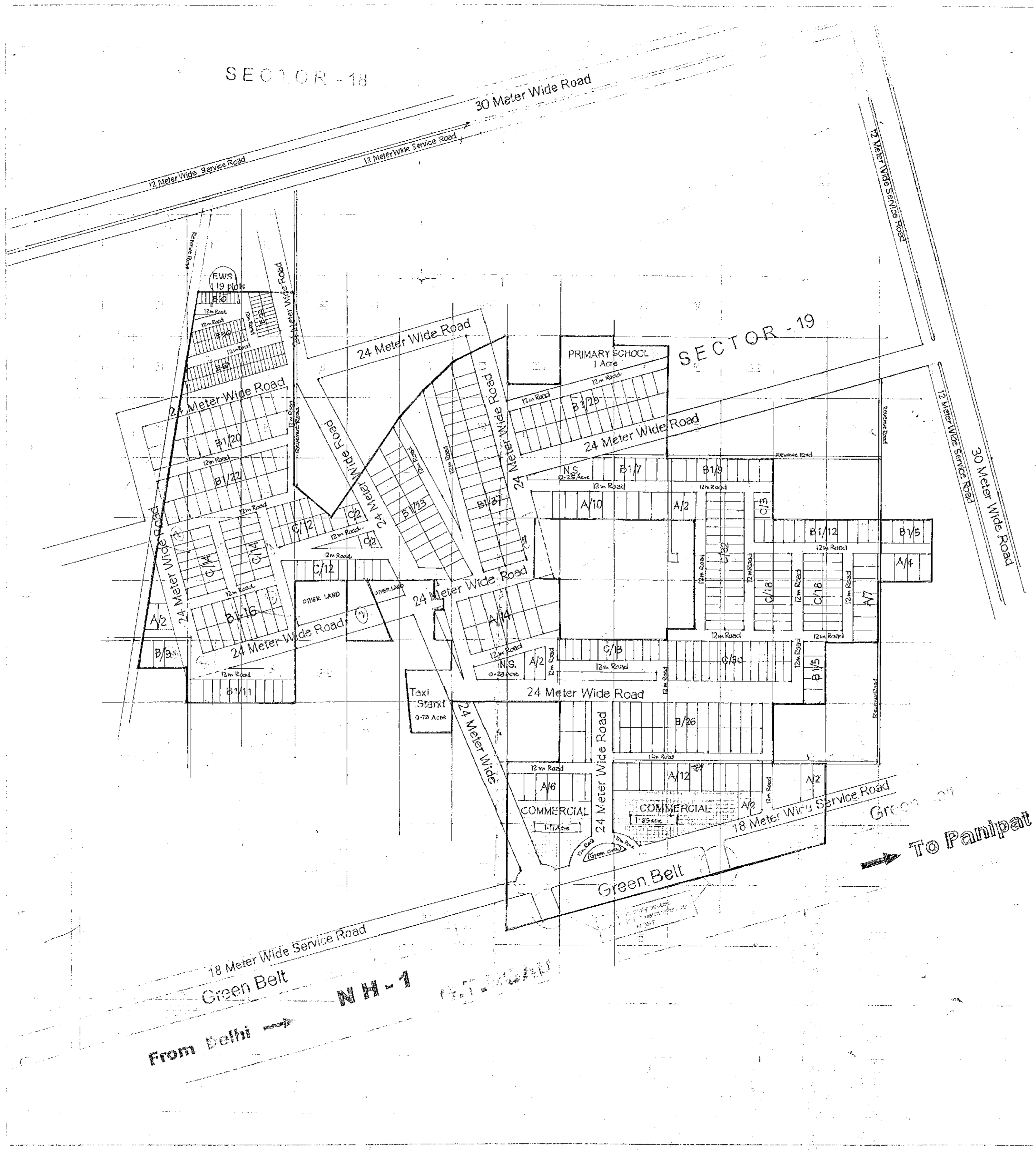


SECTOR - 18

SECTOR - 19



Detail of Land :

Total area	70.694 acres
Unplanned area	1.20381 acres
Area under plots	34.24 acres (48.43%)
Area under Commercial	2.82 acres (3.989%)
Total suitable area	37.06 acres (52.42%)

Detail of Plots :

S. No.	Category of plots	Size of Plot in Mtrs.	Area of plot in Sq. Mtrs.	Total nos. of plots	Total Area in Sq. Mtrs.
1	A	14 x 20	420	87	23140
2	B	12.5 x 25	350	29	10150
3	B1	12 x 25	300	195	58500
4	C	9.5 x 22.2	200	170	36150
5	EWS	7 x 12.8	50	119	5950
TOTAL				581	1,32,590 (31.24 Acres)

Table of Community sites :

Community sites	Required	Provided
Nursery School	02	02
Primary School	01	01
Taxi Stand	01	01

Density = $962 \times 18.5 + 119 \times 7.308 = 7308.70$ $681 \text{ plots} = 103.395$ persons Per Acre

To be read with the bye-laws of 2006 dated 25.4.2006
 That this layout plan for an area of 70.694 acres (Fig. No. D.T.C.P-1035 dated 25.4.2006) comprising of houses which were issued in respect of Residential Colony, being developed by M/S Maksad Estate and Hardware Pvt. Ltd. and its associates, Sonapat, in Sector 19, Sonapat, Haryana, is hereby approved subject to the following conditions:

1. That this layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bye-laws of 2006.
2. That the plotted area of the colony shall not exceed 55% of the net plotted area of the colony. The entire area reserved for common purposes shall be taken as plotted for the colony.
3. That the development shall be in accordance with all the residential/commercial/zoning rules shall be got approved from the Department of Town & Country Planning on these sites shall be approved by the Municipal Commissioner and Controlled Areas Restriction of Unplanned Development Rules, 1955 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high capacity roads, i.e. EWS passing in the colony area shall have to be suitable a good right of way along the same to be maintained as per ISI norms.
5. That for proper planning and regulation of services in the area adjacent to the colony, the collector shall abide by the directions of the DTCP in the modification of layout plans of the colony.
6. That the revenue maps in the colony shall be kept free for consultation 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 or making any adjustment in the alignment of the plotted roads, internal road location or the proper location of the planning proposals of the adjacent areas of the colonies as shown in the Development Plan.
8. That no property/plot shall be accessed directly from the carriage way of any of the main sector roads.
9. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All green belts in the licensed areas shall be developed by the Haryana Urban Development Authority/Colonizer in the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the requirements of the bye-laws.
10. At the time of development if required percentage of EWS/EWS plots, i.e. the area for industrial use area, shall be provided by the colonizer in the licensed area.
11. Any excess area reserved 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 Rule 49 of the rules, 1955. This number shall also be incorporated in the zoning plan and in the allotment letters being issued by the collector to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot holders.
13. No plot will derive an access from less than 12 meters wide road, which shall have a minimum clear width of 17 meters between the plots.
14. The position of the service lines, i.e. water, gas, sewer, etc. shall be provided in the Development Plan, and the cost of the lines shall be borne by the plot holder. The cost of the lines shall be borne by the plot holder, subject to the provisions of the bye-laws of 2006.
15. That the plot holder shall ensure that the plots which are irregular in shape and dimensions are being developed subject to the condition that there shall not have a coverage of less than 75% of the standard coverage. The coverage shall be demarcated and an area of no plot shall exceed 2 Karas.
16. That you will have the obligation to regularize the boundaries of the license to a high level and shall be liable to lend that HUDA is hereby 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.

ATP
 DTCP(HR)
 CTP(HR)
 DTCP(HR)

SCALE = 2000

North

Residential Colony of M/S Maksad Estate & Hardware Ltd. in Sector-19, SONIPAT (HARYANA)

Sign of Architect
 Sign of Owner