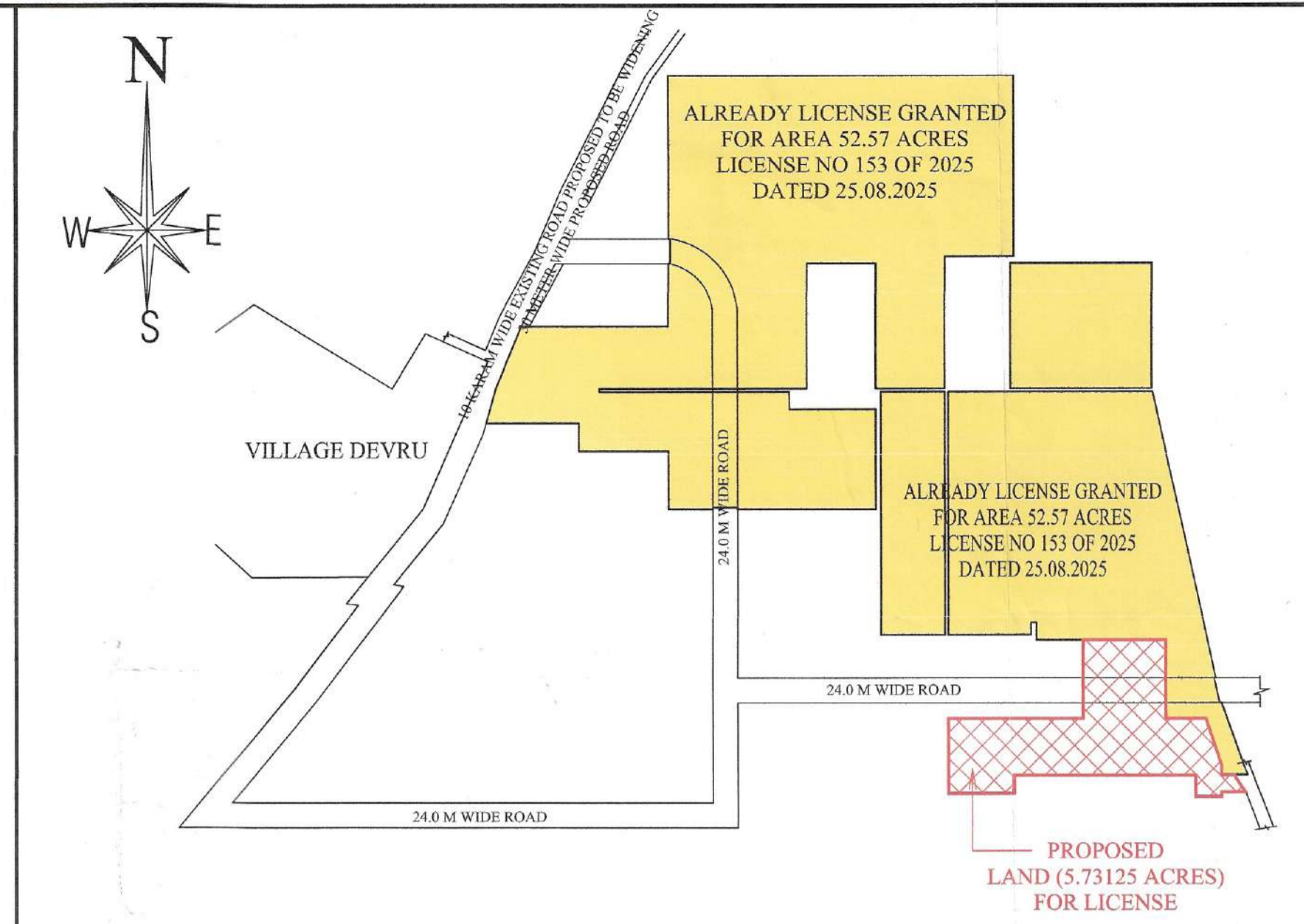
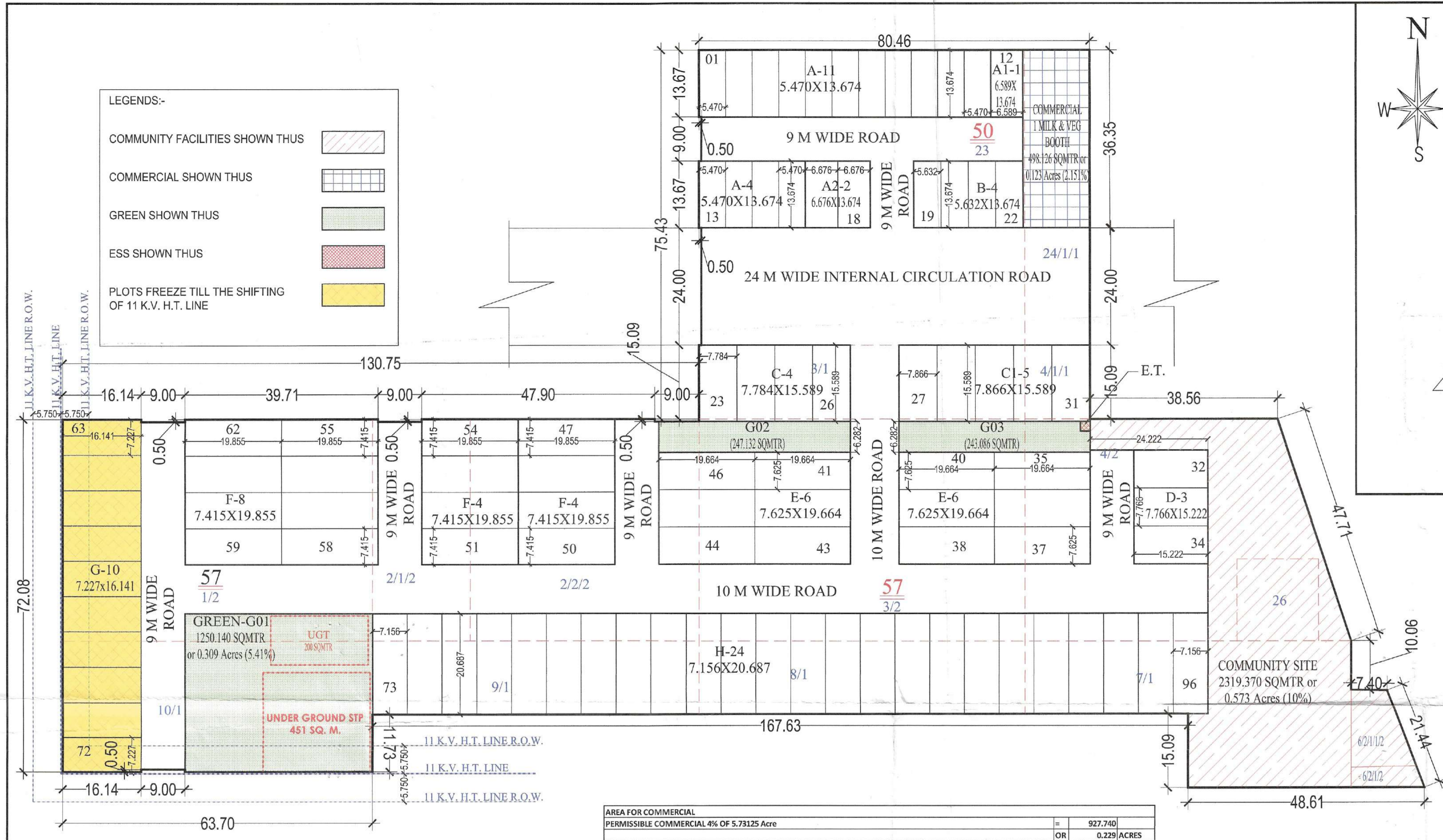


LEGENDS:-

- COMMUNITY FACILITIES SHOWN THUS
- COMMERCIAL SHOWN THUS
- GREEN SHOWN THUS
- ESS SHOWN THUS
- PLOTS FREEZE TILL THE SHIFTING OF 11 K.V. H.T. LINE



KEY PLAN
To be read with Licence no. 253 of 2025 dated 22/12/2025 LC-5661

- That this Layout plan for an area measuring 5.73125 acres (Drawing no. DTCP-11742 dated 22-12-25) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Sonipat Devru Venture LLP in Sector-91, Sonipat is hereby approved subject to the following conditions 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 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 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 licence.
 - 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 would mean a minimum clear width of 9metres 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 (3) (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 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.
 - 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.22/52/2005-5Power 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 Codes.

AREA STATEMENT

	AREA (IN SQMTR.)	AREA (IN ACRES)
TOTAL AREA OF SCHEME	23193.509	5.73125
NET PLANNED PLOT AREA	23193.509	5.73125

SALEABLE AREA

	PERMISSIBLE	PROPOSED	%
TOTAL PROPOSED RESIDENTIAL PLOTTING AREA	14104.115 (61%)	12030.041	51.868%
TOTAL PROPOSED COMMERCIAL AREA	926.36 (4%)	498.126	2.148%
TOTAL PROPOSED SALEABLE AREA (RESIDENTIAL + COMMERCIAL)	15028.975 (65%)	12528.167	54.016%

AREA UNDER RESIDENTIAL PLOTS

PLOT NO	PLOT TYPE	WIDTH 1	WIDTH 2	DEPTH 1	DEPTH 2	AREA	NOS.	TOTAL AREA
1 TO 11 & 13 TO 16	A	5.470	-	13.674	-	74.797	15	1121.952
12	A1	6.589	-	13.674	-	90.098	1	90.098
17 TO 18	A2	6.676	-	13.674	-	91.288	2	182.575
19 TO 22	B	5.632	-	13.674	-	77.012	4	308.048
23 TO 26	C	7.784	-	15.589	-	121.345	4	485.379
27 TO 31	C1	7.866	-	15.589	-	122.623	5	613.115
32 TO 34	D	7.766	-	15.222	-	118.214	3	354.642
35 TO 46	E	7.625	-	19.664	-	149.938	12	1799.256
47 TO 62	F	7.415	-	19.855	-	147.225	16	2355.597
63 TO 72	G	7.227	-	16.141	-	116.651	10	1166.510
73 TO 96	H	7.156	-	20.687	-	148.036	24	3552.868
TOTAL						96		12030.041 SQMTR
						OR		2.973 ACRES

DENSITY CALCULATION

TOTAL PROPOSED PERSONS for 96 Plots @ 18 PERSONS / PLOT	1728 PERSONS
TOTAL PROPOSED DENSITY PER ACRES = 1728/5.73125	302 PPA
AGAINST 240-400 PPA PERMISSIBLE	

AREA FOR COMMERCIAL

PERMISSIBLE COMMERCIAL 4% OF 5.73125 Acre	=	927.740
	OR	0.229 ACRES
	OR	4.00%
TOTAL PROPOSED COMMERCIAL AREA	=	498.126 SQMTR
	OR	0.123 ACRES
	OR	2.148%

AREA FOR PROVISION COMMUNITY FACILITIES

REQUIRED COMMUNITY 10% OF 5.73125 Acre i.e.	=	2319.35 SQMTR
	OR	0.573 ACRES
	OR	10%

PROPOSED COMMUNITY AREA

S.NO.	WIDTH	DEPTH	AREA
CO1			2319.370
TOTAL PROPOSED COMMUNITY AREA (10%)			2319.370 SQMTR
			OR 0.573 ACRES
			OR 10%

AREA UNDER GREEN

REQUIRED GREEN 7.5% OF 5.73125 Acre.	=	1739.513 SQMTR
	OR	0.430 ACRES
	OR	7.50%
TOTAL PROPOSED GREEN= G01+G02 + G03	=	1740.358 SQMTR
	OR	0.430 ACRES
	OR	7.50%

AREA FOR STP (UNDERGROUND)

PERMISSIBLE AREA FOR STP S1	=	450.000 SQMTR	
S.NO.	WIDTH	DEPTH	AREA
S1	22.000	20.500	451.000
TOTAL PROPOSED STP AREA	=	451.000 SQMTR	

AREA FOR UGT

PERMISSIBLE AREA FOR UGT U1	=	200.000 SQMTR	
S.NO.	WIDTH	DEPTH	AREA
U1	20.00	10.000	200.00
TOTAL PROPOSED UGT AREA	=	200.00 SQMTR	

AREA FOR E.T

PROPOSED AREA	=	4.000 SQMTR
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PROJECT TITLE
PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA AREA MEASURING 5.73125 ACRES IN DISTRICT SONIPAT BEING DEVELOPED BY SONIPAT DEVRU VENTURES LLP

OWNER

LAYOUT PLAN

ARCHITECT'S SIGNATURE



SANDEEP AGRAWA ARCHITECT
CA /2008 / 42063

OWNER'S SIGNATURE

FOR SONIPAT DEVRU VENTURES LLP
AUTHORISED SIGNATORY

DATE

MARCH-2025

SCALE

1:500

SHEET NO.

01