

## LAYOUT PLAN

EAST

PLOTS NO. 83,84 &amp; 136,137 are reserved till shifting of 11KV HT LINE



## AREA STATEMENT :

DESCRIPTION	AREA IN SQ. METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
TOTAL AREA OF THE SCHEME	85509.94	21.13	21.13	—
- area under 45 m wide sector road	1348.33	0.333		
- area under 38 m wide green belt & 12 m wide road part of green belt	728.73	0.18		
BALANCE AREA - A	83432.88	20.617	20.617	
50% area falling under 45 m sector road & 12m wide road and 38 m wide green belt -B	1038.53	0.2565		
NET PLANNED AREA (A + B)	84471.41	20.873	20.873	55% (46459.55)
A - AREA UNDER PLOTS	44608.493	11.023	52.81%	
B - AREA UNDER COMMERCIAL	1841.50	0.455	2.18%	ACHIEVED (A+B)
TOTAL AREA = A+B	46449.993	11.478		54.99 %

## DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	12.45	35.55	442.598	7	3098.183
A1	11.84	31.92	377.933	4	1511.731
B	9.18	28.24	259.243	4	1036.973
C	9.55	22.02	210.291	55	11566.005
D	9.12	26.61	242.683	13	3154.882
E	8.46	25.30	214.038	15	3210.570
F	9.05	26.56	240.368	12	2884.416
G	9.15	26.55	242.933	7	1700.528
H	8.12	21.52	174.742	21	3669.590
I	12.068	35.905	433.302	10	4333.015
J	8.62	24.175	208.389	7	1458.720
K	7.79	22.14	172.471	3	517.412
L	10.06	25.139	252.898	2	505.797
M	8.806	23.20	204.299	5	1021.496
N	9.12	24.88	226.906	5	1134.528
O	10.06	24.17	243.054	6	1458.321
E	4.13	12.120	50.056	21	1051.168
E1	5.02	10.75	53.965	24	1295.160
TOTAL.				221	44608.493

## NPNL PLOTS

## DETAIL OF COMMUNITY SITES

COMMUNITY	REQUIRED	PROVIDE	AREA
NURSERY SCHOOL	01	01	0.24 ACS.

CATEGORY	TOTAL PLOTS	DETAIL OF PLOT PERCENTAGE	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
GENERAL	120	54.30%	13.5	1620.00	2781.00 / 20.8735 = 133.23 PPA
NPNL	56	25.34 %	13.5	756.00	
EWS	45	20.36 %	9	405.00	SAY = 133 PPA
TOTAL	221	100		2781.00	

	AREA IN SQM.	AREA IN ACRES	GREEN AREA REQUIRED
GREEN-I	737.60	0.1823	
GREEN-II	994.00	0.2456	
GREEN-III	4955.50	1.2245	
GREEN-IV	382.50	0.0945	
TOTAL	7069.60	1.7469	DENSITY X 2.50 sqm. (2781.00 x 2.50 = 6952.50 sqm.)

## ARCHITECT SIGNATURE

## AUTHORIZED SIGNATORY

CLIENT:-

M/S MANSHA BUILDCON PVT. LTD.  
P-23, SECTOR-75, FARIDABAD, HARYANA-121002.LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY AT  
SECTOR-83 & 84, AREA MEASURING 21.13 ACS.  
IN VILLAGE KUMASPUR, DISTRICT-SONEPAT, HARYANA.

SCALE :- 1:1500

DATE:-27-NOV-2023

DESIGN BY:-PANKAJ KAPOOR  
M-8800093157

SECTOR-84

SECTOR-83

SECTOR-19

WEST

To be read with Licence No. 266 of 2023 Dated 26/12/2023

That this Layout plan for an area measuring 21.13125 acres (Drawing No. DTCP 9204 dated 27-11-2023) comprised of licence which is issued in respect of Residential Plotted Colony in the revenue estate of Village-Kumaspur, Sector-83 &amp; 84, Sonapat being developed by Mansha Buildcon Pvt. Ltd. &amp; Others 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 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 plots.
- That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be kept approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the DTCP, Hr.
- That the IOC Pipe Line and 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 ISI 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, Hr. 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, Hr. 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 meters or more wide 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 DTCP, Hr. or in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
- 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 Rule, 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 stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- 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 (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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 colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (C) dated 14-9-2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution 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 Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 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.
- That the colonizer/owner shall transfer the area falling under sector road & 24 mtr. wide internal road free of cost to the Government.

(SURENA)  
DTP (HQ)(SANJAY KUMAR)  
STP (HQ)(P.P. SINGH)  
CTP (HR)(AMIT KHATRI, IAS)  
DTPC (HR)(GURPREET KHEPAR)  
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ATP (HQ)