

ALREADY LICENCE GRANTED AREA	ACRES	SQ.MT.
ADDITIONAL SITE AREA (A)	9.50625	38,472.136
AREA UNDER 24.0M WIDE ROAD (B)	0.33075	1,338.507
BALANCE AREA @ (A)-(B) (C)	9.17550	37,133.629
NET PLANNED AREA (B OF 100% + C)	9.50625	38,472.136

ADDITIONAL SITE AREA	ACRES	SQ.MT.
ADDITIONAL SITE AREA (A)	16.6	67,177.710
AREA UNDER 12.0M WIDE SERVICE ROAD (B)	0.090	364.217
AREA UNDER U.D. (C)	0.28088	862.070
AREA UNDER 24.0M WIDE ROAD (D)	0.220	860.307
BALANCE AREA @ (A)-(B+C) (E)	16.08932	65,081.117
NET PLANNED AREA (B OF 50% + D+E)	16.34692	66,153.532

TOTAL SITE AREA	ACRES	SQ.MT.
ADDITIONAL SITE AREA (A)	26.10625	105,648.078
AREA UNDER 12.0M WIDE SERVICE ROAD (B)	0.090	364.217
AREA UNDER U.D. (C)	0.28088	862.070
AREA UNDER 24.0M WIDE ROAD (D)	0.57075	2,222.917
BALANCE AREA @ (A)-(B+C) (E)	25.25742	100,212.977
NET PLANNED AREA (B OF 50% + D+E)	25.83317	104,623.900

To be read with Licence no. 251 of 2025 dated 22/12/2025 LC-5535-6

This layout plan for an additional area measuring 16.60 acres in the already licence granted area measuring 9.50625 acres (Licence No. 101 of 2025 dated 17-06-2025), thereby making total site area 26.10625 acres (Drawing No. DTCP-1744 Dated: 22-12-2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awa Yojna) being developed Sh. Ram Avtar S/o Sh. Nafe Singh in collaboration with SNPC Residency Ltd in Sector-6, Kharakhanda 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 site of all the Residential Plots and Commercial site shall be get 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 for the modification of layout plans of the colony.
- That the Revenue Rasis 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 area shall be developed by the Haryana Urban Development Authority/colonizer on the other green belts outside the licensed area shall be developed by the Haryana or in accordance with terms and conditions of 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 9.0 metres wide road which mean a minimum clear width of 9metres between the plots.
- Any access 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 5 (9) (a) (ii) 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 license through give and take with the land that HSYV 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 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.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 27/52/2005-5P/over 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(RAM AVTAR SINGH) J.P. (HO) (RAMANDEK) (SANKU SANSI) A.T.P. (HQ) (RANVISH KUMAR) (BHUVANSHI KUMAR) (AMIT KUMAR) (AS) DTCP (HR) S.P. (M) HQ



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COMMERCIAL
SITE FOR COMMUNITY FACILITIES
OPEN/GREEN
ALREADY LICENCE GRANTED SITE
ADDITIONAL SITE

TITLE:-
REVISED & ADDITIONAL LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 16.6 ACRES AND LICENCE GRANTED AREA 9.50625 ACRES (LICENCE NO. 1 0 1 O F 2 0 2 5 DATED-17-06-2025)TOTAL LAND AREA 2 6 . 1 0 6 2 5 ACRES IN VILLAGE PIPLI, SECTOR 06 TEH. KHARKHODA, DIST. SONPAT (HR) BEING DEVELOPED BY M/S SNPC RESIDENCY LTD .

OWNERS SIGNATURE:-
SNPC Residency Limited
Auth. Sigh.
AF VIKAS AHLAMAT CAZ(2015)69929

ARCHITECT SIGNATURE:-

DRAWING TITLE:-
REVISED LAYOUT PLAN
DATE:- JULY, 2025 NORTH
SCALE:- 1:500(A1) SHEET NO. 01

TYPE	WIDTH	DEPTH	AREA (SQ.MT.)	NO. OF PLOTS	NO. OF TOTAL PLOTS (SQ.MT.)
A	7.000	17.500	123.088	0002-C70	1,077.792
B	7.000	17.500	123.088	C52-C53	1,077.792
C	7.000	17.500	123.088	C54-C55	1,077.792
D	7.100	20.117	142.831	C56-C57	2,970.863
E	7.250	20.117	146.848	C58-C59	1,932.654
F	7.000	20.117	142.108	C60	1,722.100
G	7.300	17.436	127.283	C42-C43	1,489.200
H	7.400	17.436	128.836	C10	1,282.836
I	7.500	17.436	129.889	C11	1,382.831
J	7.600	17.436	130.942	C12	1,482.826
K	7.700	17.436	131.995	C13	1,582.821
L	7.800	17.436	133.048	C14	1,682.816
M	7.900	17.436	134.101	C15	1,782.811
N	8.000	17.436	135.154	C16	1,882.806
O	8.100	17.436	136.207	C17	1,982.801
P	8.200	17.436	137.260	C18	2,082.796
Q	8.300	17.436	138.313	C19	2,182.791
R	8.400	17.436	139.366	C20	2,282.786
S	8.500	17.436	140.419	C21	2,382.781
T	8.600	17.436	141.472	C22	2,482.776
U	8.700	17.436	142.525	C23	2,582.771
V	8.800	17.436	143.578	C24	2,682.766
W	8.900	17.436	144.631	C25	2,782.761
X	9.000	17.436	145.684	C26	2,882.756
Y	9.100	17.436	146.737	C27	2,982.751
Z	9.200	17.436	147.790	C28	3,082.746
AA	9.300	17.436	148.843	C29	3,182.741
AB	9.400	17.436	149.896	C30	3,282.736
AC	9.500	17.436	150.949	C31	3,382.731
AD	9.600	17.436	151.999	C32	3,482.726
AE	9.700	17.436	153.052	C33	3,582.721
AF	9.800	17.436	154.105	C34	3,682.716
AG	9.900	17.436	155.158	C35	3,782.711
AH	10.000	17.436	156.211	C36	3,882.706
AI	10.100	17.436	157.264	C37	3,982.701
AJ	10.200	17.436	158.317	C38	4,082.696
AK	10.300	17.436	159.370	C39	4,182.691
AL	10.400	17.436	160.423	C40	4,282.686
AM	10.500	17.436	161.476	C41	4,382.681
AN	10.600	17.436	162.529	C42	4,482.676
AO	10.700	17.436	163.582	C43	4,582.671
AP	10.800	17.436	164.635	C44	4,682.666
AQ	10.900	17.436	165.688	C45	4,782.661
AR	11.000	17.436	166.741	C46	4,882.656
AS	11.100	17.436	167.794	C47	4,982.651
AT	11.200	17.436	168.847	C48	5,082.646
AU	11.300	17.436	169.900	C49	5,182.641
AV	11.400	17.436	170.953	C50	5,282.636
AW	11.500	17.436	172.006	C51	5,382.631
AX	11.600	17.436	173.059	C52	5,482.626
AY	11.700	17.436	174.112	C53	5,582.621
AZ	11.800	17.436	175.165	C54	5,682.616
BA	11.900	17.436	176.218	C55	5,782.611
BB	12.000	17.436	177.271	C56	5,882.606
BC	12.100	17.436	178.324	C57	5,982.601
BD	12.200	17.436	179.377	C58	6,082.596
BE	12.300	17.436	180.430	C59	6,182.591
BF	12.400	17.436	181.483	C60	6,282.586
BG	12.500	17.436	182.536	C61	6,382.581
BH	12.600	17.436	183.589	C62	6,482.576
BI	12.700	17.436	184.642	C63	6,582.571
BJ	12.800	17.436	185.695	C64	6,682.566
BK	12.900	17.436	186.748	C65	6,782.561
BL	13.000	17.436	187.801	C66	6,882.556
BM	13.100	17.436	188.854	C67	6,982.551
BN	13.200	17.436	189.907	C68	7,082.546
BO	13.300	17.436	190.960	C69	7,182.541
BP	13.400	17.436	192.013	C70	7,282.536
BQ	13.500	17.436	193.066	C71	7,382.531
BR	13.600	17.436	194.119	C72	7,482.526
BS	13.700	17.436	195.172	C73	7,582.521
BT	13.800	17.436	196.225	C74	7,682.516
BV	13.900	17.436	197.278	C75	7,782.511
BW	14.000	17.436	198.331	C76	7,882.506
BX	14.100	17.436	199.384	C77	7,982.501
BY	14.200	17.436	200.437	C78	8,082.496
BZ	14.300	17.436	201.490	C79	8,182.491
CA	14.400	17.436	202.543	C80	8,282.486
CB	14.500	17.436	203.596	C81	8,382.481
CC	14.600	17.436	204.649	C82	8,482.476
CD	14.700	17.436	205.702	C83	8,582.471
CE	14.800	17.436	206.755	C84	8,682.466
CF	14.900	17.436	207.808	C85	8,782.461
CG	15.000	17.436	208.861	C86	8,882.456
CH	15.100	17.436	209.914	C87	8,982.451
CI	15.200	17.436	210.967	C88	9,082.446
CJ	15.300	17.436	212.020	C89	9,182.441
CK	15.400	17.436	213.073	C90	9,282.436
CL	15.500	17.436	214.126	C91	9,382.431
CM	15.600	17.436	215.179	C92	9,482.426
CN	15.700	17.436	216.232	C93	9,582.421
CO	15.800	17.436	217.285	C94	9,682.416
CP	15.900	17.436	218.338	C95	9,782.411
CQ	16.000	17.436	219.391	C96	9,882.406
CR	16.100	17.436	220.444	C97	9,982.401
CS	16.200	17.436	221.497	C98	10,082.396
CT	16.300	17.436	222.550	C99	10,182.391
CU	16.400	17.436	223.603	C100	10,282.386
CV	16.500	17.436	224.656	C101	10,382.381
CW	16.600	17.436	225.709	C102	10,482.376
CX	16.700	17.436	226.762	C103	10,582.371
CY	16.800	17.436	227.815	C104	10,682.366
CZ	16.900	17.436	228.868	C105	10,782.361
CA	17.000	17.436	229.921	C106	10,882.356
CB	17.100	17.436	230.974	C107	10,982.351
CC	17.200	17.436	232.027	C108	11,082.346
CD	17.300	17.436	233.080	C109	11,182.341
CE	17.400	17.436	234.133	C110	11,282.336