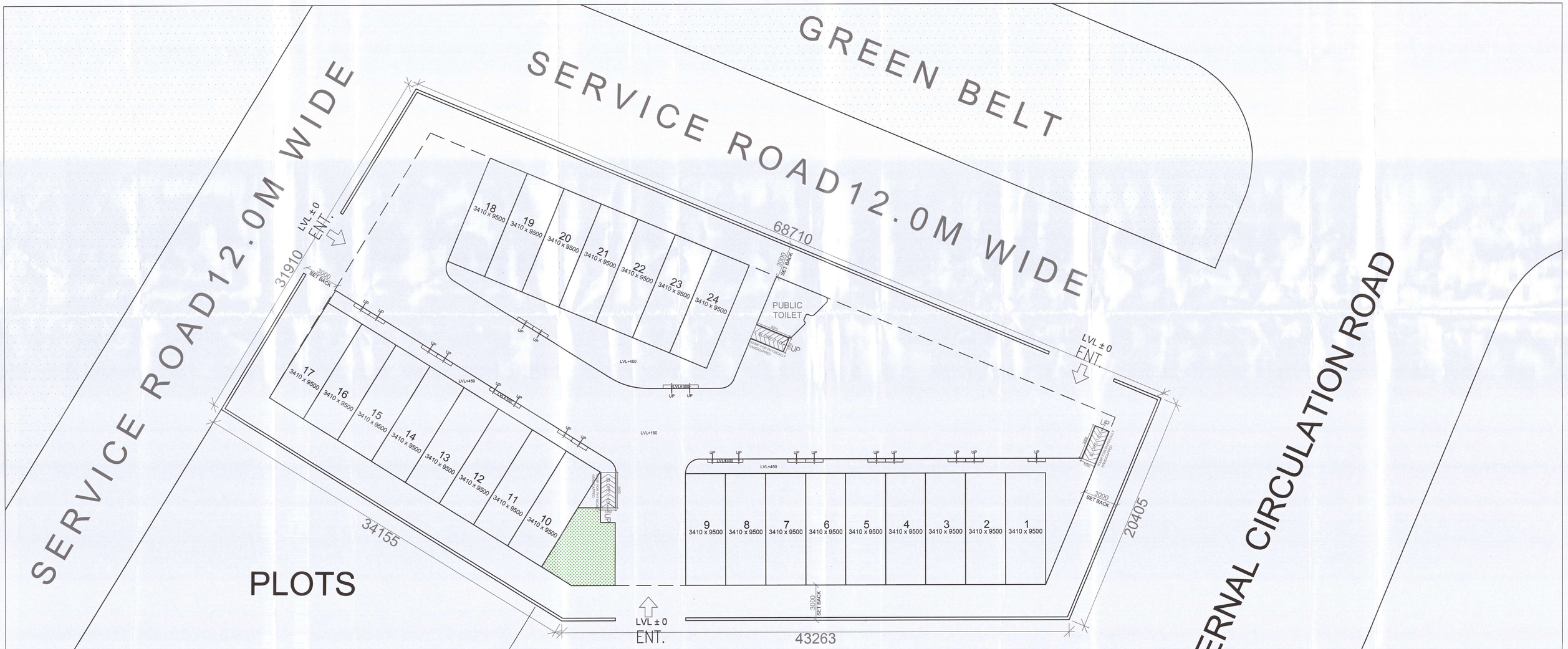


AREA STATEMENT

A.	PLOT AREA	0.54895 ACRES OR 2221.51 SQM				
B.	PERMISSIBLE GROUND COVERAGE @35%	777.53 SQMT				
C.	PERMISSIBLE F.A.R. @105%	2332.59 SQMT				
	AREA OF SCO'S	**WIDTH**	**LENGTH**	**NO.**	**TOTAL (SQ. MTR.)**	**%**
D.	GROUND FLOOR	3.41	9.5	24	777.480	
E.	FIRST FLOOR	3.41	9.5	24	777.480	
F.	SECOND FLOOR	3.41	9.5	24	777.480	
H.	**TOTAL PROPOSED F.A.R. (D + E + F)**				**2332.440**	104.993%
I.	**TOTAL PROPOSED G.C. (D)**				**777.480**	34.998%
J.	**AREA NOT INCLUDED IN F.A.R. & G.C.**					
	PUBLIC UTILITIES				17.600	
	ROAD & PARKING				1426.430	64.210%

S.No.	Date	DESCRIPTION

PROJECT
PROPOSED STD. DESIGN OF S.C.O.'S MEASURING 0.54895 ACRES IN DDJAY RESIDENTIAL PLOTTED COLONY(UNDER DDJAY SCHEME) (LIC. NO. 02 OF 2020 DTD. 07.01.2020) ADMEASURING 13.80625 ACRES BEING DEVELOPED BY PARDOS AFFORDABLE HOUSING PVT. LTD. IN VILLAGE MALPURA, SECTOR - 7, DHARUHERA, DISTT. REWARI

SHEET TITLE
SITE PLAN

Dealt By	Date	DRAWING NO.
	SEPT. 2021	SCO / SD /01
Checked By	Scale	Sheet No.
	1:50	SD-O1

Architect's Signature

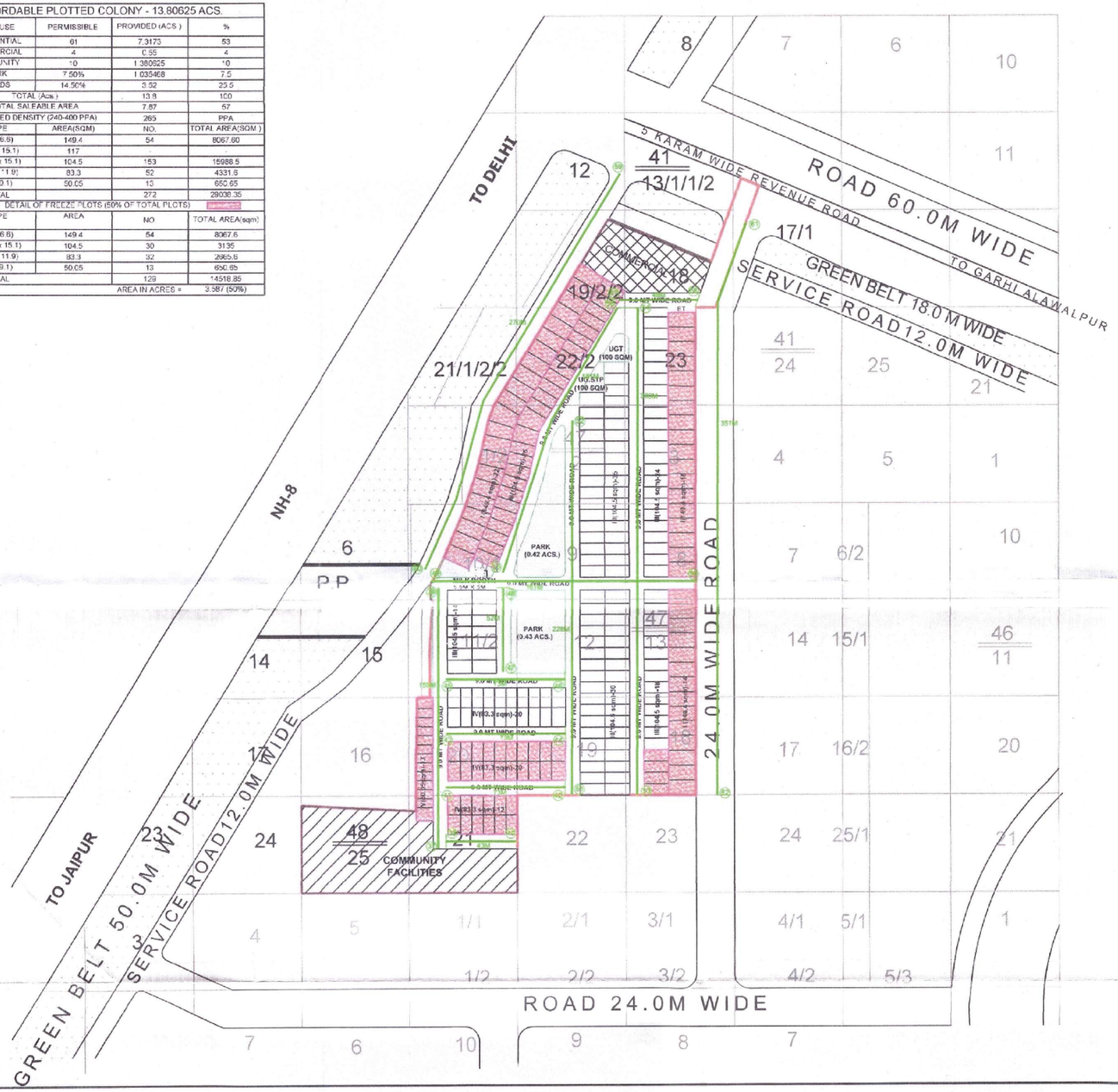
Owner's Signature

DRG.NO:- DTCP 8308(i) Dated:- 16-05-22

(RAM AVTAR BASSI) AD (HQ) | (RAKESH BANSAL) ATP (HQ) | (AMIT MADHOLIA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 OVER AN AREA MEASURING 13.80625 ACRES IN VILLAGE MALPURA, SECTOR - 7, DHARUHERA, DISTT. REWARI BEING DEVELOPED BY PARDOS AFFORDABLE HOUSING PVT.LTD.

AFFORDABLE PLOTTED COLONY - 13.80625 ACS.				
S. NO.	LANDUSE	PERMISSIBLE	PROVIDED (ACS.)	%
1	RESIDENTIAL	61	7.3173	53
2	COMMERCIAL	4	0.55	4
3	COMMUNITY	10	1.380625	10
4	PARK	7.50%	1.035468	7.5
5	ROADS	14.50%	3.52	25.5
	TOTAL (Acs.)		13.8	100
	TOTAL SALEABLE AREA		7.87	57
	ACHIEVED DENSITY (240-400 PPA)		265	PPA
S.NO.	TYPE	AREA(SQM)	NO.	TOTAL AREA(SQM.)
1	I (9.0 x 16.5)	149.4	54	8067.60
2	II (7.75 x 15.1)	117		
3	III (6.92 x 15.1)	104.5	153	15988.5
4	IV (7.0 x 11.9)	83.3	52	4331.6
5	V (5.5 x 9.1)	50.05	13	650.65
	TOTAL		272	29038.35
DETAIL OF FREEZE PLOTS (60% OF TOTAL PLOTS)				
S. NO.	TYPE	AREA	NO	TOTAL AREA(sqm)
1	I (9.0 x 16.5)	149.4	54	8067.6
2	III (6.92 x 15.1)	104.5	30	3135
3	IV (7.0 x 11.9)	83.3	32	2665.6
4	V (5.5 x 9.1)	50.05	13	650.65
	TOTAL		129	14518.85
			AREA IN ACRES =	3.587 (50%)



9 M WIDE ROAD LENTH =1232M
12 M WIDE ROAD LENTH =270M
24 M WIDE ROAD LENTH =351M

LC-4045

To be read with Licence no. 02 Dated 07/01/2020

That this Layout plan for an area measuring 13.80625 acres (Drawing no. DTCP- 7266 dated 03.12.2019) comprised of LOI which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Mohali Affordable Housing Development Pvt. Ltd. now known as PARDOS Affordable Housing in Village Malpura, Sector-7, Dharuhera Distt. Rewari, 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 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.
3) 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, 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 raste folling 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 [illegible] by making any adjustment in the alignment of the non-arterial roads, internal road [illegible] of the proper implementation of the planning proposals of the surrounding sectors.
7) That no property, plot shall derive access directly, from the carriage way of 30 meter wide or [illegible] applicable.
8) 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9) 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.
10) 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.
11) Any excess area over and above the parmissible 4% under commercial use shall be deemed to be open space.
12) 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 lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13) 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.
14) That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus Lighting.
17) 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.
18) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 1916/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(BINESH KUMAR) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (D.N. [illegible]) STP (M) HQ | (JITENDER SHEOR) CTP (HR) | (A. MARKAND PANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SD (HQ) | (NEHA HANDEL) JD (HQ)

For Executive Planning Architect

Superintending Engineer, HSVP Circle-I, Gurugram

Executive Engineer HSVP Division Rewari

DRAWING NO.	
SCALE:	
SHEET TITLE: – ROADS LAYOUT PLAN	
DEALT BY– RAJESH BINDLISH	

LEGEND
- [illegible]
- COMMUNITY FACILITIES
- GREEN AREA
- [illegible]
- [illegible]

SANDEEP KUMAR, Town Planner, ITP(I) - 05172, TOWN PLANNER SIGN.

Pardos Affordable Housing Pvt. Ltd. Authorised Signatory, AUTH. SIGN.

PARDOS AFFORDABLE HOUSING PVT.LTD.

Addl. Chief Engineer HSVP, Gurugram

Pardos Affordable Housing Private Limited, Authorised Signatory/Director

raman sikka, REGN. No. 93/16497