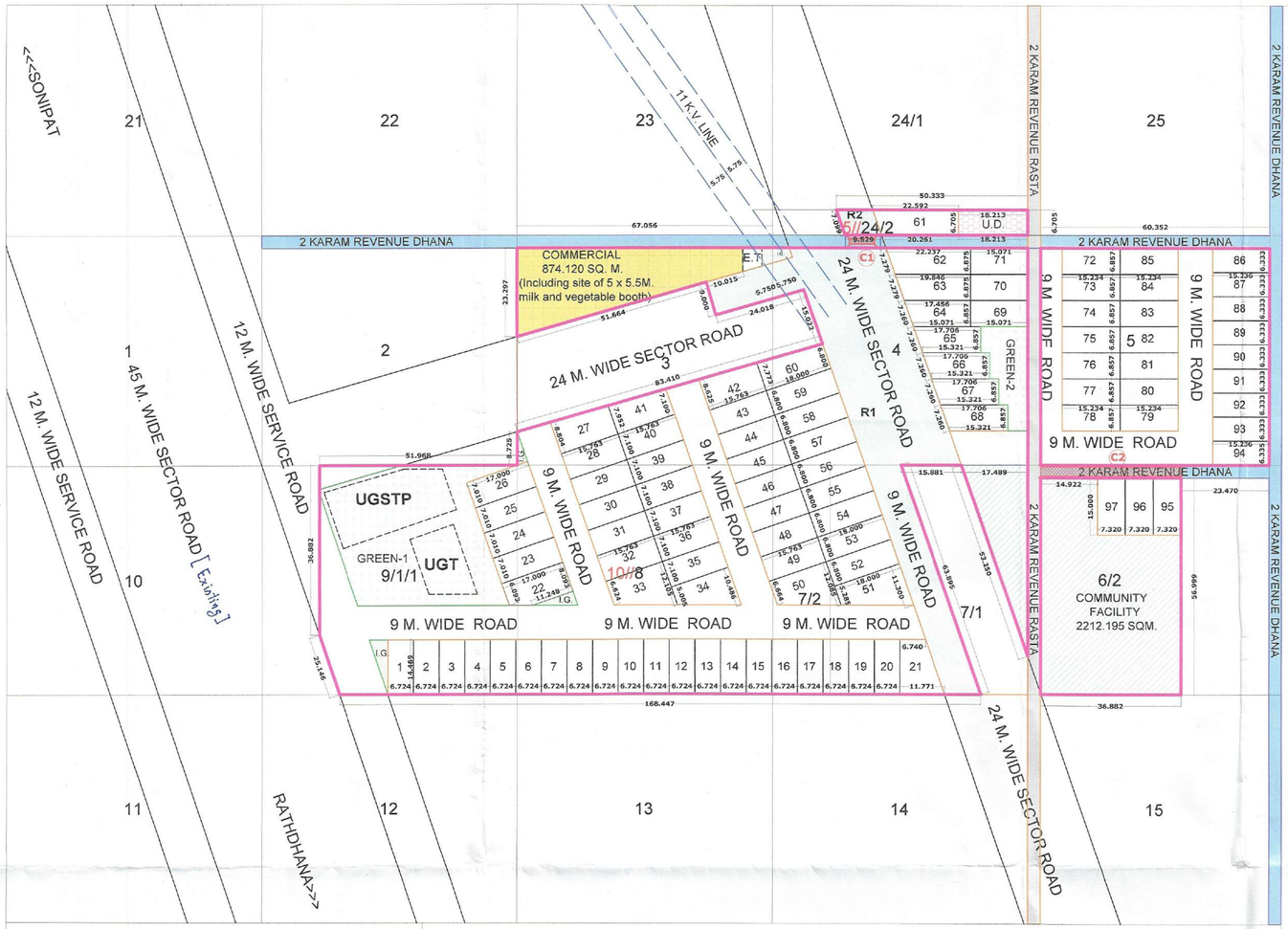

LEGENDS

- PLOT BOUNDARY
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- GREEN AREA
- 1 PLOT
- PROPOSED ROAD
- C1 C2 CULVERT
- REVENUE RASTA
- REVENUE DHANA

GREEN AREA PROPOSED			
G1	=	1420.391	SQ.M.
G2	=	243.031	SQ.M.
TOTAL	=	1663.422	SQ.M.
		0.41104	ACRES

SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA	5.45000	22055.333	100.000	5.45000	22055.333	100.000
AREA UNDER U.D.	0.03018	122.118		0.03018	122.118	
NET PLANNED AREA	5.41982	21933.215	100.000	5.41982	21933.215	100.000
OPEN AREA UNDER GREEN/PARK	0.40875	1654.150	7.500	0.41104	1663.422	7.542
COMMUNITY FACILITIES	0.54500	2205.533	10.000	0.54665	2212.195	10.030
COMMERCIAL AREA	0.21679	877.329	4.000	0.21600	874.120	3.985
AREA UNDER PLOTS	3.30609	13379.261	61.000	2.63886	10679.076	48.689
TOTAL PERMISSIBLE SALEABLE AREA	**3.52289**	**14256.589**	**65.000**	**2.85486**	**11553.196**	**52.674**

Min. and Max. density permitted:					
TOTAL POPULATION	**97**	X	13.50	=	**1309.500**
PPA	1309.500	/	5.41982	=	**241.61%**

AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP

SR. NO.	PLOT NO. FROM	TO	SIZE WIDTH	X	LENGTH	=	AREA SQ.M.	AREA SQ.Y.	TOTAL NO. OF PLOTS	TOTAL AREA
1	1	20	6.724	x	14.469	=	97.290	116.359	20	1945.800
2	21	-	(6.740 + 11.771) /2 x 14.469			=	133.918	160.166	1	133.918
3	22	-	AREA AS PER AUTOCAD			=	131.834	157.673	1	131.834
4	23	26	7.010	x	17.000	=	119.170	142.527	4	476.680
5	27	-	(8.804 + 7.952) /2 x 15.763			=	132.062	157.946	1	132.062
6	28	32	7.100	x	15.763	=	111.917	133.853	5	559.587
7	33	-	(6.624 + 12.105) /2 x 15.763			=	147.612	176.544	1	147.612
8	34	-	(5.005 + 10.486) /2 x 15.763			=	122.092	146.022	1	122.092
9	35	40	7.100	x	15.763	=	111.917	133.853	6	671.504
10	41	-	(7.100 + 7.952) /2 x 15.763			=	118.632	141.884	1	118.632
11	42	-	(8.625 + 7.773) /2 x 15.763			=	129.241	154.572	1	129.241
12	43	49	6.800	x	15.763	=	107.188	128.197	7	750.319
13	50	-	(6.664 + 12.085)/2 x 15.763			=	147.770	176.733	1	147.770
14	51	-	(11.300 + 5.285)/2 x 15.763			=	149.265	178.521	1	149.265
15	52	59	6.800	x	18.000	=	122.400	146.390	8	979.200
16	60	-	(6.800 + 7.773)/2 x 18.000			=	131.157	156.864	1	131.157
17	61	-	(22.592+ 20.261)/2 x 6.705			=	143.665	171.823	1	143.665
18	62	-	(22.237+ 19.846)/2 x 6.875			=	144.660	173.013	1	144.660
19	63	-	(19.846+ 17.456)/2 x 6.875			=	128.226	153.358	1	128.226
20	64	-	(17.456+ 15.071)/2 x 6.875			=	111.811	133.726	1	111.811
21	65	68	(17.706 + 15.321) /2 x 6.857			=	113.233	135.427	4	452.932
22	69	71	6.875	x	15.071	=	103.613	123.921	3	310.839
23	72	85	6.857	x	15.234	=	104.460	124.934	14	1462.434
24	86	93	6.333	x	15.236	=	96.490	115.402	8	771.917
25	94	-	6.335	x	15.236	=	96.520	115.438	1	96.520
26	95	97	7.320	x	15.000	=	109.800	131.321	3	329.400
TOTAL									97	10679.076
									ACRES	2.63886

SHEET NO. - 01/01

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architects/ designers for clarification before proceeding. All drawings, designs & specifications are the property of KALPATARU ARCHITECTS & PLANNERS design and shall not be used in part of its entirety without written permission.

JOB TITLE -

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 OVER AN AREA MEASURING 5.45000 ACRES OR 43K.-12M. OR 22055.332 SQ.M. AT SECTOR -26 VILLAGE RATHDHANA TEHSIL & DISTRICT SONIPAT HARYANA.

TO BE DEVELOPED BY-

M/S RR REALTY & INFRASTRUCTURE PVT. LTD.

KALPATARU ARCHITECTS & PLANNERS
DSB-99 IST FLOOR SECTOR-15, HSVP MARKET
SONIPAT, HARYANA -130001, INDIA
PHONE -9802389400
EMAIL :Kalpataru@gmail.com

ARCHITECT :

NAVEEN DHAMIJA
REGD ARCHITECT
C.A. 2001/28465

APPLICANT :

RR Realty & Infrastructure Private Limited
Director

DATE : 06-05-2026

SCALE : 1: 1250 @A1

DRAWN BY : MANISH

N W E S

LC-5887

To be read with License No. 165 of 2026 Dated 14-08-2026

That this layout plan for an area measuring 5.45 acres (Drawing no. Dated) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Smt. Shakuntla and others in collaboration with RR Realty & Infrastructure Pvt. Ltd in Sector-26 Sonipat 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 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,Hr. 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 meters 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 licensed 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.
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 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.
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 colonizer/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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RANVEEK) ATP(HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

(PARVEEN KUMAR) SD(HQ)

DRG No. DTCP 12506
Dated 17-08-26