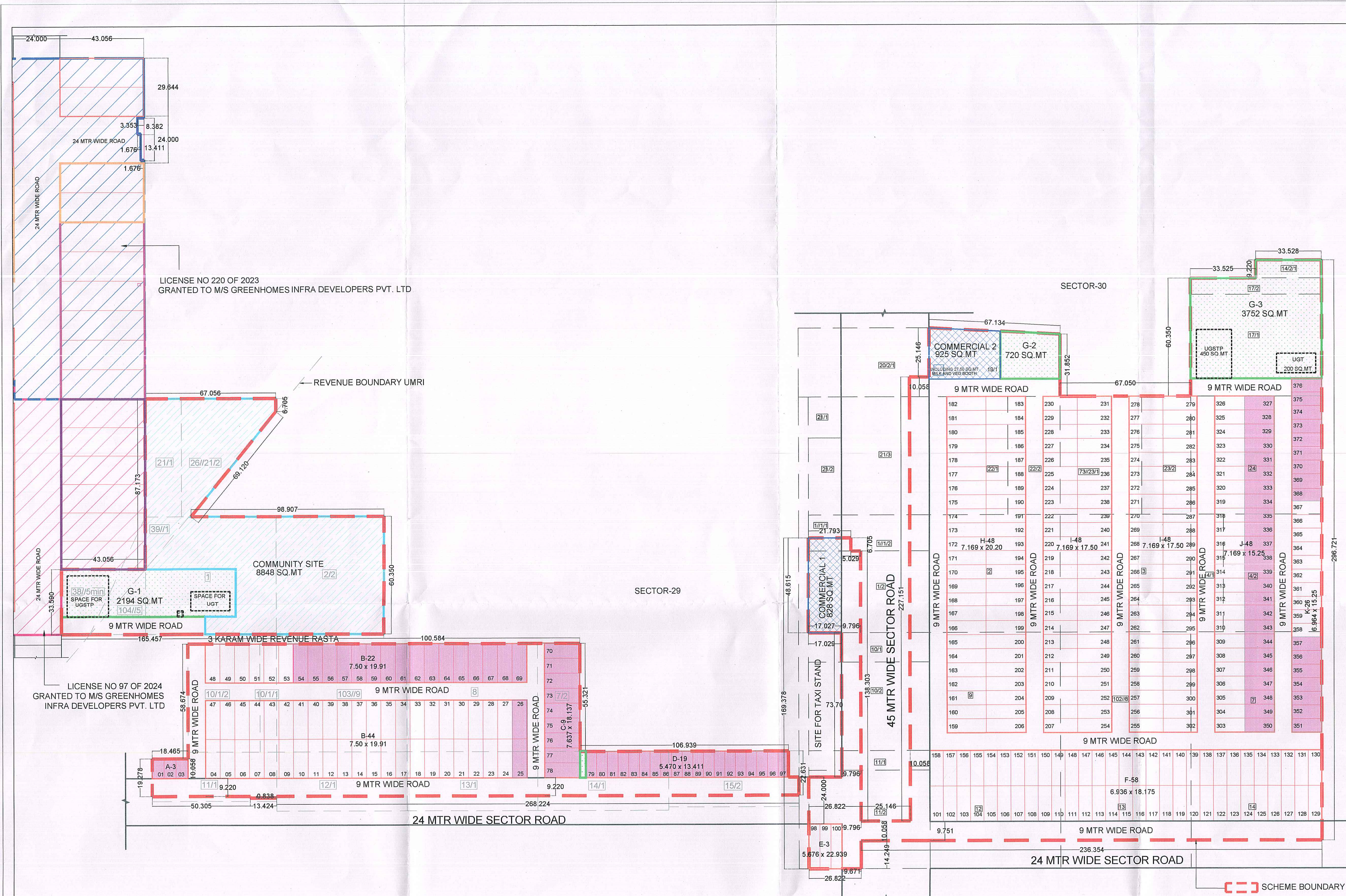




AREA STATEMENT					
	Area (in sq.mt.)	Area (in acres)	Proposed Area (in %age)	Permissible Area (in %age)	
TOTAL AREA OF THE SCHEME	88474.258	21.8625			
AREA UNDER 45 MTR WIDE ROAD	4271.000	1.055			
NET PLANNED AREA	86338.758	21.335			
AREA UNDER COMMERCIAL (C1-828+ C2-925)	1753.000	0.433	2.030	(2.4)	
AREA UNDER PLOTS	47387.693	11.710	54.886		
TOTAL SALEABLE AREA	49140.693	12.143	56.916	65	

AREA UNDER PLOTS				
Type	SIZE	AREA	NO.	TOTAL AREA
A	6.155 X 10.058	61.907	3	185.721 Sq.Mt.
B	7.500 X 19.910	149.325	66	9855.450 Sq.Mt.
C	7.637 X 18.137	138.512	9	1246.610 Sq.Mt.
D	5.470 X 13.411	73.358	19	1393.805 Sq.Mt.
E	5.676 X 22.939	130.202	3	390.605 Sq.Mt.
F	6.936 X 18.175	126.062	58	7311.584 Sq.Mt.
H	7.169 X 20.200	144.814	48	6951.062 Sq.Mt.
I	7.169 X 17.500	125.458	96	12043.920 Sq.Mt.
J	7.169 X 15.250	109.327	48	5247.708 Sq.Mt.
K	6.964 X 15.250	106.201	26	2761.226 Sq.Mt.
GRAND TOTAL			376	47387.693 Sq.Mt.
			OR	11.7098 Acres

AREA FOR PROVISION OF COMMUNITY FACILITIES					
Proposed Area (in sq.mt.)	Proposed Area (in acres)	Proposed Area (in %age)	Required Area (in sq.mt.)	Required Area (in acres)	Permissible Area (in %age)
8848	2.1864	10.001	8847.426	2.1863	10

DENSITY CALCULATION				
TOTAL DENSITY	=	376	x	18.00 (@ person per plot)
TOTAL NET PLANNED AREA	=	6768.00	persons	
POPULATION PER ACRE	=	6768.00	/	21.3348
	=	317.228	PPA	Permissible [240-400 PPA]

AREA UNDER GREEN			
ORGANIZED GREEN		Total Area In Sq.Mt.	Total Area In Acres
C1 C2 C3		6666.000	1.6472
2194.00	720.00	3752.00	
		REQUIRED	PROPOSED
ORGANIZED GREEN	In Sq. mt	%	In Sq. mt %
TOTAL	6635.57	7.5	6666.000 7.534

ADDITIONAL FACILITY
SEWAGE TREATMENT PLANT (STP) area 450 sq.mt
Underground Water Tank (UGT) 200 SQ.MT, Electrical Transformer (ET) 9 SQ.MT. All part of organized green area.

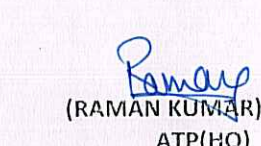
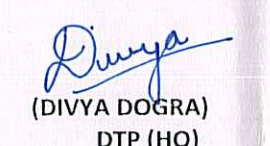
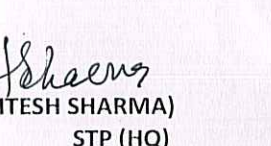
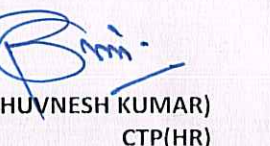
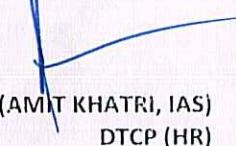
DETAILS OF 20% MORTGAGED AREA AGAINST BG OF EDC AND IDW					
Plot No's	TYPE	SIZE (In Mt)	AREA (In Sq. Mt)	NO.	TOTAL AREA
01-03	A	6.155 X 10.058	61.907	3	185.721 Sq.Mt.
25-26, 54-69	B	7.500 X 19.910	149.325	18	2687.850 Sq.Mt.
70-78	C	7.637 X 18.137	138.512	9	1246.610 Sq.Mt.
79-97	D	5.470 X 13.411	73.358	19	1393.805 Sq.Mt.
327-350	J	7.169 X 15.250	109.327	24	2623.854 Sq.Mt.
351-357, 368-376	K	6.964 X 15.250	106.201	16	1699.216 Sq.Mt.
GRAND TOTAL			89	9837.057	Sq.Mt.
			OR	2.4308	Acres
				20.018%	

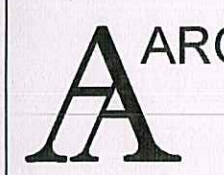
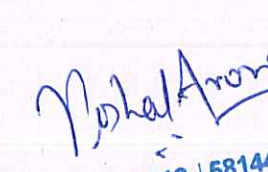
NOTES:
PLOT NO-01-03 (3 NO'S)-CATEGORY -A
PLOT NO-25-26,54-69 (18 NO'S)-CATEGORY -B
PLOT NO-70-78 (9 NO'S)-CATEGORY -C
PLOT NO-79-97 (19 NO'S)-CATEGORY -D
PLOT NO-327-350 (24 NO'S)-CATEGORY -J
PLOT NO-351-357, 368-376 (15 NO'S)-CATEGORY -K
TOTAL 89 NO'S OF PLOTS WILL BE MORTGAGGED AGAINST BG OF EDC AND IDW AS PER POLICY

To be read with License No. 97 of 2025 Dated 13-06-2025. I.C-5475

That this layout plan for an area measuring 21.8625 acres (Drawing no. 11174 Dated 16-06-2025) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Sun and Sky Developers Pvt. Ltd. falling in the revenue estate of Village Palwal & Umri, in Sector-29 & 30, Kurukshetra 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 size 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/Hr. 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensee.
- 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 licensed area.
- No plot will derive an access from less than 9 meters 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 licensed 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.
- 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 HSNP 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 colonizer/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 (Tnet as per the provisions of order No.22/51/2005/Power 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. 1976/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.


(RAMAM KULKARNI)
ATP(HQ)

(DIVYA DOGRA)
DTP (HQ)

(HIMANSHU SHARMA)
STP (HQ)

(BHUNESH KUMAR)
CTP(HR)

(ANSH KHATRI, IAS)
DTPC (HR)

CLIENT/OWNER SUN AND SKY DEVELOPERS PVT. LTD. House No. 13/882, GH-13, Paschim Vihar, Delhi, 09-Delhi, 91-Delhi, 110063	CLIENT SIGNATURE  (SUN AND SKY DEVELOPERS PVT. LTD.)	 ARORA ASSOCIATES Cabin 105 FF.Sco' 91-93, Ansal Sampark Building, Sector- 5 Panchkula. # +91-9888327597	ARCHITECT  CA 2012 09164 ANUSHAL ARORA COUNCIL OF ARCHITECTURE	PROJECT CODE: L2403 PROJECT TITLE LAYOUT FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 21.8625 ACRES, SECTOR- 29,30, KURUKSHETRA FOR M/S SUN AND SKY DEVELOPERS PVT. LTD.	DRAWING TITLE LAYOUT FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY	NORTH ↑	DRAWING NO. L2403-ARPC-LA-0001	SCALE 1: 1000	DATE: 30.05.2025	SHEET NO. 1 of 1	REV 06
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