

ROHTAK, SECTOR - 36-A

Total area = 76.812 acres
 Area of Masterplan Green belt = 7.0 acres
 50% of the area under Masterplan Green Belt = 3.50 acres
 Total area of the scheme = 73.312 acres
 Area under undetermined use = 5.075 acres
 Net planned Area = 68.237 acres
 Area under Plots = 34.740 acres (50.91%)
 Area under Commercial use = 2.72 acres (3.99%)
 Total saleable area
 Residential = 34.246 acres
 Nursing Homes = 0.494 acres
 Commercial = 2.72 acres
 Total saleable = 37.460 acres = 54.90%

TOTAL POPULATION
 420X 13.5 + 106X 9 = 6624 persons

POPULATION DENSITY
 6624/ 68.237 = 97.07 PPA
 (Against 97.16 PPA permissible)

COMMUNITY SITES

S. NO	COMMUNITY SITE		REQUIRED	PROVIDED
1	PRIMARY SCHOOL	PS	1	1
2	NURSERY SCHOOL	NS	2	2
3	NURSING HOME	NH	2	2
4	CLINIC	CL	2	2
5	ATM		2	2
6	BEAUTY PARLOUR		2	2
7	MILK / VEG BOOTH	MVB	2	2
8	MULTIPURPOSE BOOTH		2	2
9	TAXI STAND		1	1

DETAILS OF PLOTS

PLOT TYPE	SIZE (M)	AREA (Sqm)	Nos	AREA (sqm)
I	18.0 x 45.0	810	20	16200
II	14.0 x 30.0	420	65	27300
II'	14.39 x 27.79	399.89	44	17595.16
III	12.0 x 28.0	336	87	29232
III'	12.0 x 26.0	312	46	14352
IV	10.5 x 26.0	273	15	4095
V	10.5 x 22.0	231	11	2541
VI	9.0 x 18.5	166.5	132	21978
VII	4.0 x 12.5	50	106	5300
TOTAL			526	138593.16 = 34.246 ACRES

LEGEND:

	COMMUNITY SITES
	COMMERCIAL
	GREEN AREA
	UNDETERMINED (UD)
	Site Boundary
	Railway Line

To be read with licence No. 9 of 2009 dated 19.05.2009

This that layout plan for an area of 76.812 acres (Drg. No. D.T.C.P-1828 dated (06.03.2009) comprised of licences which were issued in respect of Residential Colony namely Suncity Township, being developed by M/s Sonika Properties Pvt. Ltd. and its associates companies, in Sector-36-A, Rohtak 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, 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.
- 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.
- 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.
- 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, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
- 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 licences.
- At the time of demarcation, if required percentage of NPNU/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
- 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 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 holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- 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.
- 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.
- 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.
- 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 coloniser 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- 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.
- That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

(P.P.S. Seshadri)
 O.T.P. (H)
 (DHARE SINGH)
 O.T.P. (H.R.)
 (S.S. Dhillon)
 O.T.C.P. (H.R.)

Project Title: SUNCITY TOWNSHIP ROHTAK: SECTOR - 36-A	Scale: 1" = 220'	Dealt by: Shashank Patil	(Architect & Town Planner Sign.) Kishen M. Seshadri Architect & Town Planner CA/2002/29151, AITP/2006/018 Kishen M. Seshadri (architect & town planner)	Owner's Sign.: M/s SONIKA PROPERTIES PVT LTD N - 49, First Floor, Connaught Place New Delhi - 110001	This drawing is the property of M/S SONIKA PROPERTIES PVT LTD and shall not be copied for use in any way without their prior permission
Sheet Title: LAYOUT PLAN		For Sonika Properties (P) Ltd. Auth. Sign./Director			