

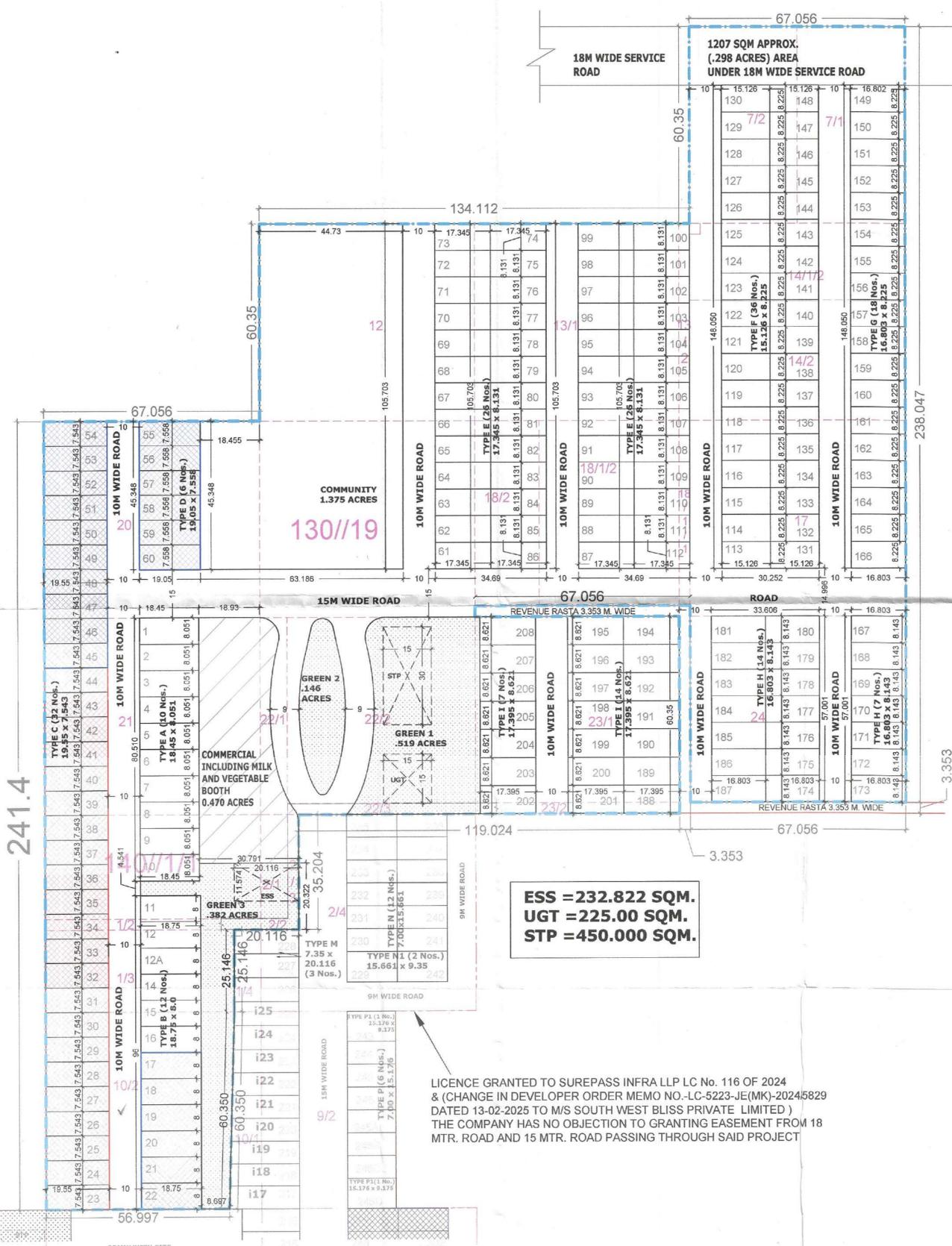
To be read with Licence no. 199 of 2025 dated 15-10-2025.

That this Layout plan for an area measuring 13.75 acres (Drawing no. DTCP-11547 dated 16-10-2024) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Surepass Infra LLP in Sector-70, Sonipat is hereby approved subject to the following conditions 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 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 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 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 licensed area.
10. No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9metres 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 HSPV 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2003-5/Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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.

(RAM AVTAR BASSI) ID (HQ) (RAMNEEK) (SANJAY SAINI) ATP (HQ) (HITESH SHARMA) DTP (HQ) (BHUVNESH KUMAR) STP (M) HQ (AMIT KHATRI, IAS) CTR (HR) (DTCP (HR))

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) OVER AN AREA MEASURING 13.75 ACRES IN SECTOR 70, SONIPAT. BEING DEVELOPED BY SUREPASS INFRA LLP



LEGEND :-

1. LIST OF 10% OF SALEABLE AREA MORTGAGE PLOTS TOWARDS INTERNAL DEVELOPMENT WORKS SHOWN AS :-
2. LIST OF 10% OF SALEABLE AREA MORTGAGE PLOTS TOWARDS EDC SHOWN AS :-

S.No.	Type	Plot Nos	Size	Area (In Sqm)	Nos	Total Area
1	Type B	17-22	18.750 x 8.000	150.000	6	900.000 Sqm
2	Type C	45-54	19.550 x 7.543	147.465	10	1474.650 Sqm
3	Type D	55-60	19.050 x 7.558	143.979	6	863.874 Sqm
TOTAL					22	3228.524 Sqm 0.800 Acres

11.091%

S.No.	Type	Plot Nos	Size	Area (In Sqm)	Nos	Total Area
1	Type C	23-45	19.550 x 7.543	147.465	22	3244.230 Sqm
TOTAL					22	3244.230 Sqm 0.801 Acres

11.104%

ESS = 232.822 SQM.
UGT = 225.00 SQM.
STP = 450.000 SQM.

LICENCE GRANTED TO SUREPASS INFRA LLP LC No. 116 OF 2024 & (CHANGE IN DEVELOPER ORDER MEMO NO.-LC-5223-JE(MK)-2024/5829 DATED 13-02-2025 TO M/S SOUTH WEST BLISS PRIVATE LIMITED) THE COMPANY HAS NO OBJECTION TO GRANTING EASEMENT FROM 18 MTR. ROAD AND 15 MTR. ROAD PASSING THROUGH SAID PROJECT

Item	Area (Acres)	Sqm
TOTAL AREA OF THE SCHEME	13.7500	55643.8025
AREA UNDER 18M WIDE SERVICE ROAD	0.298	1205.9530
50% OF THE AREA UNDER 18M WIDE SERVICE ROAD	0.149	602.9765
AREA UNDER U/D	0.000	0
NET PLANNED AREA	13.6010	55040.8260

Permissible Area Detail	Area Detail (In Acres)	Proposed Area Detail
AREA UNDER COMMERCIAL @ 2% TO 4% PERMISSIBLE	0.544	0.470 Acres 3.455%
AREA UNDER PLOTS @ 61% PERMISSIBLE	8.296	7.213 Acres 53.033%
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	8.840	7.683 Acres 56.488%
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.020	1.047 Acres 7.698%
AREA UNDER COMMUNITY SITE @ min. 10.0% PERMISSIBLE	1.360	1.375 Acres 10.109%

Item	Value	Unit
TOTAL DENSITY	208	X 18.00 @ Person Per Plot
	3744.00	÷ 13.6010
	275.273	PPA AGAINST 240-400 PPA PERMISSIBLE

Item	Area (Acres)
Minimum Required @ 7.50%	1.020
Proposed Green	
Green-1	0.519
Green-2	0.146
Green-3	0.382
Total Area	1.047
OR	7.698%

S.No.	Type	Plot Nos	Size	Area (In Sqm)	Nos	Total Area
1	Type A	1-10	18.450 x 8.051	148.541	10	1485.410 Sqm
2	Type B	11-22	18.750 x 8.000	150.000	12	1800.000 Sqm
3	Type C	23-54	19.550 x 7.543	147.465	32	4718.880 Sqm
4	Type D	55-60	19.050 x 7.558	143.979	6	863.874 Sqm
4	Type E	61-112	17.345 x 8.131	141.032	52	7333.664 Sqm
5	Type F	113-148	15.126 x 8.225	124.411	36	4478.796 Sqm
6	Type G	149-166	16.803 x 8.225	138.204	18	2487.672 Sqm
7	Type H	167-187	16.803 x 8.143	136.826	21	2873.346 Sqm
8	Type I	188-208	17.395 x 8.621	149.962	21	3149.202 Sqm
TOTAL					208	29190.844 Sqm 7.213 Acres

For SUREPASS INFRA LLP
AUTHORIZED'S SIGN.
Authorised Signatory

PUNEET SHARMA
PROJECT SIGN