

HUDA SECTOR 17

HUDA SECTOR ROAD 60 M WIDE

HUDA SECTOR 16-A

HUDA SECTOR ROAD 45 M WIDE

HUDA SECTOR ROAD 30 M WIDE

HUDA SECTOR 15

To be read with licence 65 to 67 of 2005 dated 05.08.2005.
That this revised layout plan for an area of 105.63 acres (Org. No. D.T.C.P./110-9 dated 22.07.09) comprised of licences which were issued in respect of Residential Colony, being developed by M/s Rangoli Buildtech Pvt. Ltd. Sector-16& 17, Sonapat 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 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 of the sectors as shown on the Development Plan.
7. That no property/plot shall drive access directly from the carriage way of 45 metre or more wide sector road.
8. 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 Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licences.
9. 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 licensed area.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot buyers.
12. No plot will derive an access from less than 12 metre wide road would mean a minimum clear width of 12 metre between the plots.
13. The portion of the sector/development plan roads/green belts as provided in the Development Plan, 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.
14. 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.
15. 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.
16. That the colonizer shall obtain the clearance/NOI as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 & dated 19.01.2009 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
19. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
20. That the colonizer shall obtain NOC from Irrigation Department regarding execution of culvert, on 24 metre wide road before approval of zoning plan.
21. That you shall convey the ultimate power load requirement of your project to the concerned power authority to enable the provision of site for transfer/switching station/electric sub-station as per the norms prescribed by the power utility in your project site before submission of building plan not later than two months from the approval of zoning plan.

(Gurneet Kaur)
DTCP(HR)

(Mare Singh)
CTP(HR)

(T.C. Gupta, F.A.S.)
DTCP(HR)

REVISED LAYOUT PLAN OF RESIDENTIAL COLONY IN SECTOR - 16, SONPAT. BEING DEVELOPED BY RANGOLI BUILDTECH PVT. LTD.

AREA (AC)	
TOTAL AREA OF THE SCHEME	105.63
AREA OF UNDETERMINED USE	2.92
NET PLANNED AREA	102.71
AREA UNDER PLOTS	51.257 (49.895%)
AREA UNDER COMMERCIAL	4.108 (3.99%)
AREA UNDER INFRASTRUCTURE	4.464 (4.34%)
TOTAL SALABLE AREA	59.696 (57.47%)

POPULATION	
GENERAL / NPNL PLOTS (34 PLOTS) x 13.5 =	855 PERSONS
EWS (159 PLOTS) x 9 =	1431 PERSONS
TOTAL	2286 PERSONS
DENSITY	990/102.71

DETAIL OF PLOTS				
CATEGORY OF PLOTS	SIZE IN MTS	AREA IN SQ.MTS.	NO OF PLOTS	TOTAL AREA OF PLOTS IN SQ.MTS.
A	21X40	840.00	11	9240
B	18X33	594.00	50	29700
C	14X30	420.00	114	47880
D	12X24.50	294.00	199	58606
E	10X21	210.00	280	58800
FIRES	5X10	50.00	159	7950
TOTAL			793	201776 (51.367 AC)

COMMUNITY SITES			
SR.NO.	COMMUNITY SITE	REQUIRED	PROVIDED
1	NURSERY SCHOOL	2	4
2	PRIMARY SCHOOL	1	1
3	CRECHE	1	1
4	COMMUNITY CENTRE	1	1
5	RELIGIOUS BLDG	1	1
6	TAXI-STAND	1	1
7	MILK & VEG. BOOTH	2	2
8	(AS PER STD. DESIGN)		
9			

DETAIL OF NPNL/EWS PLOTS		
	REQUIRED	PROVIDED
NPNL (210.00 SQM.)	199 (25%)	199 (25%)
EWS	159 (20%)	159 (20.0%)

DETAIL OF GREEN AREA		
	REQUIRED	PROVIDED
ORGANISED GREEN	4.10 AC. (4%)	4.10 AC. (4%)
UNORGANISED GREEN	1.02 AC. (1%)	1.00 (1.07%)

DR. RANGOLI BUILDTECH PVT. LTD. SHEET NO. 1	SCALE=1:2000
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TYPE	NO.	AREA
CINIC	2	250 SQMT. (EACH)
MULTIPURPOSE ROOM	2	27.5 SQMT. (EACH)
ATM	2	12.0 SQMT. (EACH)
BEAUTY PARLOR	2	12.0 SQMT. (EACH)
SUB-POST OFFICE	2	40.0 SQMT.