

DETAIL OF RESIDENTIAL PLOTS

S.NO.	PLOT NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	1	F2	8.83 X 13.41	118.41	1	118.41
2	2 TO 3	F1	8.54 X 13.41	114.52	2	229.04
3	4 TO 7	F	8.61 X 13.41	115.46	4	461.84
4	8	A	9.16 X 15.98	146.38	1	146.38
	9 TO 11		9.15 X 15.98	146.22	3	438.66
5	12 TO 14, 17 TO 19	B	9.15 X 15.70	143.655	6	861.930
	15 TO 16		9.16 X 15.70	143.81	2	287.624
6	20	G2	8.05 X 18.44	148.44	1	148.44
7	21	G1	7.62 X 18.44	140.51	1	140.51
8	22 TO 26	G	7.93 X 18.44	146.23	5	731.15
9	27	C1	9.02 X 14.85	133.95	1	133.95
10	28 TO 33	C	8.97 X 14.85	133.20	6	799.20
	34		AS PER PLAN	129.87	1	129.87
11	35	D	AS PER PLAN	119.73	1	119.73
	36 TO 40		9.01 X 14.85	133.80	5	669.00
12	41	D1	8.75 X 14.85	129.94	1	129.94
13	42	E1	8.75 X 16.62	145.425	1	145.425
14	43 TO 47	E	9.01 X 16.62	149.75	5	748.75
	48		AS PER PLAN	126.09	1	126.09
15	49 TO 56	I	7.79 X 19.18	149.41	8	1195.28
16	57	I1	7.82 X 19.18	149.99	1	149.99
17	58	J1	7.82 X 17.17	134.27	1	134.27
18	59 TO 66	J	7.79 X 17.17	133.75	8	1070.00
19	67 TO 79	H	8.08 X 18.44	149.00	13	1937.00
20	80	H1	7.54 X 18.44	139.04	1	139.04
21	81 TO 87	K	7.24 X 18.75	135.75	7	950.25
22	88	K1	7.55 X 18.75	141.56	1	141.56
23	89, 104	L1	7.55 X 16.18	122.16	2	244.32
24	90 TO 103	L	7.24 X 16.18	117.14	14	1639.96
25	105	M1	7.55 X 18.15	137.03	1	137.03
26	106 TO 112	M	7.24 X 18.15	131.41	7	919.87
27	113 TO 117	P	7.62 X 18.34	139.75	5	698.75
28	118 TO 119	O1	7.45 X 19.32	143.93	2	287.86
29	120 TO 129	O	7.62 X 19.32	147.22	10	1472.20
30	130 TO 131	N1	7.70 X 19.43	149.61	2	299.22
31	132 TO 139	N	7.32 X 19.43	142.23	8	1137.84
32	TOTAL			19120.38		47247
				SQMT		50.67%
				ACRES		

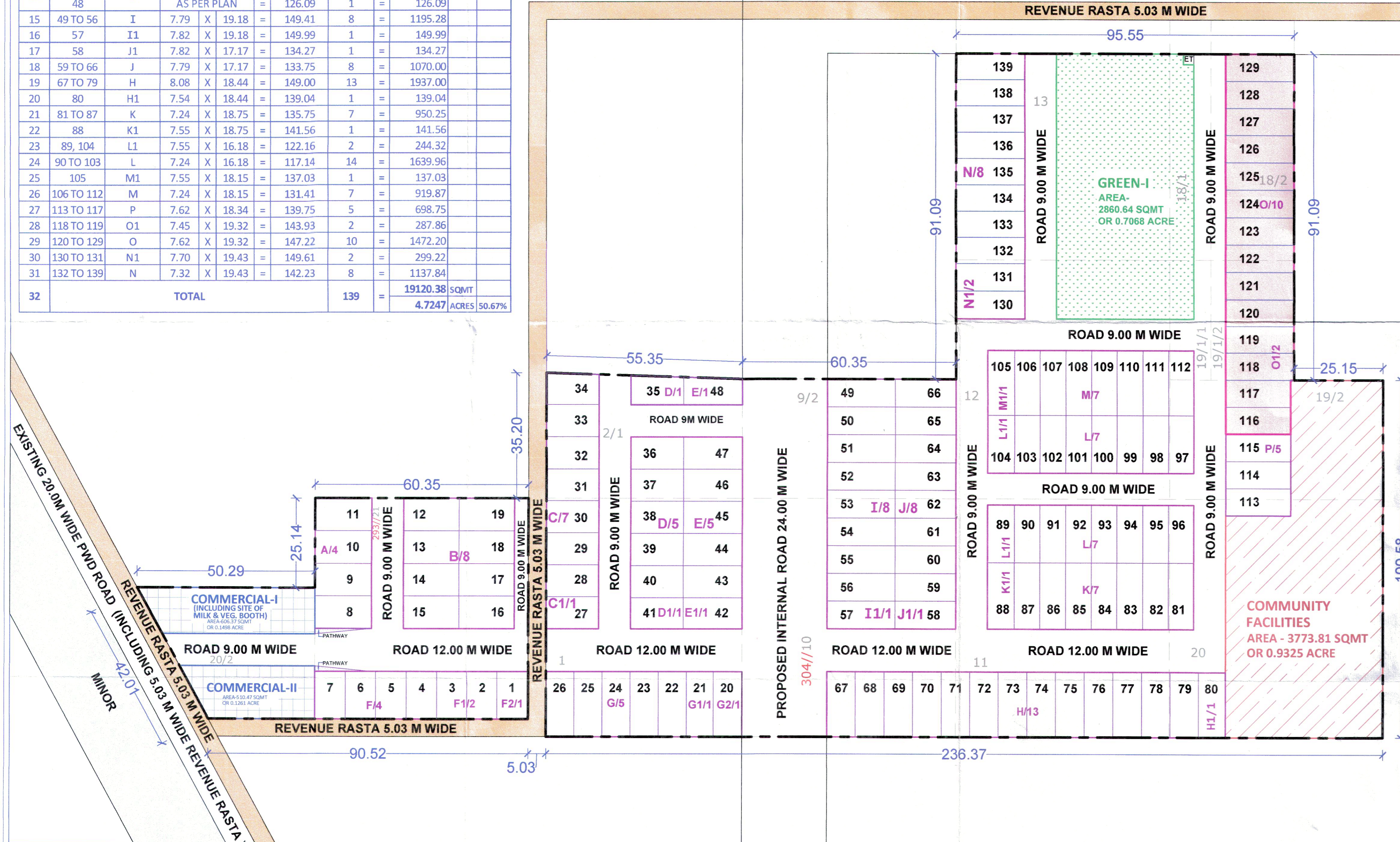
DETAILS OF 10% RESIDENTIAL PLOTTED AREA REQUIRED TO BE MORTGAGED AS PER POLICY AGAINST L10W (0.47247 ACRE)

S.NO.	PLOT NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	116 TO 117	P	7.62 X 18.34	139.75	2	279.50
2	118 TO 119	O1	7.45 X 19.32	143.93	2	287.86
3	120 TO 129	O	7.62 X 19.32	147.22	10	1472.20
4	TOTAL			2039.56	14	2039.56
				SQMT		10.67%
				ACRE		

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 9.3250 ACRES IN THE REVENUE ESTATE OF VILL. TOHANA, SECTOR-11, TEHSIL TOHANA, DISTT. FATEHABAD (HARYANA), BEING DEVELOPED BY M/S PRAYAS AAWAAS

S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	9.3250	-	-	-
2	AREA UNDER RESIDENTIAL PLOTS	4.7247	50.67%	5.6882	61.00%
3	AREA UNDER COMMERCIAL	0.2759	2.96%	0.3730	4.00%
4	TOTAL SALEABLE AREA(2 + 3)	5.0006	53.63%	6.0612	65.00%
5	OPEN SPACE/PARKS	0.7068	7.58%	0.6993	7.50%
6	COMMUNITY FACILITIES	0.9325	10.00%	0.9325	10.00%

PROPOSED INTERNAL ROAD 24.00 M WIDE



To be read with Licence No. 38 of 2023 Dated 20/09/2023
 That this Layout plan for an area measuring 9.325 acres (Drawing No. 7024 Dated 22-02-23) comprised of being developed by Prayas Aawaas, Sector-11, Tohana, 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 65% 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 Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCP 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 DGTCP, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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 areas shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the provisions of Section 3(3)(a)(iii) of the Act No.8 of 1975.
- That the odd size plots 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 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 Light-Emitting Diode lamps (LED) 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.22/52/2005-5Power 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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAKESH BANSAL) DTP(HQ) (SANJAY KUMAR) STP(ERV) (P.P. SINGH) ZTP(HR) (T.L. SATYAPRAKASH, IAS) DGTCP(HR)
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LEGEND:
 ET (3MX3M)
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 SCHEME BOUNDARY
 REVENUE RASTA
 MINOR

ABBREVIATIONS-
 ET = ELECTRIC TRANSFORMER

DENSITY CALCULATION(PPA)-
 NUMBER OF PLOTS = 139
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 139 X 4 X 4.5
 = 2502.0 / 9.3250
 = 268.31, SAY 268 PPA

(SCALE-N.T.S.)

COMMERCIAL AREA CALCULATION:-
 =COMMERCIAL-I + COMMERCIAL-II
 = 606.37 + 510.47
 = 1116.84 SQMT OR 0.2759 ACRE(2.96%)

GREEN AREA CALCULATION:-
 =GREEN-I
 = 2860.64 SQMT OR 0.7068 ACRE(7.58%)

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

M/s PRAYAS AAWAAS
 AUTHORIZED SIGNATORY
 Partner

SIGNATURE OF OWNER / APPLICANT

AR. MOHINI SHARMA
 CA/2016/78557
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SIGNATURE OF ARCHITECT / TOWN PLANNER