	✓	✓	✓
ROAD LIGHTING	✓	✓	✓
WATER TREATMENT PLANT	✓	✓	✓
WASTE DISPOSAL	✓	✓	✓

BREAK UP OF TOTAL SACRED OF LAND			
LAND USE	AREA	PERCENT	NO. OF PLOTS
RESIDENTIAL	621000	100%	1210
COMMERCIAL	1574	0.25%	1
TOTAL	622574	100%	1211

To be read with Scheme No. [] of 2010 dated 2010

That the proposed layout plan for an area of 134.205 acres (Dtg. No. D.T.C.P-2331 dated 28.08.2010) submitted by M/s Mapsko Builders Pvt. Ltd. and others in Sector-26A, 26 & 27, Sonapat is hereby approved subject to the following conditions:

1. That this revised layout plan shall be read in conjunction with the clauses appearing on the agreement recorded under No. 11 and 12 of the Development Plan.
2. That the plotted area of the colony shall not exceed 55% of the net plotted area of the colony. The plots area reserved for commercial purposes shall be taken as ground for development of the area under plot.
3. That the reservation clause per acre of all residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Zoning and Building Rules and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957.
4. That the easement area reserved in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per D.P. norms.
5. That for proper planning and inspection of services in the area adjacent to the colony, the collector shall advise by the directors of the D.T.C.P. for the reservation of the plots of the colony.
6. That the collector shall also, by the directors of the D.T.C.P. forward and accordingly shall make necessary changes in the layout plan to make any adjustment in the reservation of the easement area, internal road circulation or for proper interpretation of the planning proposals of the adjoining areas of the colony as shown on the Development Plan.
7. That no property plot shall derive access directly from the carriage way of 30 meters or more wide road.
8. All green belts provided in the layout plan within the reserved area of the colony shall be developed by the collector. All other green belts outside the reserved area shall be developed by the applicant under the provisions of the Punjab Zoning and Building Rules and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957.
9. All the trees of plantation, or regular planting of trees and shrubs and the area under infrastructure are reduced, the same will be provided by the collector in the layout plan.
10. Any access area over and above the permissible 4% under commercial use shall be deemed to be open field.
11. The maximum number of standing plots in a plot shall be as per the provision of the Rule 40 of the Punjab Zoning and Building Rules and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957.
12. This condition shall also be incorporated in the zoning plan and in the allotment orders being issued by the collector in the plot layout. The conditions therein be incorporated in the agreement to be executed by the collector with the plot layout.
13. No plot shall have an access from one road to another road which is less than a minimum clear width of 12 meters between the plots.
14. The portion of the socio-economic class roads, green belts as provided in the Development Plan, which form part of the reserved area shall be transferred free of cost to the government on the lines of section 133(3)(a) of the Act No. 8 of 1975.
15. That the old area plots (except those plots which are approved or deemed dimensions) are being reserved under the agreement and shall be reserved under the agreement.
16. That you will have no objection to the regularization of the boundaries of the tenure through plot and take with the title deed to be issued to the applicant under the Punjab Zoning and Building Rules and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957 and the Punjab Land Revenue Act, 1957.
17. That the collector shall advise the Department for the reservation of the plots of the colony. (S) Dated 28.08.2010 issued by Minister of Environment and Forest, Government of India before starting the construction/development of the project work at site.
18. That the water harvesting system shall be provided as per Central Ground Water Authority norms/State Govt. notification as applicable.
19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational when applicable after receiving the approval of the collector.
20. That the collector/owner shall use only Compact Fluorescent Lamp (CFL) for interior lighting as well as outdoor lighting.
21. That the collector/owner shall comply the ultimate power load requirement of the power utility to enable the provision of power to the concerned area for installation of street lighting and other facilities and building area. The norms prescribed by the power utility in your project site at the time of approval of building plan.

RED (ADDITIONAL LAND)- 34.018 ACRES
GREEN(CHANGED PLANNING)- 28.10 ACRES

PROJECT
PROPOSED LAYOUT FOR RESIDENTIAL COLONY FOR M/S MAPSKO GARDEN ESTATE IN SECTOR-26A, 26 AND 27, AT SONEPAT.

ARCHITECTS
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ARCHITECTS, ENGINEERS & PLANNERS
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PH- 011-41624771, 41621129

DATE	11 AUG '08	SCALE	1:1500
OWNERS SIGN		ARCHITECTS SIGN	
			GIAN P. MATHUR C.A. NO. 805769



Prepared by: [Signature]
Checked by: [Signature]
Date: [Signature]