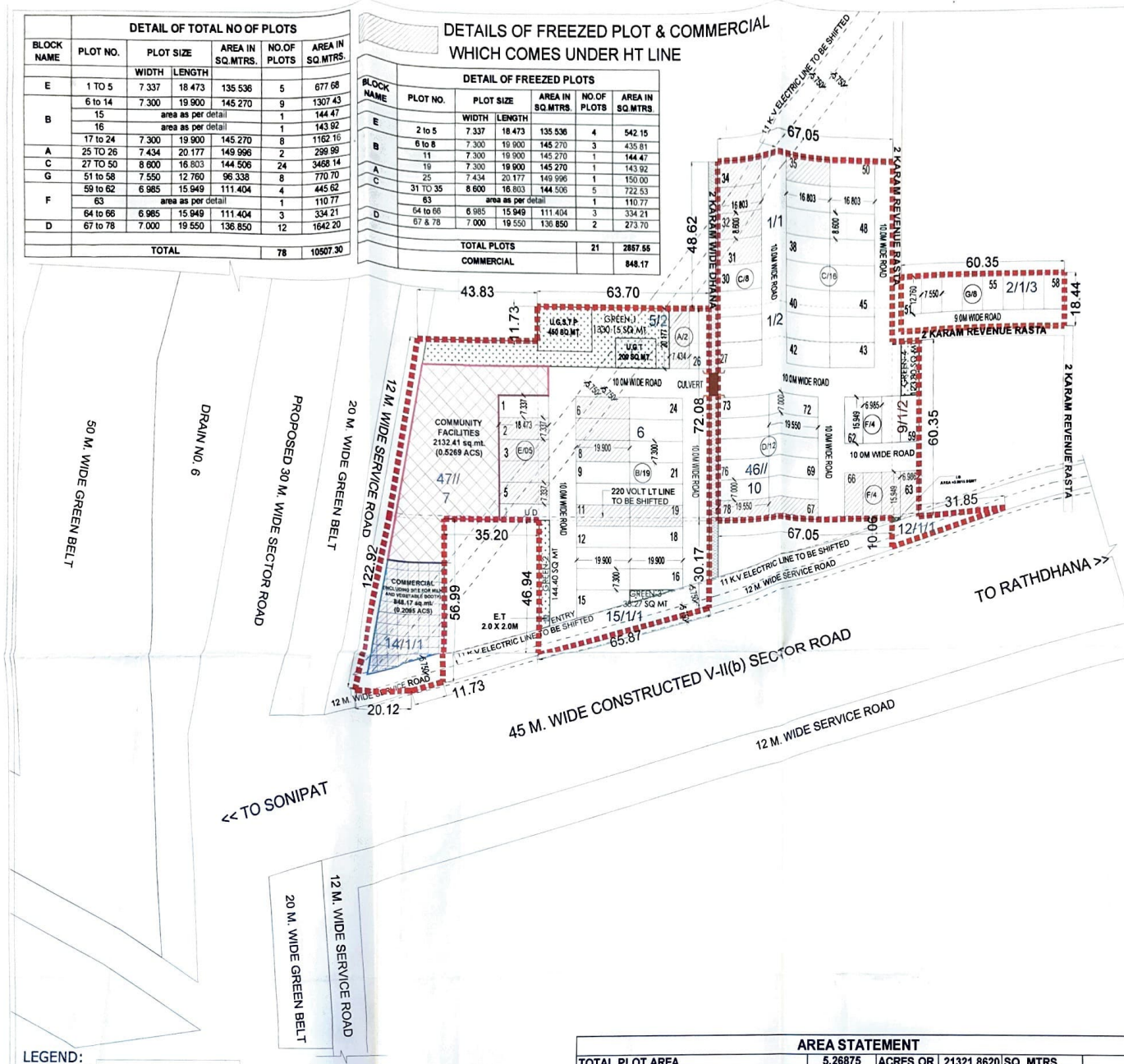
DETAIL OF TOTAL NO OF PLOTS

BLOCK NAME	PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
		WIDTH	LENGTH			
E	1 TO 5	7.337	18.473	135.536	5	677.68
B	6 to 14	7.300	19.900	145.270	9	1307.43
	15	area as per detail			1	144.47
	16	area as per detail			1	143.92
	17 to 24	7.300	19.900	145.270	8	1162.16
A	25 TO 26	7.434	20.177	149.996	2	299.99
C	27 TO 50	8.600	16.803	144.506	24	3468.14
G	51 to 58	7.550	12.760	96.338	8	770.70
F	59 to 62	6.985	15.949	111.404	4	445.62
	63	area as per detail			1	110.77
	64 to 66	6.985	15.949	111.404	3	334.21
D	67 to 78	7.000	19.550	136.850	12	1642.20
	TOTAL				78	10507.30

DETAILS OF FREEZED PLOT & COMMERCIAL WHICH COMES UNDER HT LINE

DETAIL OF FREEZED PLOTS

BLOCK NAME	PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
		WIDTH	LENGTH			
E	2 to 5	7.337	18.473	135.536	4	542.15
B	6 to 8	7.300	19.900	145.270	3	435.81
	11	7.300	19.900	145.270	1	144.47
A	19	7.300	19.900	145.270	1	143.92
C	25	7.434	20.177	149.996	1	150.00
	31 TO 35	8.600	16.803	144.506	5	722.53
	63	area as per detail			1	110.77
D	64 to 66	6.985	15.949	111.404	3	334.21
	67 & 78	7.000	19.550	136.850	2	273.70
	TOTAL PLOTS				21	2857.55
	COMMERCIAL					848.17



To be read with Licence No. 189 of 2024 Dated 19-12-2024

That this layout plan for over an area measuring 5.26875 acres (Drawing No. DTCP. 10716 Dated:- 20.12.24) for Residential Plotted Colony falling in village-Rathdhana, Sector-26A, Sonipat being developed by Morvi Homes Pvt. Ltd. in collaboration with UV Landbase Pvt. Ltd. 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 HBC 2017. 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 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.
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 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.
21. 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.

(JAIDEEP) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (JITENDER SIHAG) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) JD (HQ) | (SHIVALA ROHILLA) ATP (HQ)

AREA STATEMENT

TOTAL PLOT AREA	5.26875	ACRES OR	21321.8620	SQ. MTRS.		
AREA UNDER U.D	0.02464	ACRES OR	99.7080	SQ. MTRS.		
NET PLANNED AREA	5.24411	ACRES OR	21222.1540	SQ. MTRS.		
	PERMISSIBLE			PROPOSED		
NET PLANNED AREA	5.24411		ACRES	SQ.MTRS	%	ACRES	SQ. MTRS.
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	3.1989	12945.501	49.51%	2.5964	10507.30
COMMERCIAL AREA	4.00	%	0.2098	848.885	4.0%	0.2095	848.17
AREA FOR COMMON FACILITIES	10.00	%	0.5269	2132.184	10.00%	0.5269	2132.41
MIN GREEN AREA	7.5	%	0.3952	1599.138	7.68%	0.4044	1636.62
NO. OF PLOTS					78		
OCCUPANCY PER DWELLING PLOT					18.0		
TOTAL POPULATION			PERSONS		1404 / 5.24411		
DENSITY	240-400		PPA		267.73		

LEGEND:

- SITE BOUNDARY
- COMMERCIAL
- LAND FOR COMMUNITY FACILITIES
- GREEN AREA
- STP / UGT
- ELECTRIC SUBSTATION / TRANFORMER

PROJECT NAME & ADDRESS :

LAYOUT PLAN FOR SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 ON LAND MEASURING 5.26875 ACRES SITUATED IN REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR 26 A SONIPAT (HRY) BELONGING TO MORVI HOMES PVT LTD IN COLLABORATION WITH UV LANDBASE PVT LTD.

DRAWING TITLE :

LAYOUT PLAN

For UV Landbase Private Limited
Authorised Signatory

KAPIL SHARMA
(ARCHITECT)
CA/97/20903
280, DEEPALI ENCLAVE
PITAMPURA, DELHI-34

NORTH : N

SCALE : 1 : 750

OWNER'S SIGNATURE : ARCHITECT'S SIGNATURE :