



AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	5.75625	Acres
NET PLANNED AREA	=	8.74828	Acres
AREA UNDER COMMERCIAL	=	0.2244	Acres 3.90 %
AREA UNDER PLOTS	=	3.2358	Acres 56.21 %
TOTAL SALEABLE AREA	=	3.4600	Acres 60.11 %

AREA UNDER PLOTS		SIZE		AREA IN (SQM)		TOTAL PLOTS		TOTAL AREA	
S.NO.	PLOT NO.	WIDTH	LENGTH	AREA IN (SQM)	AREA IN (SQY)	TOTAL		TOTAL AREA	
1	1	7.272	x 15.028	109.289	130.886	1	=	109.289	Sq.M
2	2	7.284	x 15.028	109.149	130.542	1	=	109.149	Sq.M
3	12A	7.284	x 15.028	109.149	130.542	1	=	109.149	Sq.M
4	14	7.284	x 15.028	109.149	130.542	5	=	545.744	Sq.M
5	19	6.352	x 15.028	95.445	114.152	3	=	285.335	Sq.M
6	22	7.511	x 14.000	105.154	125.784	2	=	210.308	Sq.M
7	27	7.300	x 20.500	149.850	178.981	2	=	299.300	Sq.M
8	29	7.878	x 18.238	143.827	171.778	1	=	143.827	Sq.M
9	30	7.400	x 18.238	134.946	161.996	12	=	1619.357	Sq.M
10	42	7.300	x 14.476	105.675	126.387	5	=	528.374	Sq.M
11	47	7.009	x 19.730	138.288	165.392	5	=	691.438	Sq.M
12	52	7.010	x 19.730	138.307	165.416	1	=	138.307	Sq.M
13	53	7.375	x 18.234	134.476	160.833	5	=	672.379	Sq.M
14	80	7.938	x 19.704	156.499	179.997	1	=	156.499	Sq.M
15	81	7.938	x 18.234	139.271	166.568	4	=	557.055	Sq.M
16	85	8.848	x 18.764	165.828	177.420	1	=	165.828	Sq.M
17	86	8.849	x 18.764	165.845	177.420	1	=	165.845	Sq.M
18	87	7.375	x 18.234	134.476	160.833	5	=	672.379	Sq.M
19	72	7.320	x 18.204	133.253	159.371	20	=	2665.066	Sq.M
20	92	7.009	x 20.000	140.180	167.655	1	=	140.180	Sq.M
21	93	7.450	x 20.000	149.000	176.204	1	=	149.000	Sq.M
22	94	8.138	x 13.000	105.794	126.530	2	=	211.588	Sq.M
23	95A	7.460	x 16.000	119.360	142.755	1	=	119.360	Sq.M
24	96	7.460	x 16.000	119.360	142.755	10	=	1193.600	Sq.M
25	106	8.000	x 16.000	128.000	153.088	2	=	256.000	Sq.M
28	108	8.026	x 16.000	128.416	153.566	1	=	128.416	Sq.M
TOTAL						101	=	13694.070	Sq.M
							=	3.2358	Acres

DENSITY CALCULATION			
TOTAL DENSITY	=	104	@ Person's per Plot
	=	1872.00	Acres
	=	325.212	PPA Against 240 - 400 PPA permissible

AREA UNDER GREEN			
75% AREA OF 5.75625 ACRE (i.e. 0.4317 ac.)	=	0.4317	Acres
REQUIRED GREEN	=	7.50%	Total area of the Scheme
GREEN AREA PROPOSED			
G1	=	0.3025	Acres
G2	=	0.0208	Acres
G3	=	0.1198	Acres
TOTAL GREEN PROPOSED	=	0.4431	Acres
			7.89%

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.5756	Acres
PROPOSED AREA	=	0.6082	Acres
			10.000%
			10.590%

To be read with Licence no. 244 of 2025 dated 05-12-2025.

This Layout plan for an area measuring 5.75625 acres (Drawing no. DTCP-11697 dated 05-12-2025) comprised of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Mrida Express City LLP in collaboration with Land Owner LFC Infotech Pvt. Ltd. in Sector-33 Sonapat 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 25% 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 HSNP 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. 22/52/2006-SP dated 21.03.2010 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.

(RAM AVTAR BASSI) (RAMNEEK) (SANJAY SAINI) (Hitesh Sharma) (Bhuvnesh Kumar) (AMIT KHATRI IAS) (DTCP (HR))
 JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)

LEGEND	
1. SCHEME BOUNDARY SHOWN THUS	
2. UGTP AREA (450 SQMTRS)	
3. UGT AREA (200 SQMTRS)	
4. ET AREA (2M. X 2M.)	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY SHOWN THUS	
8. INCIDENTAL GREEN	

Mrida Express City LLP
 Auth. signatory

SIGN OF OWNER / APPLICANT

AR. MONU SHARMA
 CIVIL ENGINEER
 (M) 98138-00375

SIGN OF ARCHITECT

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 5.75625 ACRES, VILLAGE RATHDHANA, SECTOR-33 TEHSIL & DISTT. SONIPAT, HARYANA BEING DEVELOPED BY M/S MRIDA EXPRESS CITY LLP