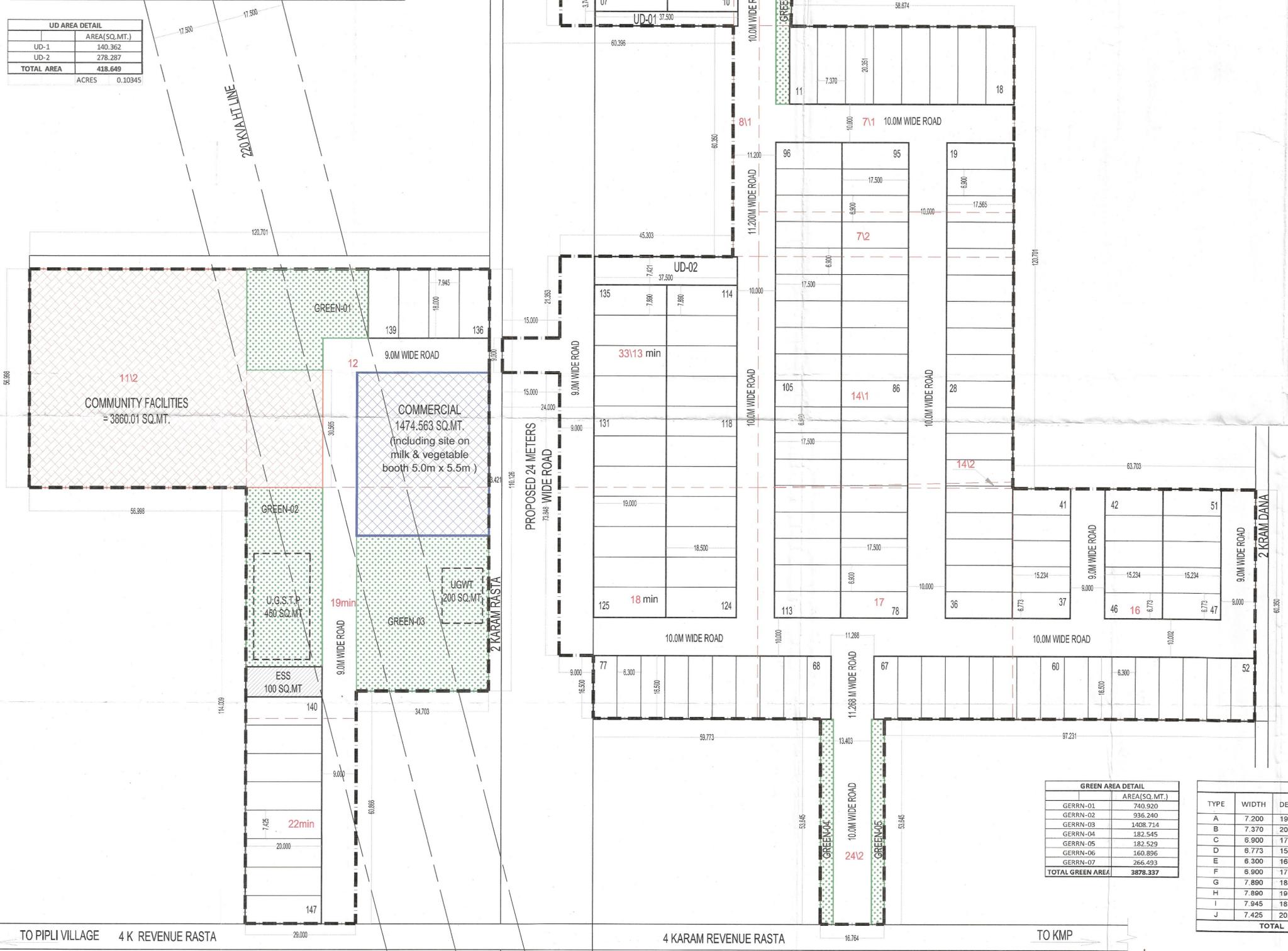


TOTAL AREA OF LAND = 9.50625 ACRES (38470.368 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
AREA UNDER U.D. = 0.10345 ACRES (418.649 SQ.MT.)						
NET PLANNED AREA = 9.4028 ACRES (38051.719 SQ.MT.)						
Required Open space Area (7.5%)	0.713	2885.278	7.5	0.958	3878.337	10.081
10 % area to be transferred free of cost to the govt.	0.951	3847.037	10.0	0.954	3860.010	10.034
Permissible commercial area	0.376	1522.069	4.0	0.364	1474.563	3.875
Area Under Plots	5.736	23211.549	61.0	4.549	18409.883	48.381
Total permissible area	6.112	24733.617	65.0	4.914	19884.446	52.256
Permissible Density	240-400 ppa		=147 X 18 = 2646 /			
Achieved Density	281.405	PPA	9.4028=281.405			

UD AREA DETAIL	
	AREA(SQ.MT.)
UD-1	140.362
UD-2	278.287
TOTAL AREA	418.649
ACRES	0.10345



- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licenced 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 licenced 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 coloniser/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.22/52/2005-5Power 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.

(JAIDEEP) DTP (HQ)
 (VIJENDER SINGH) STP (HQ)
 (BHUVANESH KUMAR) CTP (HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (GURPREET KHEPAR) JD (HQ)
 (SHALLU DHIMAN) ATP (HQ)

COMMERCIAL
 SITE FOR COMMUNITY FACILITIES
 OPEN/GREEN

TITLE:-
 PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY AREA MEASURING 9.50625 ACRES (75K-1M) IN VILLAGE PIPLI, SECTOR 06 TEH. KHARKHODA, DIST. SONIPAT (HR) BEING DEVELOPED BY M/S SNPC RESIDENCY LTD.

OWNERS SIGNATURE:- ARCHITECT SIGNATURE:-

SNPC Residency Limited
 Auth. Signatory
 VIKAS ANIL KUMAR
 0922330922

DRAWING TITLE:
 LAYOUT PLAN

DATE:- APR. 2025 NORTH SHEET NO. 01
 SCALE:- 1:500(A1)

GREEN AREA DETAIL	
	AREA(SQ. MT.)
GERRN-01	740.920
GERRN-02	936.240
GERRN-03	1408.714
GERRN-04	182.545
GERRN-05	182.529
GERRN-06	160.896
GERRN-07	266.493
TOTAL GREEN AREA	3878.337

PLOTS AREA DETAIL					
TYPE	WIDTH	DEPTH	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	7.200	19.088	137.434	6	824.602
B	7.370	20.351	149.987	8	1199.895
C	6.900	17.565	121.199	18	2181.573
D	6.773	15.234	103.180	15	1547.698
E	6.300	16.500	103.950	26	2702.700
F	6.900	17.500	120.750	36	4347.000
G	7.890	18.500	145.965	13	1897.545
H	7.890	19.000	149.910	13	1948.830
I	7.945	18.000	143.010	4	572.040
J	7.425	20.000	148.500	8	1188.000
TOTAL				147	18409.883

TO PIPLI VILLAGE 4 K REVENUE RASTA

4 KARAM REVENUE RASTA

TO KMP