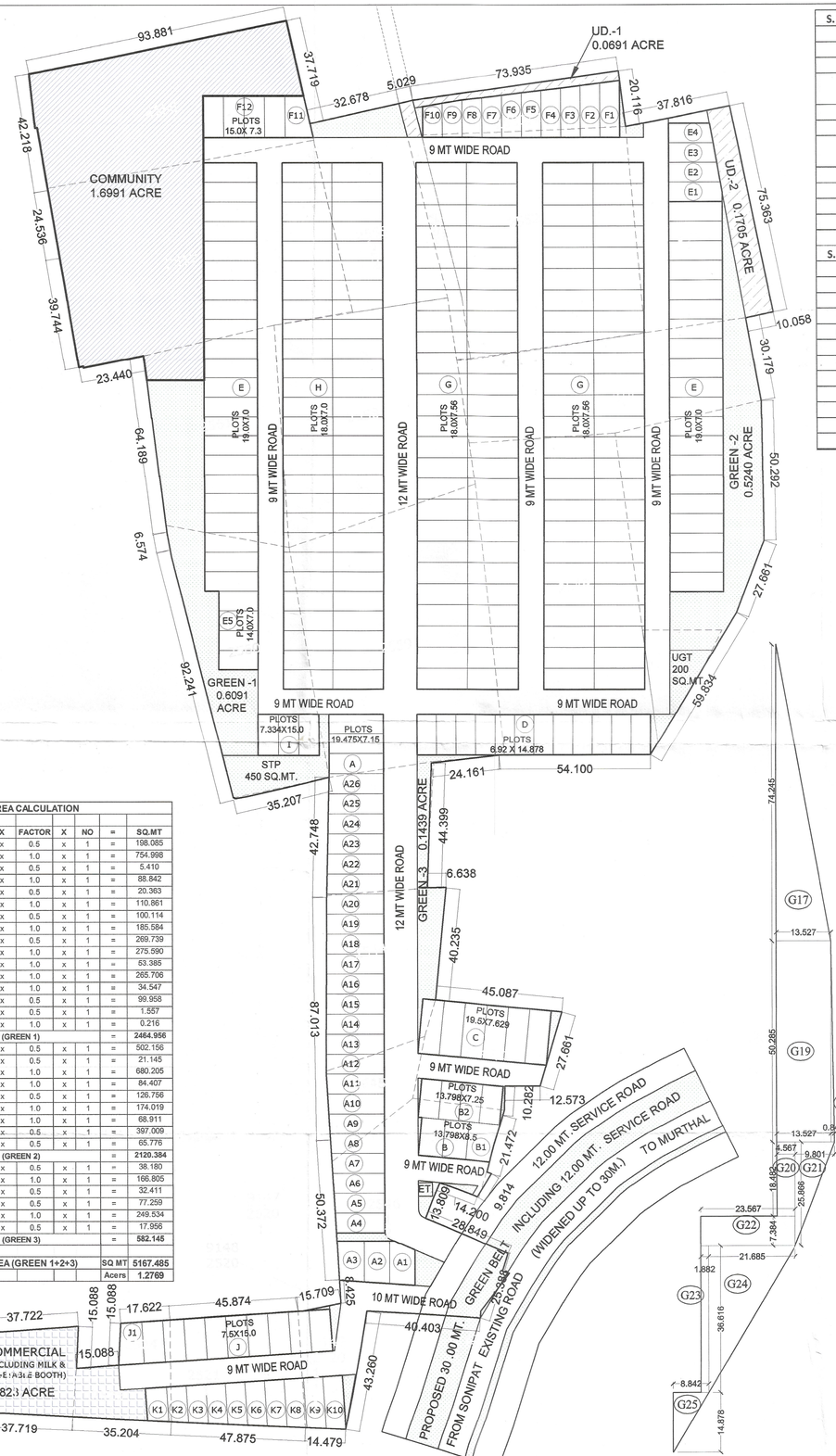


S. No.	PARTICULARS	SQM	(IN ACRES)	
1	AREA OF THE SCHEME	68669.562	16.96875	
	AREA FALLING UNDER 18.00 MTR. WIDE GREEN BELT (A)	357.830	0.088	
	AREA FALLING UNDER 12.00 MTR. WIDE SERVICE ROAD (PART OF 30.00 MTR. WIDE GREEN BELT) (B)	393.490	0.097	
	(A+B)	751.320	0.185	
	BALANCE (X)	67918.242	16.78375	
	50% AREA FALLING UNDER 18.00 MTR. WIDE GREEN BELT AND 12.00 MTR. WIDE SERVICE ROAD (PART OF 30.00 MTR. WIDE GREEN BELT) (Y)	375.660	0.0925	
	(X+Y)	68293.902	16.87625	
	AREA UNDER UD	969.510	0.23957	
	AREA OF NET PLAN (X+Y-UD)	67324.392	16.63668	

DETAIL OF AREA DISTRIBUTION

S. No.	PARTICULARS	PERMISSIBLE				ACHIEVED	
		(IN ACRES)	SQM	%	SQM	(IN ACRES)	%
I	AREA UNDER PLOTS	10.1484	41068.689	61.00%	38089.74	9.4123	56.58%
II	AREA UNDER COMMERCIAL	0.6655	2693.029	4.00%	1547.11	0.3823	2.30%
III	OPEN SPACE OR PARKS	1.2727	5150.217	7.50%	5167.49	1.2769	7.53%
IV	AREA UNDER COMMUNITY FACILITY	1.6969	6866.956	10.00%	6876.13	1.6991	10.01%
V	AREA UNDER ROADS, SERVICES & I.G.						
VI	TOTAL SALEABLE AREA	10.81384		65.00%	39636.8489	9.7946	58.87%

	NO OF PLOTS	296				
	DENSITY PERMITTED @240-400 PPA					
	TOTAL POPULATION	296	X 13.5	3996.00		
	PPA	3996.00	/ 16.63668	240.192		

PLOTS AREA

TYPE OF PLOT	WIDTH	LENGTH	AREA	NO OF PLOTS	AREA
			SQ.MT		SQ.MT
A1	9.00	14.31	128.796	1	128.796
A2	9.00	14.96	134.650	1	134.650
A3	9.42	14.33	134.945	1	134.945
A4	7.15	17.55	125.449	1	125.449
A5	7.15	17.98	128.555	1	128.555
A6	7.15	18.40	131.590	1	131.590
A7	7.15	18.83	134.626	1	134.626
A8	7.15	19.25	137.662	1	137.662
A9	7.15	19.68	140.698	1	140.698
A10	7.15	20.10	143.733	1	143.733
A11	7.15	20.53	146.769	1	146.769
A12	7.15	20.75	148.389	1	148.389
A13	7.15	20.69	147.957	1	147.957
A14	7.15	20.66	147.743	1	147.743
A15	7.15	20.62	147.455	1	147.455
A16	7.15	20.58	147.167	1	147.167
A17	7.15	20.54	146.879	1	146.879
A18	7.15	20.50	146.591	1	146.591
A19	7.15	20.46	146.303	1	146.303
A20	7.15	20.42	146.005	1	146.005
A21	7.15	20.31	145.185	1	145.185
A22	7.15	20.15	144.070	1	144.070
A23	7.15	19.99	142.954	1	142.954
A24	7.15	19.84	141.839	1	141.839
A25	7.15	19.68	140.724	1	140.724
A26	7.15	19.53	139.626	1	139.626
A	7.15	19.475	139.246	3	417.739
B	8.50	13.798	117.283	2	234.566
B1	9.49	13.798	130.941	1	130.941
B2	7.25	13.798	100.036	4	400.142
C	7.629	19.50	148.766	6	892.593
D	6.92	14.878	102.956	12	1235.469
E	7.00	19.00	133.000	42	5586.000
E1	7.00	18.79	131.551	1	131.551
E2	7.00	17.64	123.448	1	123.448
E3	7.00	16.36	114.520	1	114.520
E4	7.00	15.08	105.591	1	105.591
E5	7.00	14.00	98.000	4	392.000
F1	7.00	20.00	139.989	1	139.989
F2	7.00	19.10	133.687	1	133.687
F3	7.00	18.19	127.322	1	127.322
F4	7.00	17.31	121.143	1	121.143
F5	7.00	16.44	115.091	1	115.091
F6	7.00	15.58	109.040	1	109.040
F7	7.00	14.71	102.988	1	102.988
F8	7.00	13.85	96.937	1	96.937
F9	7.00	12.85	89.973	1	89.973
F10	7.00	11.66	81.609	1	81.609
F11	8.35	15.00	125.184	1	125.184
F12	7.30	15.00	109.500	4	438.000
G	7.56	18.00	136.080	100	13608.000
H	7.00	18.00	126.000	54	6804.000
I	7.334	15.00	110.010	3	330.030
J	7.50	15.00	112.500	9	1012.500
J1	8.368	15.00	125.518	1	125.518
K1	7.521	12.02	90.403	1	90.403
K2	7.00	12.70	88.892	1	88.892
K3	7.00	13.63	95.432	1	95.432
K4	7.00	14.42	100.972	1	100.972
K5	7.00	15.22	106.513	1	106.513
K6	7.00	16.01	112.053	1	112.053
K7	7.00	16.80	117.593	1	117.593
K8	7.00	17.59	123.133	1	123.133
K9	7.00	18.38	128.639	1	128.639
K10	7.00	19.17	134.178	1	134.178
	TOTAL PLOTS AREA			296	38089.739
				ACRES	9.4123

GREEN AREA CALCULATION

(AREAS IN sq mtrs.)

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
G1	7.066	x	56.067	x	0.5	x	1	=	198.085
G2	13.466	x	56.067	x	1.0	x	1	=	754.998
G3	1.462	x	7.401	x	0.5	x	1	=	5.410
G4	12.004	x	7.401	x	1.0	x	1	=	88.842
G5	3.225	x	12.628	x	0.5	x	1	=	20.363
G6	8.779	x	12.628	x	1.0	x	1	=	110.861
G7	7.151	x	28.000	x	0.5	x	1	=	100.114
G8	6.628	x	28.000	x	1.0	x	1	=	185.584
G9	11.738	x	45.960	x	0.5	x	1	=	269.739
G10	8.890	x	31.000	x	1.0	x	1	=	275.590
G11	3.559	x	15.000	x	1.0	x	1	=	53.385
G12	34.409	x	7.722	x	1.0	x	1	=	265.706
G13	5.070	x	6.814	x	1.0	x	1	=	34.547
G14	29.339	x	6.814	x	0.5	x	1	=	99.958
G15	4.560	x	0.683	x	0.5	x	1	=	1.557
G16	0.510	x	0.424	x	1.0	x	1	=	0.216
	SUB TOTAL (GREEN 1)							=	2464.956
G17	13.527	x	74.245	x	0.5	x	1	=	502.156
G18	0.841	x	50.285	x	0.5	x	1	=	21.145
G19	13.527	x	50.285	x	1.0	x	1	=	680.205
G20	4.567	x	18.482	x	1.0	x	1	=	84.407
G21	9.801	x	25.866	x	0.5	x	1	=	126.756
G22	23.567	x	7.384	x	1.0	x	1	=	174.019
G23	1.882	x	36.616	x	1.0	x	1	=	68.911
G24	21.685	x	36.616	x	0.5	x	1	=	397.009
G25	8.842	x	14.878	x	0.5	x	1	=	65.776
	SUB TOTAL (GREEN 2)							=	2120.384
G26	25.462	x	2.999	x	0.5	x	1	=	38.180
G27	3.534	x	47.200	x	1.0	x	1	=	166.805
G28	1.460	x	44.399	x	0.5	x	1	=	32.411
G29	3.890	x	39.722	x	0.5	x	1	=	77.259
G30	6.282	x	39.722	x	1.0	x	1	=	249.534
G31	1.850	x	19.412	x	0.5	x	1	=	17.956
	SUB TOTAL (GREEN 3)							=	582.145
	TOTAL GREEN AREA (GREEN 1+2+3)							SQ MT	5167.485
								Acers	1.2769

To be read with Licence No. 140 of 2023 Dated 06/07/2023

That this **Layout plan for an area** measuring **16.96875 acres (Drawing no. DGTCP 7880 dated 4-07-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sandhya W/o Parmod Kumar and others in collaboration with Grand Imperial Developers LLP. in the revenue estate of village-Patti Musalmanan, Sector-92, District-Sonipat** 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 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.
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 licenced area.
10. 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.
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 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.
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 colonizer/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 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.
18. 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.

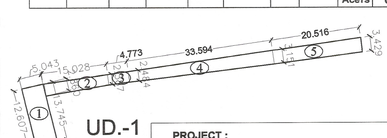
(SUNEHA) DTP (HQ) | (SANJAY KUMAR) STP (HQ) | (PREM SINGH) CTP (HR) | (T. L. SATYAPRAKASH, IAS) DGTCP (HR)

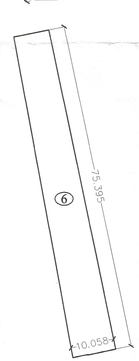
(NARINDER KUMAR) JD (HQ) | (MANDEEP GULIA) ATP(HQ)

UD AREA CALCULATION

(AREAS IN sq mtrs.)

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
1	12.607	+	13.745	x	0.5	x	5.043	=	66.447
2	2.860	+	2.387	x	0.5	x	15.028	=	39.426
3	2.387	+	2.484	x	0.5	x	4.773	=	11.625
4	2.484	+	3.151	x	0.5	x	33.594	=	94.651
5	3.151	+	3.429	x	0.5	x	20.516	=	67.498
	SUB TOTAL (UD 1)							=	279.646
6	8.242	+	10.058	x	0.5	x	75.395	=	689.864
	SUB TOTAL (UD 2)							=	689.864
	TOTAL UD AREA (UD 1+2)							SQ MT	969.510
								Acers	0.2396





PROJECT :

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 LAND MEASURING 16.96875 ACRES FALLING IN VILLAGE PATTIMUSALAMAN, SECTOR-92, TEHSIL SONIPAT, DISTT. SONIPAT , HARYANA BEING DEVELOPED BY M/S GRAND IMPERIAL DEVELOPERS LLP.

DRAWING TITLE :

LAYOUT PLAN

ARCHITECTS & PLANNERS

MANISH JAIN AND ASSOCIATES
E-131, East Of Kailash, New Delhi-110065
T : 011-41084019
E : info@manishjainassociates.com
W : www.manishjainassociates.com

SCALE :- 1 :1000

OWNER'S SIGN

For GRAND IMPERIAL DEVELOPERS LLP
Authl. Signatory

ARCHITECT'S SIGN

MANISH JAIN
(ARCHITECT)
Regd. No.- CA/2001/26163
E-131, East of Kailash,
Lower Ground Floor,
New Delhi-110065