

**PROJECT :**

**PROPOSED SITE FOR AFFORDABLE PLOTTED COLONY OVER AN AREA MEASURING 7.1875 ACRES UNDER AT FERDOPUR ZIRKHA, AT DEEN DAYAL JAN AWAS YOJNA THROUGH AUTH.HARYANA. MR.VIJAY KUMAR S/O SH.CHANDER PARKASH**

SCHEDULE OF LAND			
S.NO.	Headstart no.	Khata no.	Khata Recd. no.
1	73	1472	1544
2	74	1473	1545
3	75	1474	1546
4	76	1475	1547
5	77	1476	1548
6	78	1477	1549
7	79	1478	1550
8	80	1479	1551
9	81	1480	1552
10	82	1481	1553
11	83	1482	1554
			<b>TOTAL</b>
			<b>5740</b>
			<b>73.875 ACRES</b>

AREA CHART		
DESCRIPTION	ACRE	%AGE
TOTAL PLANNED AREA	7.1875	
AREA UNDER PLOTS	3.686	51.291%
AREA UNDER COMMERCIAL	0.257	3.575%
TOTAL SALEABLE AREA	3.943	54.866%

DENSITY CALCULATION		
TOTAL DENSITY	= 144 x 15.50 @ Persons per Plot	
	= 1944 / 7.1875 Acres	
	= 270.469 PPA	between 240 to 400 PPA

AREA UNDER GREEN		
REQUIRED GREEN	= 0.539	Acres
GREEN AREA PROVIDED	= 7.50%	
ORGANISED GREEN	= PARK-1 = 0.473	
	= PARK-2 = 0.066	
TOTAL GREEN PROVIDED	= 0.539 (7.50%)	
G.S.I. INCIDENTAL	= 0.019	

AREA FOR PROVISION OF COMMUNITY FACILITIES		
REQUIRED AREA	= 0.71875	ACRES
PROVIDED AREA	= 0.71875	ACRES
		100.00%
		100.00%

AREA UNDER PARKS		
S.NO.	PARTICULARS	AREA (sqm.)
1.	PARK - 1	1917.32
2.	PARK - 2	270.785
TOTAL AREA UNDER PARKS		2188.105 (7.50%)
G.S. - 1		75.40

DETAIL OF 50% FREEZED AREA		
S.No.	BLOCK	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (sqmts.)
1	A	180.00
2	B	80.25
3	C	82.43
4	D	2625.00
5	E	86.80
6	F	202.04
7	G	577.50
8	H	907.69
9	I	1680.00
10	J	268.00
11	K	480.00
12	L	378.00
TOTAL		7547.71
		OR 50.56%

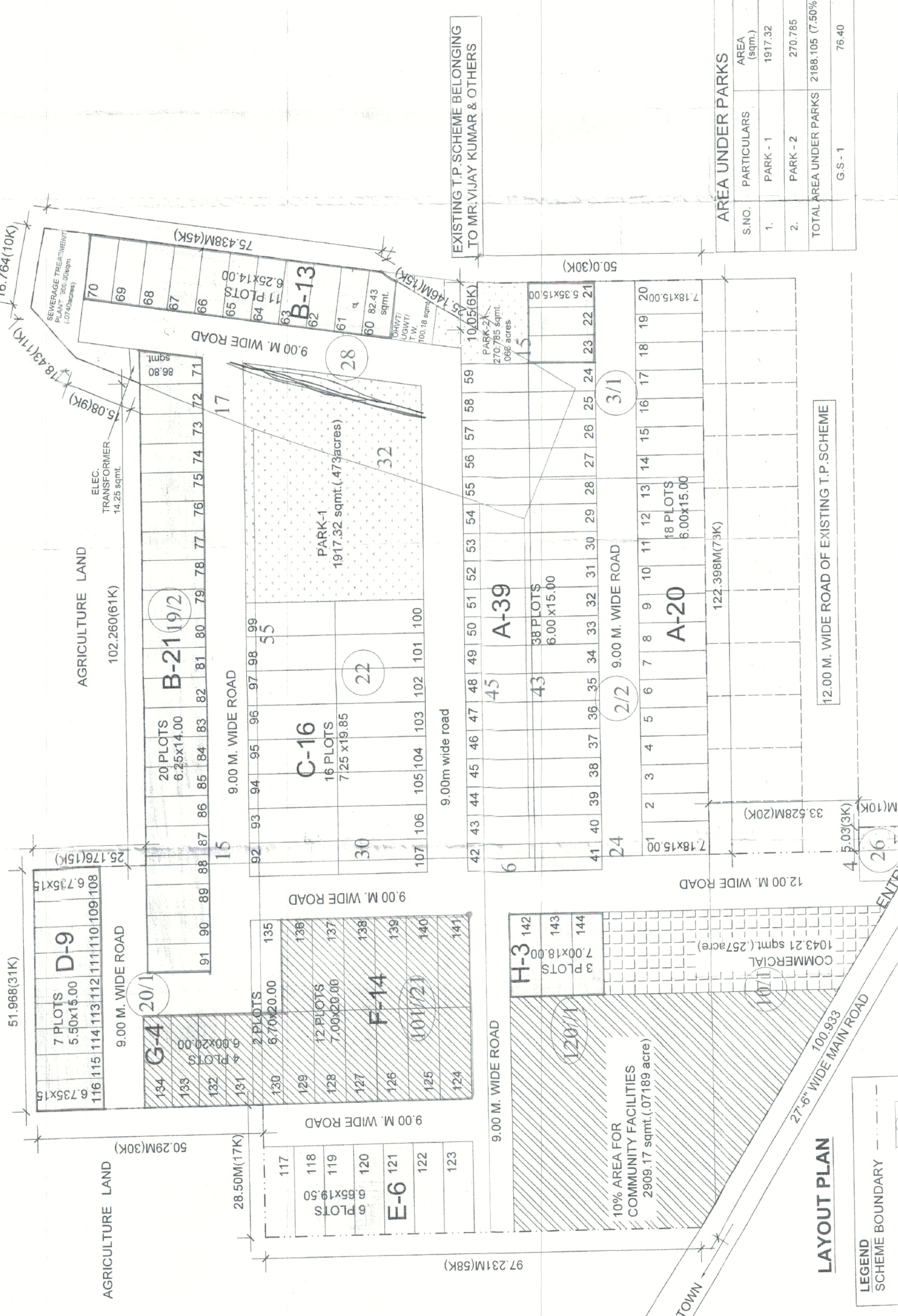
DETAIL OF 15%(OUT OF 50%) MORTGAGED AREA		
S.No.	BLOCK	AREA OF A UNIT PLOT IN SQMT.
1	F	140.00
2	G	134.00
3	H	120.00
TOTAL		480.00
		OR 1.864 ACRES
		OR 50.56%

AREA STATEMENT		
S.No.	PLOT NOS.	AREA OF A UNIT PLOT IN SQMT.
1	1-20	107.70
2	21-59	90.00
3	60-71	80.25
4	72-91	82.43
5	92-107	2625.00
6	108-115	86.80
7	116-123	202.04
8	124-134	143.91
9	135-144	2302.56
10	145-154	101.02
11	155-164	82.50
12	165-174	577.50
13	175-184	907.69
14	185-194	1680.00
15	195-204	268.00
16	205-214	480.00
17	215-224	378.00
TOTAL RESIDENTIAL		14925.67
COMMERCIAL		1043.21
TOTAL SALEABLE AREA		15968.88
		or = 3.686 Acres (51.291%)
		or = 0.257 Acres (3.575%)
		3.943 Acres (54.866%)

REVISIONS		
S.NO.	DATE	PARTICULARS

CLIENT		
NAME	ADDRESS	CONTACT NO.
ARC...D ARCHITECTS	S.C.O.45 SEC.11 PANCHKULA	911000094171552997
EMAIL:	INDIANARCHITECTS@GMAIL.COM	INDIANARCHITECTS@GMAIL.COM

SUBMISSION DRAWING		
LAYOUT PLAN	PROJECT NO.	DRAWING NO.
SCALE 1:500	ARC SB	01
CONCEPT SUMAN	DESIGN PRIVA	CHARU
DEALT CHARU	DRAWN CHARU	CHECKED SUMAN
		DATE 17-03-18



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RECTANGLE /KILLA NO.AND AREA IN SQM		
S.No.	BLOCK	AREA OF A UNIT PLOT IN SQMT.
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To be read with Licence No. 44 of 2018 Dated 21/6/2018.

- This layout plan is prepared in conjunction with the layout plan approved under Rule 11 and the bilateral agreement.
- 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.
- The demarcation plan as per site of all the Residential Plots and Commercial sites shall be 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 Department.
- For proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DCTP for the modification of layout plans of the colony.
- The Revenue Rata falling in the colony shall be kept level for circulation/movement as shown in the layout plan.
- The colonizer shall provide the necessary drainage, sewerage, water supply, electricity and other facilities for proper integration of the planning proposals of the adjoining areas.
- The colonizer shall provide the necessary drainage, sewerage, water supply, electricity and other facilities for proper integration of the planning proposals of the adjoining areas.
- All green belts provided, the layout plan within the licensed area 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 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 same proportion as in the original plan. The minimum clear width of 9 meters between the plots will be maintained in all the plots from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible area under the license shall be deemed to be the own space.
- The portion of the second development plan roads, agreed built 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 33(1)(ii) of the Act No.8 of 1975.
- The additional plots being approved subject to the condition that these plots should not have a coverage of less than 75% of the standard fraction for the area.
- That you will have no objection to the regularization of the boundaries of the license 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/funder shall use only High Efficiency Double Glaze (HEDG) fitted for internal lighting as well as Compact Lighting.
- That the colonizer/funder shall comply with the Electrical Load Regulation No. 194/2016 dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That colonizer/funder shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department with a notification No. 194/2016 dated 31.03.2016.
- That the colonizer/funder shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/27/2005-5 Power dated 21.03.2005 issued by Haryana Government Renewable Energy Department.

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