

ROHTAK, SECTOR - 36-A Revised Layout Plan

(Regularization of Boundary of the Licence Colony with HSVP land in the same Sector)

Total area = 76.806 acres
 Area of Masterplan Green belt = 7.0 acres
 50% of the area under Masterplan Green Belt = 3.50 acres
 Total area of the scheme = 73.306 acres
 Area under undetermined use = 0.384 acres
 Net planned Area = 72.922 acres

COMMUNITY SITES

S. NO	COMMUNITY SITE	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	PS	1
2	NURSERY SCHOOL	NS	2
3	NURSING HOME	NH	2
4	CLINIC	CL	2
5	ATM		2
6	BEAUTY PARLOUR		2
7	MILK / VEG BOOTH	MVB	2
8	MULTIPURPOSE BOOTH		2
9	TAXI STAND		1

Particulars	Residential	Acres	(%)	Total
Area under Plots	35.963	36.457	49.99%	39.177 Acres
Area under Commercial	Nursing Homes 0.494	2.72	3.73%	

Total Saleable Area = 39.177 acres = 53.72%

TOTAL POPULATION
 487X 13.5 + 122X 9 = 7672.5 persons
 ~7673 persons

POPULATION DENSITY
 7673 / 72.922 = 105.22 PPA

DETAILS OF PLOTS

PLOT TYPE	SIZE (M)	AREA (Sqm)	Nos	AREA (sqm)
II	14.0 x 30.0	420	73	30660
II'	14.39 x 27.79	399.898	57	22794.18
II''	15.264 x 33.186	506.55	2	1013.10
III	12.0 x 28.0	336	84	28224
III'	12.0 x 26.0	312	54	16848
IV	10.5 x 26.0	273	20	5460
V	10.5 x 22.0	231	19	4389
VI	9.0 x 18.5	166.5	132	21978
VI'	9.0 x 19.5	175.5	46	8073
VII	4.0 x 12.5	50	122	6100
TOTAL			609	145539.28 = 35.963 ACRES

LEGEND:

	COMMUNITY SITES
	COMMERCIAL
	GREEN AREA
	UNDETERMINED (UD)
	Site Boundry
	Railway Line
	NPNL Plots

Area under Green = 11.22 acres (15.38%)

LEGEND FOR PLUMBING

SYMBOL	DESCRIPTION
	STORM WATER LINE
	DRAINAGE MANHOLE
	DE-SILETING CHAMBER
	RAIN WATER HARVESTING

	ALREADY APPROVED AREA
	NEW AREA ADDED
	AREA REVISED

To be read with Licence No. 09 of 2002 Dated 19.05.2009

- This revised Layout plan for an area measuring 76.806 acres (Drawing No. DTC- 6779 dated 24.01.2019) comprised of Sector-36-A, Rohtak 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 historical agreement.
- That the plotted area of the colony shall not exceed 55% 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 plot. The entire area reserved for this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Planning, Haryana.
- That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per 60 norms.
- 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 colonizer shall provide the layout plan for circulation/movement as shown in the layout plan.
- That the colonizer shall make any adjustment in the alignment of the peripheral roads, internal road circulation or for proper migration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
- That no property/plot shall derive access to the licensed area of the colony from the carriage way of 45 metres or more wide sector road.
- All green belts provided in the layout plan directly from the carriage way of 45 metres or more wide sector road. All other green belts outside the licensed area shall be developed by the colonizer. All other green belts shall be developed by the Haryana Urban Development Authority/colonizer or in accordance with terms and conditions of the agreements of the license.
- At the time of demarcation, if required percentage of NPNU EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule-49 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The allotment shall also be incorporated in the agreements to be executed by the colonizer with the DTCP.
- The portion of the sector/development plan roads (green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975, conditions that these plots should not have a frontage of less than 7.5% of the standard frontage when demarcated area if no plot shall exceed 2 bands.
- That you have no objection to the regularization of the boundaries of the Licence Colony through give and take with the land competent authority shall ensure the satisfaction of planned development and integration of services. The decision of the DTCP shall be final.
- That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1333 (E) Dated 14.9.2006, issued by Ministry of Environment and Forest, Government of India before starting the construction/regularization of development works at site.
- 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 strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That 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-SP dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of the Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department.

For Sonika Properties Private Limited
 Director / Authorized Signatory

(G.P. KASHI) (H.P. SHARMA) (P. SINGH) (JITENDER SHARMA) (K. HANRAJ PANDURANG, IAS)
 A.T.P. (H2) D.T.P. (H2) S.P. (S.V.) C.T.P. (H2) D.T.C.P. (H2)

(RAHVIYAR BASSI) AD (H2)
 Director Town & Country Planning, Haryana
 Chandigarh

Executive Engineer
 H.S.V.P. Division No. 1
 ROHTAK

Superintendent Engineer
 HSVP Circle, Rohtak

This is a "PROVISIONAL APPROVED LAYOUT PLAN",
 for the purpose of issuing
 Member from the general public



Checked subject to comments
 in forwarding letter No. JSPS/76
 Dt. 8/11/2019 and notes
 attached with the estimate
 Additional Charge (H2)
 for Chief Engineer, HSVP
 Rohtak

Project Title: **SUNCITY TOWNSHIP ROHTAK: SECTOR - 36-A**

Scale: 1" = 220'

Sheet Title: **STORM WATER LAYOUT PLAN**

Dealt by: **(Architect & Town Planner Sign.)**
 Shashank Patil
 Architect & Town Planner
 CA20093593, ATR2013216

Owner's Sign.: **(Owner's Sign.)**
 For Sonika Properties Pvt. Ltd.
 Director / Authorized Signatory

M/s SONIKA PROPERTIES PVT LTD
 LGF-10 VASANT SQUARE MALL, PLOT-A,
 SECTOR-B, POCKET-V, COMMUNITY CENTER,
 SAKTI KUNJ, NEW DELHI -110070

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