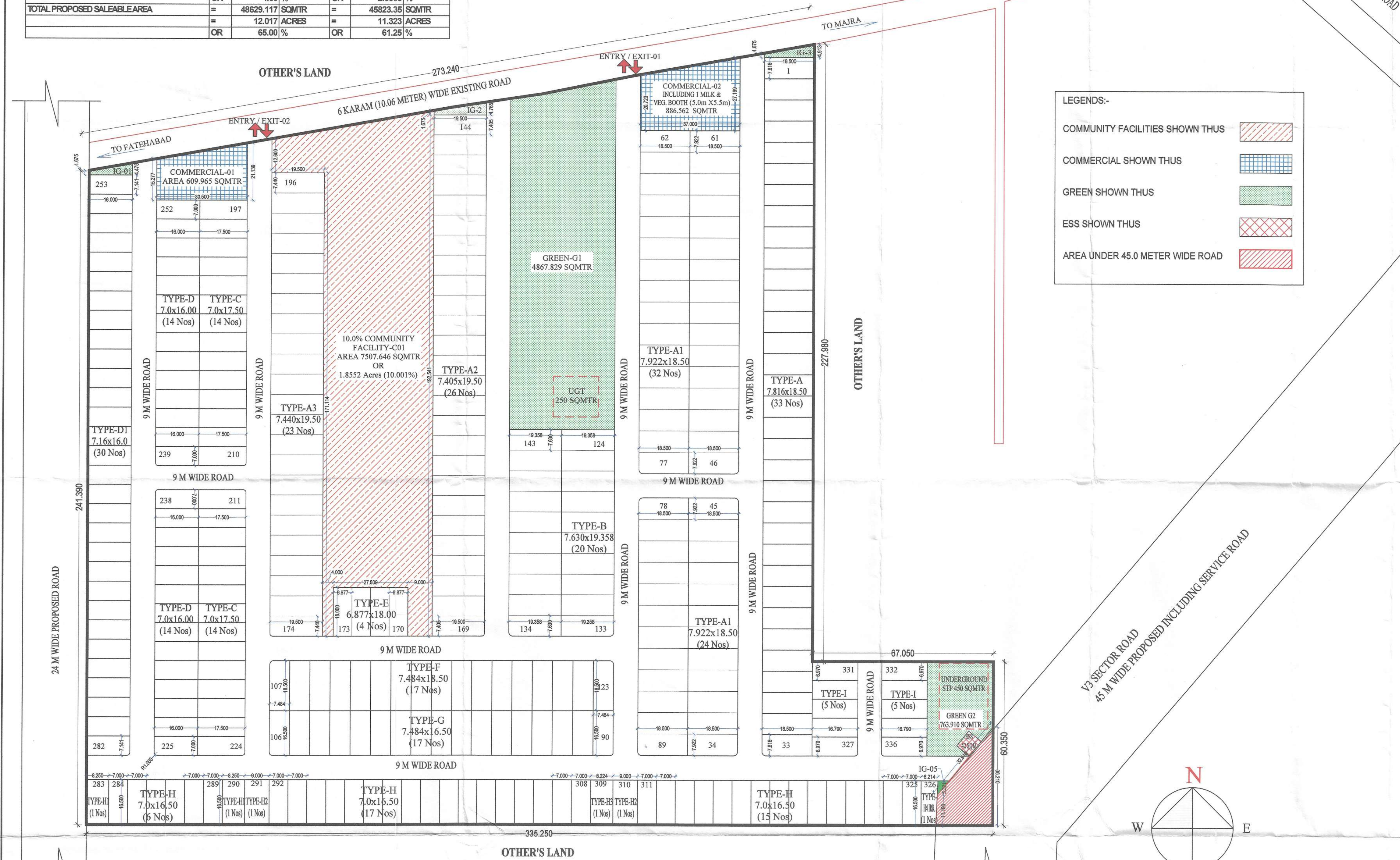


AREA STATEMENT			
	AREA		
	(IN SQMTR)	(IN ACRES)	
TOTAL AREA OF SCHEME	75069.068	18.55	X
AREA FALLING UNDER 45 METER WIDE PROPOSED ROAD	509.30	0.13	Y
BALANCE AREA (X - Y)	74559.768	18.42	Z
50% BENEFIT OF AREA FALLING UNDER 45 METER WIDE ROAD (509.30/2)	254.650	0.06	X1
NET PLANNED PLOT AREA (Z + X1)	74814.418	18.49	

SALEABLE AREA	PERMISSIBLE AREA	PROPOSED
TOTAL PROPOSED RESIDENTIAL PLOTTING AREA	= 45636.540 SQMTR	= 44326.823 SQMTR
	= 11.28 ACRES	= 10.953 ACRES
	OR 61.00 %	OR 59.25 %
TOTAL PROPOSED COMMERCIAL AREA	= 2992.577 SQMTR	= 1496.527 SQMTR
	= 0.739 ACRES	= 0.370 ACRES
	OR 4.00 %	OR 2.0003 %
TOTAL PROPOSED SALEABLE AREA	= 48629.117 SQMTR	= 45823.35 SQMTR
	= 12.017 ACRES	= 11.323 ACRES
	OR 65.00 %	OR 61.25 %



To be read with Licence No. \_\_\_\_\_ of 2025 Dated \_\_\_\_\_

That this layout plan for an area measuring 18.55 acres (Drawing no. 11304 Dated 10-08-2024) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Qubes Lifespaces in the revenue estate of village Basti Bhiwan, Sector-2, District Fatehabad 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, 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 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.
- 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 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 licensee.
- 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(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.
- 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

AREA UNDER RESIDENTIAL PLOTS									
PLOT NO	PLOT TYPE	WIDTH 1	WIDTH 2	DEPTH 1	DEPTH 2	AREA	NOS.	TOTAL AREA	
1 TO 33	A	7.616	--	18.500	--	144.598	33	4771.088	
34 TO 59	A1	7.922	--	18.500	--	146.557	58	8207.152	
140 TO 169	A2	7.435	--	18.500	--	144.398	28	3754.352	
174 TO 198	A3	7.440	--	19.500	--	145.080	23	3336.840	
124 TO 143	B	7.630	--	19.568	--	147.702	20	2954.031	
167 TO 224	C	7.000	--	17.500	--	122.500	28	3430.000	
225 TO 282	D	7.000	--	18.000	--	126.000	28	3528.000	
283 TO 282	D1	7.141	--	16.000	--	114.258	30	3427.680	
170 TO 173	E	6.877	--	18.000	--	123.798	4	495.144	
107 TO 123	F	7.484	--	18.500	--	138.454	17	2953.718	
90 TO 106	G	7.484	--	18.500	--	138.454	17	2953.718	
284 TO 289, 292 TO 308, 311 TO 325	H	7.000	--	16.500	--	115.500	38	4389.000	
283 & 289	H1	8.250	--	16.500	--	136.125	2	272.250	
291 & 310	H2	8.000	--	16.500	--	132.000	2	264.000	
309	H3	8.224	--	16.500	--	135.696	1	135.696	
326	H4 (H5)	--	--	--	--	95.744	1	95.744	
327 TO 338	I	6.970	--	18.750	--	130.538	19	2540.222	
						336		44326.823 SQMTR	
						OR		10.953 ACRES	
								69.25 %	
DENSITY CALCULATION									
TOTAL PROPOSED PERSONS FOR 336 PLOTS @ 18 PERSONS/ PLOT									6048 PERSONS
TOTAL PROPOSED DENSITY PER ACRE (6048/ 18.485 ACRES)									327.18 PPA
[AGAINST PERMISSIBLE DENSITY OF 240 - 400 PPA]									

AREA UNDER COMMUNITY FACILITIES						
REQUIRED COMMUNITY FACILITIES ARE AS PER DTCP PROVISIONS					NOS.	7600.97 SQMTR
					NOS.	1.8862 ACRES
					NOS.	0.00001
COMMUNITY FACILITY AREA (AS PER DTCP PROVISIONS)						
S.NO.	WIDTH 1	WIDTH 2	DEPTH 1	DEPTH 2	AREA	NOS.
001	--	--	--	--	7607.648 SQMTR	1
TOTAL PROPOSED COMMUNITY FACILITY AREA					NOS.	7607.648 SQMTR
					NOS.	1.8862 ACRES
					NOS.	0.00001
AREA UNDER COMMERCIAL						
PERMISSIBLE COMMERCIAL AREA (AS PER DTCP PROVISIONS)					NOS.	2992.877 SQMTR
					NOS.	0.7186 ACRES
					NOS.	0.00002
COMMERCIAL AREA (AS PER DTCP PROVISIONS)						
S.NO.	WIDTH 1	WIDTH 2	DEPTH 1	DEPTH 2	AREA	NOS.
001	--	--	--	--	1496.527 SQMTR	1
					NOS.	0.3686 ACRES
					NOS.	0.00001
TOTAL PROPOSED COMMERCIAL AREA					NOS.	1496.527 SQMTR
					NOS.	0.3686 ACRES
					NOS.	0.00001
AREA UNDER OPEN SPACES						
REQUIRED AREA FOR OPEN SPACES (AS PER DTCP PROVISIONS)					NOS.	863.181 SQMTR
					NOS.	0.2163 ACRES
					NOS.	0.00001
OPEN SPACES AREA (AS PER DTCP PROVISIONS)						
S.NO.	WIDTH 1	WIDTH 2	DEPTH 1	DEPTH 2	AREA	NOS.
001	--	--	--	--	863.181 SQMTR	1
					NOS.	0.2163 ACRES
					NOS.	0.00001
TOTAL PROPOSED AREA UNDER OPEN SPACES					NOS.	863.181 SQMTR
					NOS.	0.2163 ACRES
					NOS.	0.00001