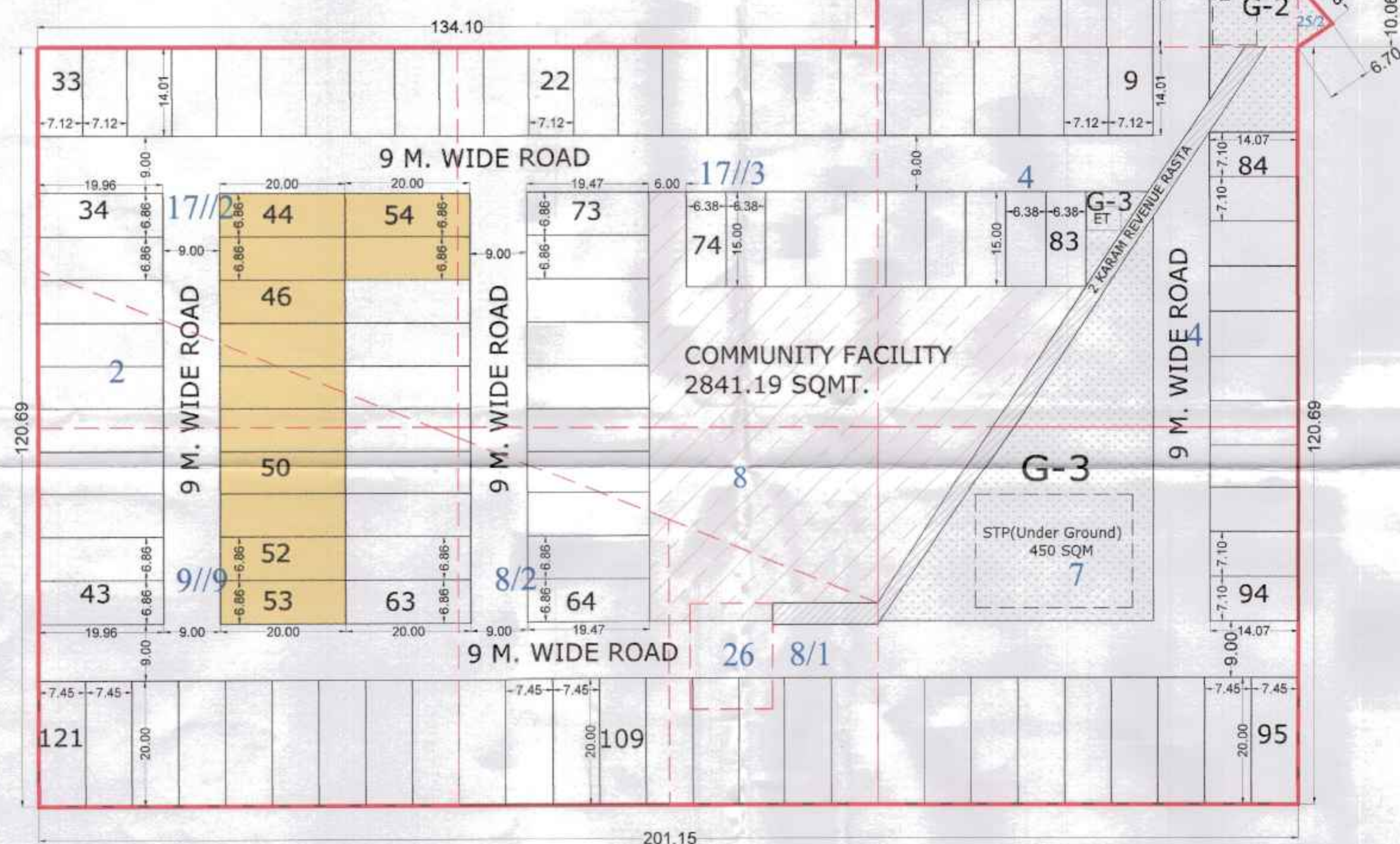


**MORTGAGE AREA IN LIEU OF B.G OF EDC
SHALL BE KEPT FREEZED AND SHALL NOT
SOLD**

REC. NO.	KILLA NO.	K	M
17	2	1	12
	3	0	1
9	2	0	8
	9	1	4
TOTAL		2	25
TOTAL(ACS)		0.406	



**PLOTS UNDER MORTGAGE IN LIEU OF B.G OF EDC SHALL BE KEPT
FREEZED AND SHALL NOT SOLD**

LEGEND	PLOT NO.	SIZE OF PLOTS		AREA OF PLOTS(SQ MT.)	TOTAL NO. OF PLOTS	TOTAL AREA OF PLOTS (SQMT.)
		WIDTH (M)	LENGTH (M)			
	44 TO 55	6.860	20.000	137.200	12	1646.400

LICENSE APPLIED AREA	27518.58	SQ.M.	6.80	ACRES
NET PLOT AREA	27518.58	SQ.M.	6.80	ACRES
	REQUIRED		PROVIDED	
	PERCENTAGE	Area(Sqmt)	PERCENTAGE	Area(Sqmt)
TOTAL GREEN AREA	7.50%	2063.894	8.05%	2215.280
TOTAL O.C.F. AREA	10%	2751.858	10.32%	2841.190
TOTAL COMMERCIAL AREA	4%	1100.743	3.32%	913.79

	MTS.	MTS.	SQ.MTS.
VEGETABLE/MILK BOOTH	5	5.5	27.5
TOTAL			27.5

GREEN AREA CALCULATION		
NOMENCLATURE	SQ.M.	ACRES
G1	273.59	0.068
G2	464.27	0.115
G3	1477.42	0.365
TOTAL	2215.280	0.547

CLASSIFICATION OF PLOTS					
PLOT NO.	SIZE OF PLOTS		AREA OF PLOTS(SQMT.)	TOTAL NO. OF PLOTS	TOTAL AREA OF PLOTS(SQMT.)
	WIDTH (M)	LENGTH (M)			
1 TO 2	7.70	14.50	111.650	2	223.300
3 TO 8	7.34	20.40	149.736	6	898.416
9 TO 33	7.12	14.01	99.751	25	2493.780
34 TO 43	6.86	19.96	136.926	10	1369.256
44 TO 63	6.86	20.00	137.200	20	2744.000
64 TO 73	6.86	19.47	133.564	10	1335.642
74 TO 83	6.38	15.00	95.700	10	957.000
84 TO 94	7.10	14.07	99.897	11	1098.867
95 TO 121	7.45	20.00	149.000	27	4023.000
TOTAL				121	15143.261

PLOT EFFICIENCY CALCULATED ON PLOT AREA		
	AREA (SQ. M.)	(ON NET PLOT)
TOTAL PLOTTED RESIDENTIAL	15143.261	55.03%
TOTAL COMMERCIAL	913.79	3.32%
TOTAL PLOTTED RESI. & COMM.	16057.051	58.35%
DENSITY CALCULATION		
MAX. PERMISSIBLE DENSITY	400	PPA
MIN. PERMISSIBLE DENSITY	240	PPA
MIN. DENSITY REQUIRED PER ACRE	1632.00	PERSON
MIN. PLOT REQUIRED PER ACRE	90.67	PLOTS
PLOT PROVIDED	121	PLOTS
PERSONS PER PLOT (4.5X4)	18	
TOTAL POPULATION	2178	PERSON
DENSITY ACHIEVED PER ACRE	320.29	PPA

To be read with Licence no. 179 of 2025 dated 18-09-2025

That this Layout plan for an area measuring 6.80 acres (Drawing no. DTCP-1145) dated 19-09-25 comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Ujala Buildwell LLP in collaboration with land owners in Sector-26A, 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 1 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 between 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 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 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 coloniser/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.22/52/2005-5Power 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) JD (HQ) (RAMNEEK) ATP (HQ) (SANJAY SAINI) DTF (HQ) (HITESH SHARMA) STP (M) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KATHROLI) DTP (HR)

DRAWING TITLE :-

LAYOUT PLAN

PROJECT TITLE :-

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL
PLOTTED COLONY (UNDER DDJAY), AREA
MEASURING 6.80 ACRES, SECTOR-26A, SONIPAT,
UJALA BUILDWELL LLP.

SIGN OF OWNER

For UJALA BUILDWELL LLP
Director

SIGN OF ARCHITECT

For PERMANENCIA

Prop.
Akshyt Gupta
211/54364