



**AREA STATEMENT**

1. TOTAL SITE AREA	=	5.61900	ACRES	=	22739.250	SQ.M.
		<b>PERMISSIBLE AREAS (IN ACRES)</b>	<b>%</b>		<b>PROPOSED AREA (IN SQ.M.)</b>	<b>PROPOSED AREA (IN ACRES)</b>
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	=	0.561900	10.00		2273.820	0.5619
GREEN AREA UNDER PARKS	=	0.421425	7.50		1743.234	0.4308
AREA UNDER COMMERCIAL 4%	=	0.224760	4.00		546.580	0.1351
AREA UNDER PLOTS	=	3.427590	61.00		12525.449	3.0951
<b>TOTAL SALABLE AREA</b>	=	<b>3.652350</b>	<b>65.00</b>		<b>13072.029</b>	<b>3.2302</b>
<b>DENSITY</b>						
TOTAL POPULATION		85	X		18.0	1530.00
DENSITY PERMISSIBLE						240 TO 400
ACHIEVED DENSITY						272.29
						PERSONS PPA PPA

**SUMMARY OF PLOTS**

	PLOT DIMENSIONS		AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.690	X 19.500	149.955	61	9147.255 SQ.M.
A1	7.690	X 16.934	130.219	1	130.219 SQ.M.
B	8.000	X 17.870	142.960	13	1858.480 SQ.M.
C	7.559	X 18.145	137.158	5	685.790 SQ.M.
D	7.559	X 18.619	140.741	5	703.705 SQ.M.
	<b>TOTAL</b>			<b>85</b>	<b>12525.449 SQ.M.</b>
					<b>3.0951 ACRES</b>

**GREEN AREA DETAIL**

TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Park - 1	1452.519	0.3589
Park - 2	290.715	0.0718
<b>TOTAL</b>	<b>1743.234</b>	<b>0.4308</b>

To be read with Licence no. 07 of 2025 dated 12/01/2026 LC-5527.

This layout plan for an area measuring 5.619 acres (Drawing No. DTCP-11901 Dated: 12-01-2026) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Smt. Krishna Devi W/o Sh. Yashpal, Sh. Yashpal S/o Sh. Dariyav Singh, Sh. Ajay Kumar S/o Sh. Yashpal, Sh. Sanjay Kumar S/o Sh. Ram Krishan, Smt. Monika Singh W/o Sh. Vikas, Sh. Sunil Kumar S/o Sh. Raj Kumar in collaboration with SVSJ Buildprop LLP in Sector-91, Sonapat 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 11 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 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.
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 9metres 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 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.
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) J.P. (HQ) (RAMNEEK) ATP (HQ) (SANJAY SAINI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI IAS) D/CTP (HR)

**LEGEND:-**

- SITE BOUNDARY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA

**LAYOUT PLAN**

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME ON A TOTAL LAND AREA MEASURING 5.619 ACRES AT SEC-91 SONIPAT (OF REVENUE ESTATE DEVRU), HARYANA FOR M/S SVSJ BUILDPROP LLP

ARCHITECT'S SIGN

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OWNER'S SIGN

*Prabhu Kumar*

M/S SVSJ BUILDPROP LLP  
(Authorized Signatory)