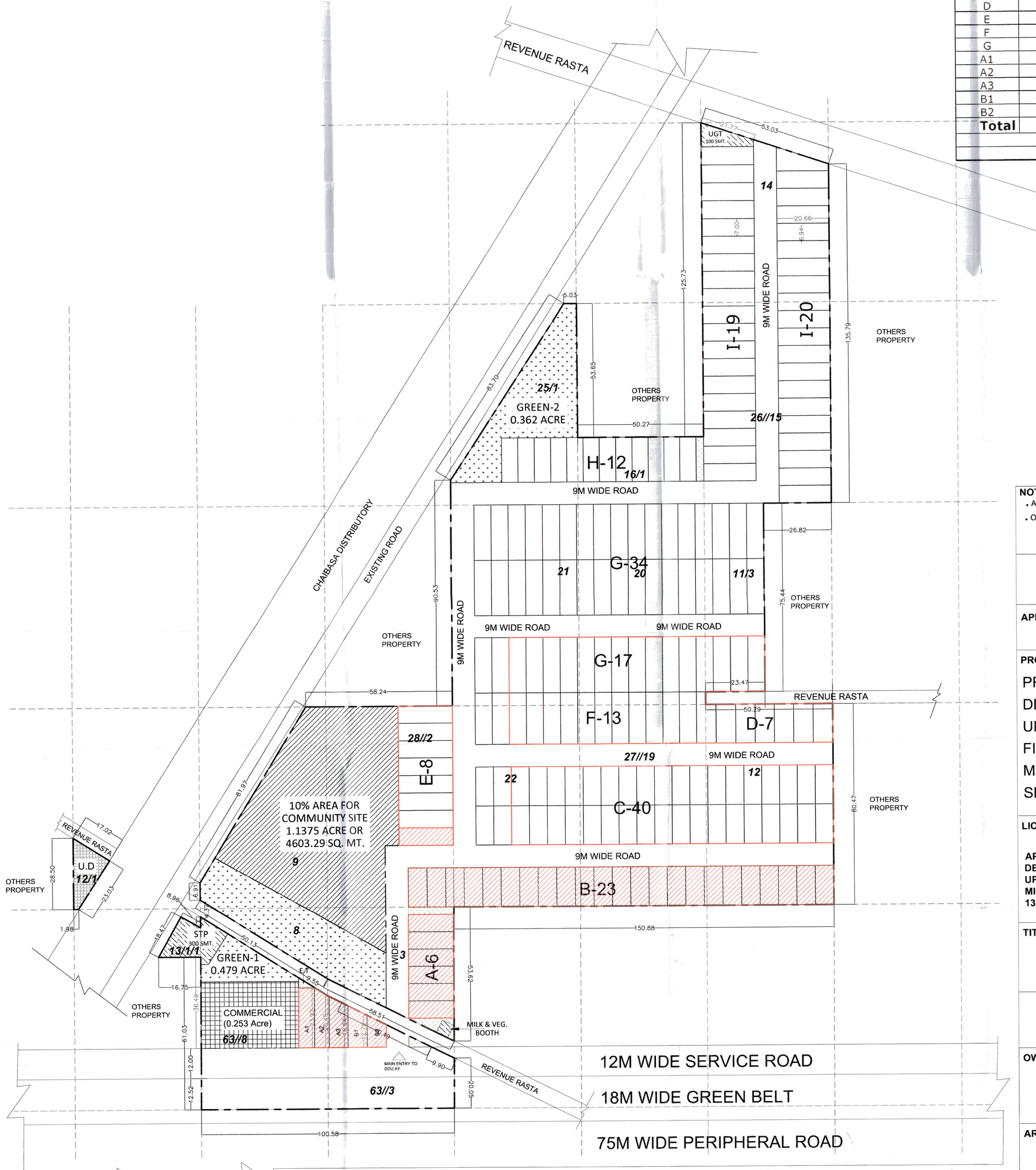

DETAIL OF 50% FREEZED AREA

Category of Plots	Total No of Plots	Total Area		Total No of Plots	Total Area in Sq.Mt		Rectangle//Killa No. and Area Detail
A	6	737.748	Sq.Mt	6	737.748	Sq.Mt	28//3 (737.748 smt.)
B	23	2640.34	Sq.Mt	23	2640.34	Sq.Mt	27//12 (786.54 smt.), 27//19 (786.54 smt.), 27//22 (786.54 smt.) & 28//2 (280.72 smt.)
C	34	3765.357	Sq.Mt	-	-	-	
D	7	838.118	Sq.Mt	-	-	-	
E	8	1195.600	Sq.Mt	1	149.450	Sq.Mt	28//2 (149.45 smt.)
F	11	1537.806	Sq.Mt	-	-	-	
G	15	2249.333	Sq.Mt	-	-	-	
A1	1	148.304	Sq.Mt	1	148.304	Sq.Mt	63//8 (148.304 smt.)
A2	1	147.544	Sq.Mt	1	147.544	Sq.Mt	63//8 (147.544 smt.)
A3	1	140.942	Sq.Mt	1	140.942	Sq.Mt	63//3 (140.942 smt.)
B1	1	113.011	Sq.Mt	1	113.011	Sq.Mt	63//3 (113.011 smt.)
B2	1	83.443	Sq.Mt	1	83.443	Sq.Mt	63//3 (83.443 smt.)
Total	**109**	**13597.55**	**Sq.Mt**	**35**	**4160.787**	**Sq.Mt**	
		OR 3.36	**Acres**		**OR 1.03**	**Acres**	
		OR 50.440	**%**		**OR 15.43**	**%**	

DETAIL OF 15% (OUT OF 50%) MORTGAGED AREA

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	11.7060	Acres	..... A
AREA FALLING UNDER 30.0 M GREEN BELT INCLUDING 12.0 M SERVICE ROAD	=	0.60500	Acres	..... B
BALANCE (A - B)	=	11.1010	Acres	..... E
50% AREA FALLING UNDER 30.0 M GREEN BELT INCLUDING 12.0 M SERVICE ROAD	=	0.302500	Acres	..... F
AREA UNDER U.D	=	0.0560	Acres	..... G
NET PLANNED AREA (E + F - G)	**=**	**11.3475**	**Acres**	
AREA UNDER COMMERCIAL	=	**0.25300**	Acres	**2.230**
AREA UNDER PLOTS	=	**6.66146**	Acres	**58.704**
TOTAL SALEBLE AREA	=	**6.91446**	Acres	**60.934**

AREA UNDER PLOTS

TYPE	SIZE			AREA	TOTAL PLOTS		TOTAL AREA
A	6.900	x	17.820	122.958	6	=	737.748 Sq.Mt
B	7.340	x	15.640	114.798	23	=	2640.345 Sq.Mt
C	7.090	x	15.620	110.746	40	=	4429.832 Sq.Mt
D	7.680	x	15.590	119.731	7	=	838.118 Sq.Mt
E	7.000	x	21.350	149.450	8	=	1195.600 Sq.Mt
F	6.770	x	20.650	139.801	13	=	1817.407 Sq.Mt
G	6.770	x	22.150	149.956	51	=	7647.731 Sq.Mt
H	6.450	x	17.800	114.810	12	=	1377.720 Sq.Mt
I	7.000	x	20.660	144.620	39	=	5640.180 Sq.Mt
A1	6.200	x	23.920	148.304	1		148.304 Sq.Mt
A2	(20.45 X 5.85) + (0.5 X 3.47 X 5.85)			147.54	1		147.544 Sq.Mt
A3	(16.64 X 7.6) + (0.5 X 3.81 X 7.6)			140.94	1		140.942 Sq.Mt
B1	(12.79 X 7.68) + (0.5 X 3.85 X 7.68)			113.01	1	=	113.011 Sq.Mt
B2	(8.94 X 7.68) + (0.5 X 3.85 X 7.68)			83.44	1	=	83.443 Sq.Mt
TOTAL					**204**	**=**	**26957.924 Sq.Mt**
						OR =	**6.66146 Acres**

DENSITY CALCULATION

TOTAL DENSITY	=	204	x	13.50	@ Person's per Plot
	=	2754	÷	11.34750	Acres
	=	**242.697**	**PPA**	**Against 240 - 400 PPA permissible**	

AREA UNDER GREEN

REQUIRED GREEN	=	0.85106	Acres — 7.50% of Total area of the Scheme
GREEN AREA PROPOSED			
ORGANISED GREEN -1	=	**0.4940**	Acres
ORGANISED GREEN -2	=	**0.3620**	Acres
TOTAL GREEN PROPOSED	**=**	**0.8560**	**Acres 7.54 %**

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	1.1347500	Acres	10.00%
PROPOSED AREA	**=**	**1.1375**	**Acres**	**10.02%**

NOTES
- ALL DIMENISIONS ARE IN Meter.
- ONLY WRITTEN DIMENISIONS SHALL BE FOLLOWED

SUBMISSION DRAWINGS

APPLICANT/ OWNER
FIDATO BUILDCON PVT LTD

PROJECT
PROPOSED AFFORDABLE PLOTTED DEVELOPMENT UNDER DEEN DAYAL UPDHAYA AWAS YOJNA FOR FIDATO BUILDCON PVT LTD. ON LAND MEASURING 11.706 ACRES, AT SECTOR 89, FARIDABAD, HARYANA.

LICENCE SCHEME

APPLICATION FOR AFFORDABLE PLOTTED DEVELOPMENT UNDER DEEN DAYAL UPDHAYAY AWAS YOJNA UNDER MIGRATION POLICY FROM LICENCE NUMBER 138 OF 2008

TITLE
LAYOUT PLAN

001

SCALE
1 : 1000

N

OWNER
For Fidato Buildcon Pvt. Ltd.
Director/Auth. Sign.

ARCHITECT
AR. AMANDEEP BANSAL
CA/2015/72167

ARCHITECT
Ar. Amandeep Bansal
CA/2015/72167

To be read with Licence No. 66 of 2018 Dated 25/09/2018. LC-3789.

That this Layout plan for an area of 11.706 acres (Drawing No. 6617 DTCP- dated 25.09.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) being developed by Fidato Buildcon Pvt. Ltd. in Sector-89, District Faridabad 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 Rasta falling 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 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if 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 permissible 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 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.
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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the coloniser/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.
18. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
19. That the coloniser/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.

(BALWANT SINGH) SDO(HQ) | (OM PARKASH) ATP(HQ) | (VIJENDER SINGH) DTP(HQ) | (P. K. SINGH) ATP(SEV) | (JITENDER SHAG) CTP(HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)