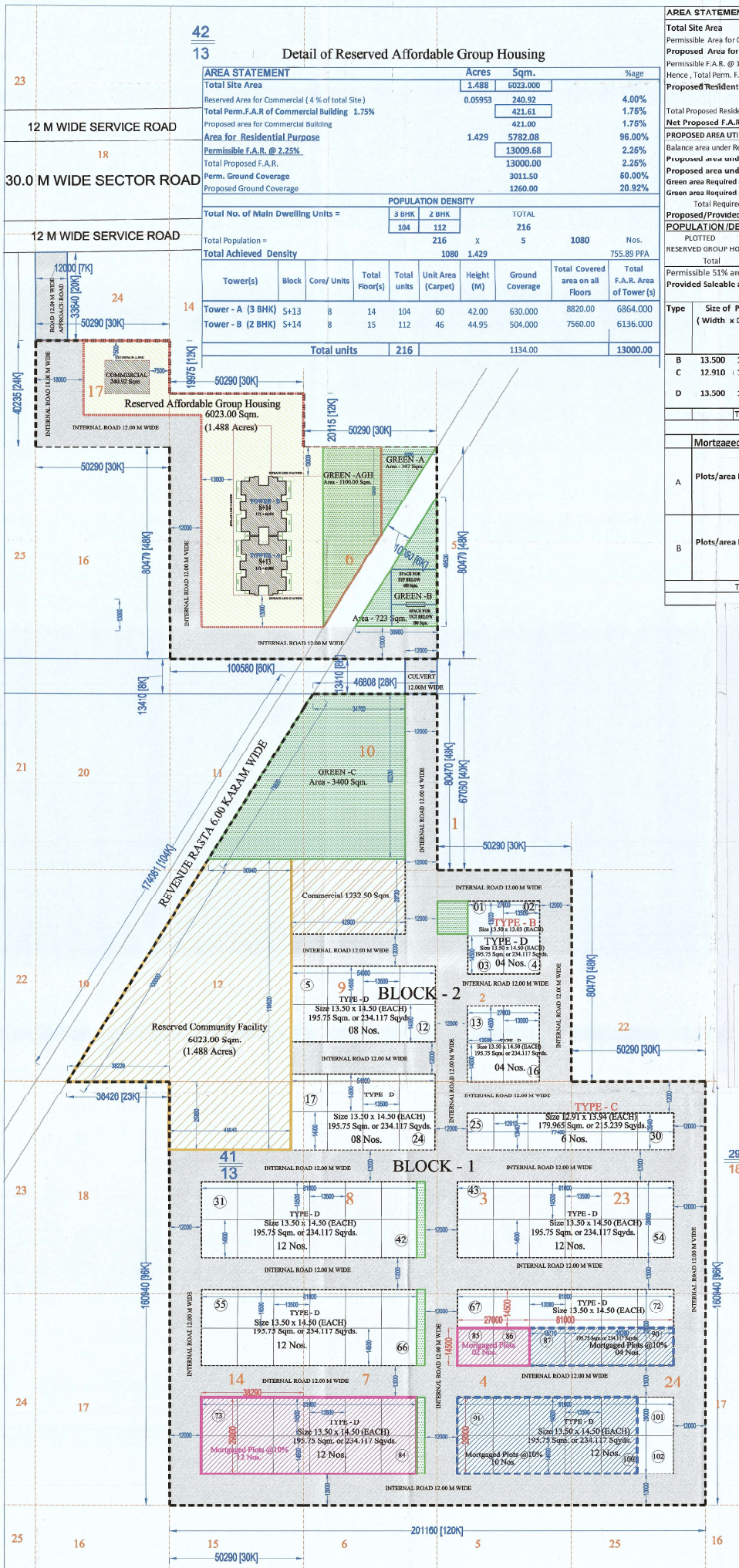




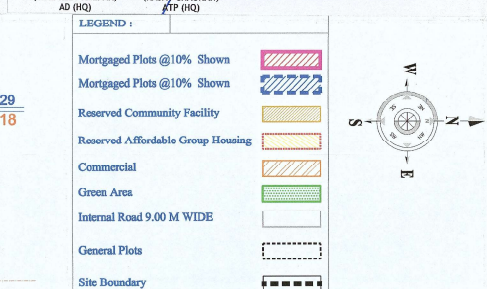
AREA STATEMENT		Acres	Sqm.	%age
Total Site Area		14.88125	60222.187	
Permissible Area for Commercial (4 % of total Site)		0.595	2408.887	4.00%
Proposed Area for Commercial (2.05 % of total Site)		0.305	1232.500	2.05%
Permissible F.A.R. @ 1.25%		14.577	75277.733	1.25%
Hence, Total Perm. F.A.R. of Residential Block		D - C	74045.233	1.23%
Proposed Residential F.A.R.		Plotted AGH	52356.750	0.87%
Total Proposed Residential F.A.R. (Plotted + AGH)		F + G	13000.000	0.22%
Net Proposed F.A.R. (Residential + Commercial)		C + H	65356.750	1.09%
PROPOSED AREA UTILIZATION				
Balance area under Residential Plots		4.90	19832.102	32.93%
Proposed area under COMMUNITY FACILITY		1.468	6023.000	10.00%
Proposed area under AFFORDABLE GROUP HOUSING		1.488	6023.000	10.00%
Green area Required (@2.5 Sqm/person) of Plotted zone		0.851	3442.500	
Green area Required @ 15% of Group Housing			903.450	
Total Required Green area (J + K)			4345.950	
Proposed/Provided Green area		4470 (Plotted) + 1100 (AGH)	5570.000	9.25%
POPULATION/DENSITY Total Main DU				
Plotted		102	13.5	14.577
RESERVED GROUP HOUSING		216	5	1080 (A - C)
Total		2457		75.09 PPA
Permissible 51% area of Net Planned area		7.589		51.00%
Provided Saleable area against Residential Plots		4.90		32.93%

Type	Size of Plots (Width x Depth)	Total Area (Sqm.)	Plots Area Each (Sqm.)	Total No. of Plots	Plot Nos. (as per plan)	Total area of all Plots (Sqm.)	Permissible F.A.R.	Total Prop. F.A.R. (Sqm.)
B	13.500 x 13.030	175.905	210.382	2	(Plot No. 1 & 2)	351.81	2.64	928.778
C	12.910 x 13.940	179.965	215.239	6	(Plot No. 25 to 30)	1079.79	2.64	2850.652
D	13.500 x 14.500	195.750	234.117	94	(Plot No. 3 to 24, & 31 to 102)	18400.50	2.64	48577.320
Total Plots / area						19832.102		52356.750
						4.90	Acres	

Mortgaged Area/Plots Detail	Reqd.	Provided	Plot Nos.	Killa No./Size	Area in mtr.	Acres
A Plots/area Mortgaged @10% for EDC	1983.21	2740.50	73 to 86 (Total 14 Plots)	4 - 27 x 14.50, 14 - 38.29x29.00, 7 - 42.71x29.00, 4 - 15.71 x 14.50, 42.71 x 29.00	391.50+1110.41+1238.59+2740.50	0.677
B Plots/area Mortgaged @10% for IDC	1983.21	2740.50	87 to 100 (Total 14 Plots)	7A - 38.29x14.50, 91 - 24.79 x 29.00	227.795 + 1238.59 + 555.90+718.91	0.677
TOTAL	3966.42	5481.00	28 Plots		5481	1.354
	0.980	1.354	Acres			

- To be read with Licence No. 26 of 2024 Dated 19-02-2024
- That this Layout plan for an area of 14.88125 (Drg. No. DTPC/10/14/2024) dated 19-02-2024 is comprised of licence which was issued in respect of Integrated Residential Plotted Colony under HLP policy being developed by M/s Marina Real Estate Builders LLP & Others falling in the revenue estate of village-Kheri Kalan, Sector-84, District-Faridabad 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 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 DTPC 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 DTPC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the portoharal 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 45 metres or more wide sector road.
 - All green belts provided in the layout plan within the licensed area 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 licensee.
 - Any excess area over and above the permissible 45 under commercial use shall be deemed to be open space.
 - 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 licensed area shall be treated free of cost to the government on the line section 33(1A)(ii) 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 and area of no plot shall exceed 2 kanals.
 - That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HVP 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 colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14-03-2004 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site, if applicable.
 - 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 strictly comply with the directions issued vide Notification No. 19/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/24/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the provisions of HLP policy-2016 and amendment dated 11.05.2007.

(SANTIA JINDAL) ETP (HQ)
(GURPREET KHEPAR) AD (HQ)
(SUNITA SETHI) ETP (HQ)
(RAJAY CHAUHAN) AD (HQ)
(P. P. SINGH) CTP (HQ)
(ANIT KHATRI, IAS) DTPC (HQ)



LAYOUT PLAN

Arch. RAKESH VASUDEVA
MCA REG. NO. CA/84/17590
4-5B, G/F, Sec-84, Fbd.
M: 9310112465, 9810012465

For MARINA REAL ESTATE BUILDERS LLP
AUTH. SIGNATORY/OWNER

ARCHITECT

NEW INTEGRATED LICENSING POLICY, SECTOR - 84, FBD.

PLANNERS CLUB
75, Ind. area, pal, Faridabad, Ph. 880092099, narenbhadra@gmail.com

LAYOUT PLAN UNDER NEW INTEGRATED LICENSING POLICY
(NILP) AREA MEASURING 14.88125 Ac. FALLING IN VILLAGE - KHERI KALAN, SECTOR-84, FARIDABAD, M/s. MARINA REAL ESTATE BUILDERS LLP.

Master planning
Housing planning
Project Management