

LAYOUT SUMMARY - 7.30625 ACRES

S. No.	PARTICULARS	AREA (IN ACRES)			
I	AREA OF THE SCHEME	7.30625			
DETAIL OF AREA DISTRIBUTION					
S. No.	PARTICULARS	PERMISSIBLE		ACHIEVED	
		(IN ACRES)	%	(IN ACRES)	%
I	AREA UNDER PLOTS	4.4568	61.00%	3.6603	50.10%
II	AREA UNDER COMMERCIAL	0.2923	4.00%	0.173	2.37%
III	OPEN SPACE OR PARKS	0.548	7.50%	0.81	11.09%
IV	AREA UNDER COMMUNITY FACILITY	0.7306	10.00%	0.731	10.01%
V	TOTAL SALEABLE AREA	4.7491	65.00%	3.8333	52.47%
DETAIL OF RESIDENTIAL PLOTS					
S. No.	Type	Area (Sq. Mtrs.)	No. of Plots	Total Area (Sq. Mtr.)	
1	A (6.67 x 15.00)	100.05	3	300.15	
2	B (7.50 x 15.00)	112.5	21	2362.50	
3	C (7.50 x 18.00)	135	90	12150.00	
4	D (9.88 x 15.00)	148.2	1	148.20	
TOTAL		1481.25	115	14812.65	
		In Acres >>		3.6603	
DENSITY CALCULATION					
S. No.	Description	No.	Unit		
1	Total Number of Plots	115	Plots		
2	No. of persons in 1 plot	18	Persons		
3	Total Number of Persons	2070	Persons		
4	Net Planned Area	7.30625	Acres		
Density Achieved		283.319	PPA		
DETAIL OF GREEN AREA					
S. No.	Description	Area	Units		
1	Green #1	0.098	Acres		
2	Green #2	0.33	Acres		
3	Green #3	0.367	Acres		
3	Green #4	0.015	Acres		
TOTAL		0.81	Acres		
DETAIL OF AREA UNDER SERVICES					
S. No.	Description	Area	Units		
1	Space for U/G Sewerage Treatment Plant (S.T.P.)	450.00	Sq. Mtr.		
2	Space for Under Ground Tank (U.G.T.)	200	Sq. Mtr.		
3	Transformer (2 x 2)	4	Sq. Mtr.		
TOTAL		654.00	Sq. Mtr.		

To be read with Licence No. 203 of 2022 Dated 08/12/2022 LC-4490

That this layout plan for an area measuring 7.30625 acres (Drawing no. 8835 Dated 09/12/22) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Jai Krishna Artec Infrastructure Pvt. Ltd in collaboration with Jai Krishna Artec-JV in Sector-27, Sonpat 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 General, 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 DGTCP 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 DGTCP, 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 General, 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 metres wide road would mean a minimum clear width of 9 metres 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 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.
- 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PARVEEN KUMAR) DTP (HQ) (HITESH SHARMA) STP (HQ) (T.S. SINGH) CW (HR) (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

(ASHISH SHARMA) ATP (HQ) (RAJESH DUTT) JD (HQ)

SECTOR-27

PROPOSED HUDDA ROAD

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY) OVER AN AREA MEASURING 7.30625 ACRES IN SECTOR 27 OF SONIPAT BEING DEVELOPED BY M/S JAI KRISHNA ARTEC - J.V.

DRAWING NO.:	N	LEGEND: LICENCE BOUNDARY COMMUNITY FACILITIES GREEN AREA COMMERCIAL PLOTS FREEZED TILL SHIFTING OF HT LINE	For Jai Krishna Artec-J.V. Authorized Signatory M/S. JAI KRISHNA ARTEC - J.V. 8-B, HANSALYA BLDG. 15 BARAKHAMBA ROAD NEW DELHI - 110001
SCALE: 1:2000			
SHEET TITLE: LAYOUT PLAN			
DEALT BY: -			

