

HL 57-2

"Craft Homes" at Sonapat

INTERNAL CIRCULATION ROAD
24M WIDE
33 K.V. HT LINE

24M WIDE INTERNAL CIRCULATION ROAD

9 MT WIDE ROAD
132 K.V. HT LINE
9 MT WIDE ROAD

EXISTING 12.00 M WIDE ROAD

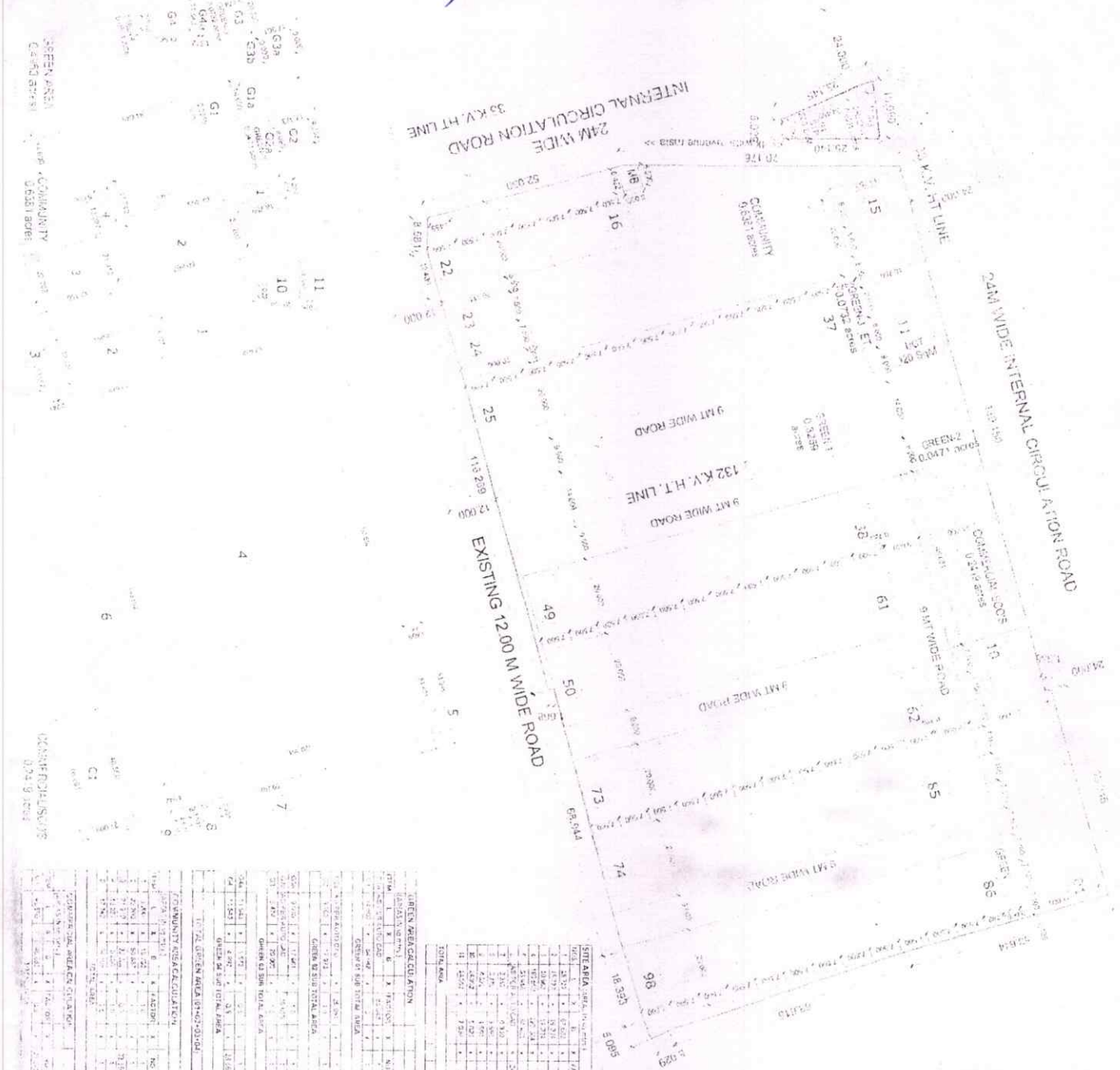


TABLE 1
LOT AREA SUMMARY

Lot No.	Area (sq. m)	Area (sq. ft)
1	1000	10764
2	1000	10764
3	1000	10764
4	1000	10764
5	1000	10764
6	1000	10764
7	1000	10764
8	1000	10764
9	1000	10764
10	1000	10764
11	1000	10764
12	1000	10764
13	1000	10764
14	1000	10764
15	1000	10764
16	1000	10764
17	1000	10764
18	1000	10764
19	1000	10764
20	1000	10764
21	1000	10764
22	1000	10764
23	1000	10764
24	1000	10764
25	1000	10764
26	1000	10764
27	1000	10764
28	1000	10764
29	1000	10764
30	1000	10764
31	1000	10764
32	1000	10764
33	1000	10764
34	1000	10764
35	1000	10764
36	1000	10764
37	1000	10764
38	1000	10764
39	1000	10764
40	1000	10764
41	1000	10764
42	1000	10764
43	1000	10764
44	1000	10764
45	1000	10764
46	1000	10764
47	1000	10764
48	1000	10764
49	1000	10764
50	1000	10764
51	1000	10764
52	1000	10764
53	1000	10764
54	1000	10764
55	1000	10764
56	1000	10764
57	1000	10764
58	1000	10764
59	1000	10764
60	1000	10764
61	1000	10764
TOTAL	61000	656844

LEGEND

LAYOUT SUMMARY - 6.3475 ACRES

S. No.	Particulars	Area (sq. m)	Area (sq. ft)
1	Internal Circulation Road	1000	10764
2	9m Wide Road	1000	10764
3	132 K.V. HT Line	1000	10764
4	33 K.V. HT Line	1000	10764
5	Existing 12m Wide Road	1000	10764
6	Lot Area	61000	656844
7	TOTAL	64000	687600

DETAIL OF RESIDENTIAL PLOTS

S. No.	Type of Plot	Width (sq. m)	Length (sq. m)	Area (sq. m)	% of Total Area
1	1110.15	7.6	21.50	163.90	2.56
2	1110.15	7.6	18.75	141.00	2.20
3	1110.15	7.6	20.20	152.00	2.37
4	1110.15	7.6	12.45	93.60	1.46
5	210.12	7.6	30.00	228.00	3.56
6	210.12	7.6	26.00	197.60	3.09
7	210.12	7.6	22.00	167.20	2.61
8	210.12	7.6	20.00	152.00	2.37
9	210.12	7.6	18.00	136.80	2.14
10	210.12	7.6	16.00	121.60	1.90
11	210.12	7.6	14.00	106.40	1.65
12	210.12	7.6	12.00	91.20	1.42
13	210.12	7.6	10.00	76.00	1.18
14	210.12	7.6	8.00	60.80	0.94
15	210.12	7.6	6.00	45.60	0.71
16	210.12	7.6	4.00	30.40	0.47
17	210.12	7.6	2.00	15.20	0.23
18	210.12	7.6	1.00	7.60	0.12
19	210.12	7.6	0.50	3.80	0.06
20	210.12	7.6	0.25	1.90	0.03
21	210.12	7.6	0.12	0.95	0.01
22	210.12	7.6	0.06	0.48	0.00
23	210.12	7.6	0.03	0.24	0.00
24	210.12	7.6	0.01	0.12	0.00
25	210.12	7.6	0.00	0.00	0.00
TOTAL				64000	100.00

DENSITY CALCULATION

S. No.	Description	No.	Unit
1	Total Number of Plots	25	Plots
2	% of Plots to be Developed	10	%
3	Total Number of Plots to be Developed	10	Plots
4	Plot Area (sq. m)	1000	sq. m
5	Total Area (sq. m)	10000	sq. m
6	Plot Area (sq. ft)	10764	sq. ft
7	Total Area (sq. ft)	107640	sq. ft
8	Plot Area (acres)	0.23	acres
9	Total Area (acres)	2.37	acres
10	Plot Area (hectares)	0.0025	hectares
11	Total Area (hectares)	0.025	hectares
12	Plot Area (morgas)	0.00023	morgas
13	Total Area (morgas)	0.0023	morgas
14	Plot Area (bighas)	0.000023	bighas
15	Total Area (bighas)	0.00023	bighas
16	Plot Area (katha)	0.0000023	katha
17	Total Area (katha)	0.000023	katha
18	Plot Area (anna)	0.00000023	anna
19	Total Area (anna)	0.0000023	anna
20	Plot Area (chitra)	0.000000023	chitra
21	Total Area (chitra)	0.00000023	chitra
22	Plot Area (pica)	0.0000000023	pica
23	Total Area (pica)	0.000000023	pica
24	Plot Area (vighra)	0.00000000023	vighra
25	Total Area (vighra)	0.0000000023	vighra
TOTAL		25	Plots

APPROVED BY THE LOCAL AUTHORITY FOR THE DEVELOPMENT OF THE PROJECT.

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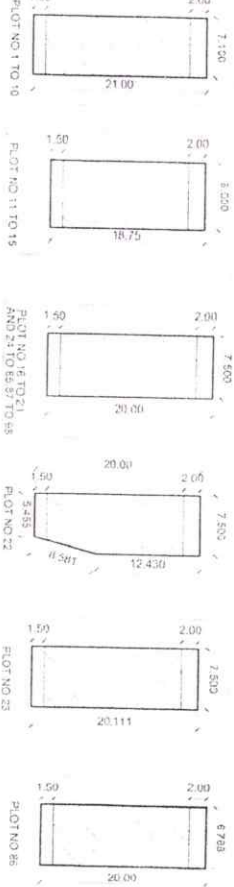
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- NOTE:-
1. ALL DIMENSIONS ARE IN METERS.
 2. NO PROJECTION/ CANTILEVER ALLOWED IN THE REAR SET BACK.
 3. PLOT NO. 11 TO 15 SHOULD BE FREEZED TILL THE SHIFTING OF 33 K.V. HT LINE.



(NARINDER KUMAR)
JD (HQ)

(MANDEEP GUJA)
ATP (HQ)

(SUNEJA)
DTP (HQ)

(SANJAY KUMAR)
STP (HQ)

(P.P. SINGH)
CTP (HR)

(T.L. SATYAPRAKASH IAS)
DG, TDP (HR)

DATE: 15/03/2023
PAGE NO: 001/01
PROJECT: Deen Dayal Jan Awas Yojana
VILLAGE: AHMADPUR, SECTOR-27, SONPAT

ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY OF OVER AN AREA MEASURING 6.34375 ACRES (LICENCE NO. 31 OF 2023 DATED - 10-02-2023) UNDER DEEN DAYAL JAN AWAS YOJANA IN VILLAGE - AHMADPUR, SECTOR-27, SONPAT, TO BE DEVELOPED BY SHRI RAM SHARANAM CONSULTANT PVT LTD

FOR PURPOSE OF CODE 1.2 (KCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE

The land shown in this zoning plan shall be utilized in accordance with the zoning indicated in the table below and no other zoning shall be permitted.

Permissible use of land as per the zoning plan	Permissible use of land as per the zoning plan
Residential	Residential
Commercial	Commercial
Industrial	Industrial
Public	Public
Open Space	Open Space
Recreational	Recreational
Religious	Religious
Health	Health
Education	Education
Government	Government
Non-Government	Non-Government
Other	Other

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, MAXIMUM, MIN AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILL PARKING

The building of building shall be constructed only with in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

Plot Area	Maximum Permissible Ground Coverage (%)	Minimum Permissible Height (meters)	Maximum Permissible Height (meters)
Up to 100 sq.m	75%	3.00	10.00
100 to 200 sq.m	75%	3.00	10.00
200 to 300 sq.m	75%	3.00	10.00
300 to 400 sq.m	75%	3.00	10.00
400 to 500 sq.m	75%	3.00	10.00
500 to 600 sq.m	75%	3.00	10.00
600 to 700 sq.m	75%	3.00	10.00
700 to 800 sq.m	75%	3.00	10.00
800 to 900 sq.m	75%	3.00	10.00
900 to 1000 sq.m	75%	3.00	10.00

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

a) No of dwelling unit permitted on each plot shall be decided by the Planning authority to be decided as follows:-

Plot Area	Maximum Permissible Number of Dwelling Unit
Up to 100 sq.m	1
100 to 200 sq.m	2
200 to 300 sq.m	3
300 to 400 sq.m	4
400 to 500 sq.m	5
500 to 600 sq.m	6
600 to 700 sq.m	7
700 to 800 sq.m	8
800 to 900 sq.m	9
900 to 1000 sq.m	10

4. BARN ON SUB-DIVISION OF PLOT

Structure and building of the plot, shall not be permitted as per the following:-

5. BUILDING SETBACK

Building set back from boundary wall and road shall be constructed only within the portion of the plot marked as (b) The Planning authority to be decided as follows:-

Plot Area	Minimum Setback (meters)
Up to 100 sq.m	1.00
100 to 200 sq.m	1.50
200 to 300 sq.m	2.00
300 to 400 sq.m	2.50
400 to 500 sq.m	3.00
500 to 600 sq.m	3.50
600 to 700 sq.m	4.00
700 to 800 sq.m	4.50
800 to 900 sq.m	5.00
900 to 1000 sq.m	5.50

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be decided by the Planning authority to be decided as follows:-

Plot Area	Maximum Height (meters)	Maximum Number of Storey
Up to 100 sq.m	10.00	3
100 to 200 sq.m	10.00	3
200 to 300 sq.m	10.00	3
300 to 400 sq.m	10.00	3
400 to 500 sq.m	10.00	3
500 to 600 sq.m	10.00	3
600 to 700 sq.m	10.00	3
700 to 800 sq.m	10.00	3
800 to 900 sq.m	10.00	3
900 to 1000 sq.m	10.00	3

7. STILL PARKING

Still parking is allowed in all the plots. The still parking shall be provided in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

8. PARKING

Parking shall be provided as per the provisions of the Haryana Building Code, 2017, as amended from time to time.

9. PLUMB LEVEL

The plumb level of building shall be as per the Code No. 7 of the Haryana Building Code, 2017.

10. BARRIERS

Barrier shall be provided in all the plots. The barrier shall be provided in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

Plot Area	Minimum Barrier Height (meters)
Up to 100 sq.m	1.00
100 to 200 sq.m	1.50
200 to 300 sq.m	2.00
300 to 400 sq.m	2.50
400 to 500 sq.m	3.00
500 to 600 sq.m	3.50
600 to 700 sq.m	4.00
700 to 800 sq.m	4.50
800 to 900 sq.m	5.00
900 to 1000 sq.m	5.50

11. RESTRICTION OF ACCESS FROM A NITS, WIDE OR MORE SECTION ROADS AND PUBLIC OPEN SPACES

Access shall be provided in all the plots. The access shall be provided in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

Plot Area	Minimum Access Width (meters)
Up to 100 sq.m	1.00
100 to 200 sq.m	1.50
200 to 300 sq.m	2.00
300 to 400 sq.m	2.50
400 to 500 sq.m	3.00
500 to 600 sq.m	3.50
600 to 700 sq.m	4.00
700 to 800 sq.m	4.50
800 to 900 sq.m	5.00
900 to 1000 sq.m	5.50

12. BOUNDARY WALL

Boundary wall shall be provided in all the plots. The boundary wall shall be provided in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

Plot Area	Minimum Boundary Wall Height (meters)
Up to 100 sq.m	1.00
100 to 200 sq.m	1.50
200 to 300 sq.m	2.00
300 to 400 sq.m	2.50
400 to 500 sq.m	3.00
500 to 600 sq.m	3.50
600 to 700 sq.m	4.00
700 to 800 sq.m	4.50
800 to 900 sq.m	5.00
900 to 1000 sq.m	5.50

13. GATE AND GATE POST

Gate and gate post shall be provided in all the plots. The gate and gate post shall be provided in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

Plot Area	Minimum Gate and Gate Post Height (meters)
Up to 100 sq.m	1.00
100 to 200 sq.m	1.50
200 to 300 sq.m	2.00
300 to 400 sq.m	2.50
400 to 500 sq.m	3.00
500 to 600 sq.m	3.50
600 to 700 sq.m	4.00
700 to 800 sq.m	4.50
800 to 900 sq.m	5.00
900 to 1000 sq.m	5.50

14. DISPLAY OF POSTAL NUMBER OF THE PLOT

The display of postal number of the plot shall be provided in all the plots. The display of postal number of the plot shall be provided in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

Plot Area	Minimum Display of Postal Number Height (meters)
Up to 100 sq.m	1.00
100 to 200 sq.m	1.50
200 to 300 sq.m	2.00
300 to 400 sq.m	2.50
400 to 500 sq.m	3.00
500 to 600 sq.m	3.50
600 to 700 sq.m	4.00
700 to 800 sq.m	4.50
800 to 900 sq.m	5.00
900 to 1000 sq.m	5.50

15. GARBAGE COLLECTION POINT

Garbage collection point shall be provided in all the plots. The garbage collection point shall be provided in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

16. ACCESS

Access shall be provided in all the plots. The access shall be provided in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

17. GENERAL

The following provisions shall be observed in all the plots. The following provisions shall be observed in the portion of the plot marked as (b) The Planning authority to be decided as follows:-

Plot Area	Minimum General Height (meters)
Up to 100 sq.m	1.00
100 to 200 sq.m	1.50
200 to 300 sq.m	2.00
300 to 400 sq.m	2.50
400 to 500 sq.m	3.00
500 to 600 sq.m	3.50
600 to 700 sq.m	4.00
700 to 800 sq.m	4.50
800 to 900 sq.m	5.00
900 to 1000 sq.m	5.50

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana@gmail.com

Regd.

LC-III

(See Rule 10)

10

Shri Ram Sharnam Consultant Pvt. Ltd.,
412, 4th Floor, Shakuntla Building - 59,
Nehru Place, Delhi 110019.

Memo No. LC-4732/JE(MK)/2022/ 26257

Dated: 30-08-2022

Subject:-

Letter of Intent for grant of licence for setting up of an Affordable Plotted Colony under DDJAY over an area measuring 6.34375 acres in the revenue estate of village Ahmadpur, Sector-27, Sonapat.

Please refer your application dated 08.02.2022 on the subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of affordable residential plotted colony under DDJAY-2016 over an area measuring 6.34375 acres situated in the revenue estate of village Ahmadpur, Sector-27, Sonapat has been considered and it is proposed to grant license for setting up of aforesaid plotted colony. You are directed to attend upon to fulfill the following requirements/ pre-requisites laid down in Rule 4 of the Haryana Development and Regulation of Urban Areas Rule, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused:

3. To furnish bank guarantee amounting Rs.33.30 lac against the total cost of Internal Development Works amounting Rs. 133.175 lac.

or

To mortgage 15% saleable area against submission of above said BGC and if bank option is opted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

*It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required, at the time of approval of Service Plan/Estimate. With an increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand (in case, 10% saleable area is mortgaged against BGC of IDW, then this clause will not be applicable).

4. To deposit an amount of Rs.44,89,297/- (Rupees Forty Four Lacs eighty Nine Thousand Two hundred Ninety Seven only) on account of balance licence fee before grant of licence.

5. To deposit an amount of Rs.24,90,252/- (Rupees Twenty Four Lacs ninety Thousand Two Hundred Fifty Two only) on account of conversion charges before grant of licence.

To deposit an amount of Rs.95.28025 lacs before licence and the balance amount shall be deposited in 6 half yearly installments with interest upto date alongwith BGC of Rs. 71.461 lacs i.e. equal to 25% of balance outstanding dues of Rs. 285.34075 lacs against BGC.

7. To execute agreements on prescribed proforma LC-IV & LC-IV-b in duplicate on Stamp Paper of Rs. 100/- each.

a. That the owner/developer shall integrate the bank account in which A.P. rent receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and



- i) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- j) That you shall make his own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- k) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- l) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) That you shall use only LED fitting for internal lighting as well as campus lighting.
- n) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per sqm/per sq. to the Allottees while raising such demand from the plot owners.
- p) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- q) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- r) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- s) That no clubbing of residential plots for approval of integrated zoning plan or two adjoining plots under same ownership shall be permitted.
- t) That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/DTCP dated 25.02.2010.
- u) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit 70% of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- v) That no further sale has taken place after submitting application for grant of license.
- w) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- x) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- y) That the revenue rasta, if any, passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.

To be read with LOI memo no. 26251 Dated 30-08-2022 of 2022

Detail of land owned by Shri Ram Sharanam Consultants Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area (K-M)
Ahmadpur	15	14/2	1-4
		15/2/2	3-11
		16/1	6-19
		16/2	0-10
		17/1	7-0
		17/2	1-0
		18/1/1	0-10
		24/2	6-17
		25/1	5-4
		27	0-11
	16	11/1/2	5-5
		19/2/2	1-4
		20	8-0
		21/1	2-13
		22/1/1	0-7
		Total	50K-15M
			Or 6.34375 Acres


Director,
Town & Country Planning
Haryana
Jasbir Singh

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

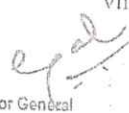
Web site tcp.haryana.gov.in - e-mail: tcp.haryana7@gmail.com

FORM LC -V
(See Rule 12)

License No. 31 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Shri Ram Sharnam Consultant Pvt. Ltd., 412, 4th Floor, Shakuntla Building - 59, Nehru Place, Delhi 110019 for setting up of affordable residential plotted colony under DDJAY-2016 over an area measuring 6.34375 acres situated in the revenue estate of village Ahmadpur, Sector-27, Sonapat.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
 - i) That you will pay the Infrastructure Development charges amounting to Rs.79,98,627/- @ Rs.281.25/- per sq m for the plotted area and Rs.562.50/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
 - ii) That the affordable residential plotted colony will be laid out in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - iii) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - iv) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Govt. within 30 days of approval of zoning plan.
 - v) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - vi) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of zoning plan.
 - vii) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
 - viii) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.


Director General
Town & Country Planning
Haryana, Chandigarh


- xxiv) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxv) That no further sale has taken place after submitting application for grant of license.
- xxvi) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxvii) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot
- xxviii) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxix) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxx) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State -treasury.
- xxxi) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxxii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxiii) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
- xxxiv) That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- xxxv) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxxvi) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- xxxvii) That you shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable Residential Plotted Colony under DDJAY-2016 after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxxviii) That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit.

To be read with License no. 31 Dated 10/02/2023 of 2023

Detail of land owned by Shri Ram Sharanam Consultants Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area (K-M)
Ahmadpur	15	14/2	1-4
		15/2/2	3-11
		16/1	6-19
		16/2	0-10
		17/1	7-0
		17/2	1-0
		18/1/1	0-10
		24/2	6-17
		25/1	5-4
		27	0-11
	16	11/1/2	5-5
		19/2/2	1-4
		20	8-0
		21/1	2-13
		22/1/1	0-7
		Total	50K-15M

Or 6.34375 Acres


Director General
Town & Country Planning
Mayapuri, Chandigarh
Haryana

Memo No. ZP-1768/JD(NK)/2023/ 24289 Dated:- 21/07/23

To

Shri Ram Sharanam Consultant Pvt. Ltd.,
412, 4th Floor, Shankuntla Building-59, Nehru Place,
Delhi-110019.

Subject: - Approval of revised layout-cum-demarcation plan and zoning plan of Affordable Residential Plotted Colony (under DDJAY-2016) for area measuring 6.34375 acres (license no. 31 of 2023 dated 10.02.2023) falls in Sector-27, Sonipat.

Please refer to the matter cited above.

In this regard, please find enclosed copies of approved revised layout-cum-demarcation plan and zoning plan of subject cited Affordable Residential Plotted Colony (under DDJAY-2016) bearing following details:-

Sr. No.	Name of site	Drawing no.
1.	Revised Layout-Cum-Demarcation Plan	Drg. No. DG,TCP-9439 dated 20.07.2023
2.	Zoning Plan	Drg. No. DG,TCP-9438 dated 20.07.2023

The above said Revised Layout-Cum-Demarcation Plan and Zoning Plan are approved with the following condition:-

- i. You shall transfer land falling under sector road/green belt/sectoral plan road within a period of 30 days of issuance of this letter.

DA/As above


(Sunena)

District Town Planner (HQ),
For: Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1768/JD(NK)/2023/

Dated

A copy along with a copy of each approved layout-cum-demarcation plan and zoning plan is forwarded to the following for information and necessary action.

1. Senior Town Planner, Rohtak.
2. District Town Planner, Sonipat.

DA/As above


(Sunena)

District Town Planner (HQ),
For: Director General, Town and Country Planning,
Haryana, Chandigarh.