

AREA STATEMENT

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TOTAL AREA OF THE SCHEME	=	6.56875 ACRES	
		PERMISSIBLE(IN ACRE)	PROPOSED(IN ACRE)
AREA UNDER PLOTS		4.0069	3.4507
AREA UNDER COMMERCIAL		0.2628	0.1947
TOTAL SALEBLE AREA		4.2697	3.6454

AREA UNDER PLOTS

TYPE	SIZE		AREA	TOTAL PLOTS		TOTAL AREA		
A	7.52	X	15.35	115.43	21	=	2424.07	Sq.Mt
A'	7.62	X	13.35	101.73	2	=	203.45	Sq.Mt
B	6.98	X	18.00	125.64	42	=	5276.88	Sq.Mt
C	8.38	X	12.88	107.93	8	=	863.48	Sq.Mt
D	6.34	X	17.01	107.84	8	=	862.75	Sq.Mt
E	7.34	X	19.53	143.35	14	=	2006.90	Sq.Mt
F	7.54	X	19.00	143.26	8	=	1146.08	Sq.Mt
G	6.72	X	19.00	127.68	5	=	638.40	Sq.Mt
H	6.72	X	16.15	108.53	5	=	542.64	Sq.Mt
TOTAL				113	=	13964.65	Sq.Mt	
					=	3.4507	Acres	

DENSITY CALCULATION

TOTAL DENSITY	=	113	x	18.00	@ Person's per Plot		
	=	2034	÷	6.56875	Acres		
	=	309.65	PPA	Againstst 240 - 400 PPA permissible			

AREA UNDER GREEN

REQUIRED GREEN = 0.4927 Acres 7.50% of Total area of the Scheme

GREEN AREA PROPOSED

GREEN - 2	=	0.0650	Acres			
GREEN - 3	=	0.1278	Acres			
TOTAL GREEN PROPOSED	=	0.4928	Acres		7.50	%

AREA FOR PROVISION OF COMMUNITY FACILITIES

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To be read with Licence No. 03 of 2024

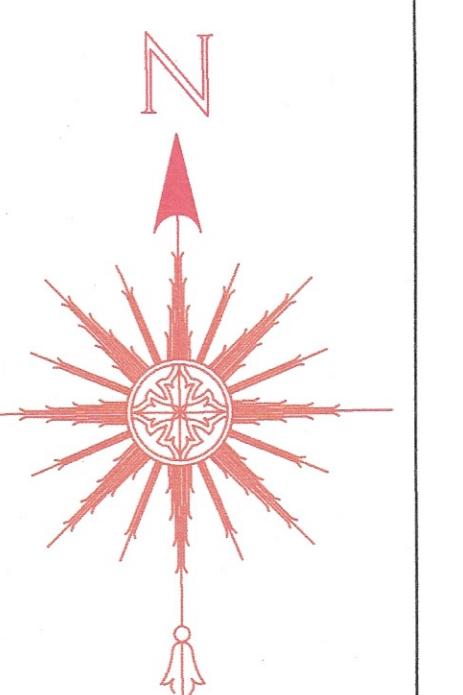
dated 07-01-2025

LC-5399

That this layout plan for over an area measuring 6.56875 acres (Drawing No. DTCP- 10754 Dated:- 08/01/25) for Affordable Residential Plotted Colony falling in the revenue estate of village-Rathdhana, Sector-35, Tehsil-Rai, District-Sonipat being developed by Flowtech Estates Pvt. Ltd. in collaboration with Sh. Ashok Kumar & Others

- 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 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.
 3. That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got 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 Director, Town & Country Planning, Haryana.
 4. 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 ISI norms.
 5. 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.
 6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 7. 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 of the sectors as shown on the Development Plan.
 8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
 9. 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
 10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
 11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 12. The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the coloniser to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with the plot buyers.
 13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
 14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, 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.
 15. 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 plot shall exceed 2 kanals.
 16. 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.
 17. That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 19. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 20. That the coloniser/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.
 21. That the coloniser/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.



LEGEND

1. SCHEME BOUNDARY SHOWN THUS
 2. U.G.S.T.P AREA (450 SQMTS)
 3. U.G.T AREA (200 SQMTS)
 4. ET AREA (3MX3M)
 5. GREEN AREA SHOWN THUS
 6. COMMERCIAL AREA SHOWN THUS
 7. COMMUNITY FACILITY SHOWN THUS

NE:

NORTH:

Flowtech Estates Pvt. Ltd


**AYOUT PLAN FOR SETTING UP OF
FFORDABLE RESIDENTIAL
LOTTED COLONY (DDJAY-2016) FOR
N AREA MEASURING 6.56875 ACRES
N SECTOR-35 VILLAGE RATHDHANA,
ONIPAT (HARYANA-131001)
EING DEVELOPED BY M/S
LOWTECH ESTATES PRIVATE LIMITED**


JAIDEEP)
DTP (HO)

(VIJENDER SINGH)
STP (HO)


(JITENDER SIHAG)
CTP (HR)

MIT KHATRI, IAS
DTCB (HR)

(GURPREET KHEPAR) (S)
JD (HQ)

AM ROHILLA)
ATP (HQ)