

DETAILS OF 15% RESIDENTIAL PLOTS AS REQUIRED TO BE MORTGAGE AS PER POLICY (0.9716) DETAIL OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE MORTGAGE.

S. NO.	CATEGORY	SIZE (METERS)	AREA (SQM)	NO. OF PLOTS	TOTAL AREA (SQM)
1	C	6.40 X 17.26	110.464	26	2872.064
2	D	6.80 X 16.50	112.20	08	897.60
3	M11	---	81.820	01	81.820
4	M12	---	70.005	01	70.005
5	M13	---	58.189	01	58.189
TOTAL					3979.678

DENSITY = 231 X 13.5 = 3118.50
3118.50 / 10.8323 = **287.88 P.P.A. (SAY 288 P.P.A)**

AREA UNDER OPEN SPACE = 3335.27 SQ.MTS
= **0.8241 ACRE (7.61%)**

DETAILS OF 50% RESIDENTIAL PLOTS AS REQUIRED TO BE FREEZED AS PER POLICY (3.2387) DETAIL OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE FREEZED.

S. NO.	CATEGORY	SIZE (METERS)	AREA (SQM)	NO. OF PLOTS	TOTAL AREA (SQM)
1	A	6.629X 17.50	116.007	04	464.028
2	B	6.40 X 20.00	128.00	26	3328.00
3	C	6.40 X 17.26	110.464	41	4529.02
4	D	6.80 X 16.50	112.20	08	897.60
5	E	8.30 X 17.90	148.57	04	594.28
6	F	4.80 X 13.00	62.40	11	686.40
7	M1	---	114.325	01	114.325
8	M2	---	125.896	01	125.896
9	M3	---	113.030	01	113.030
10	M4	---	113.497	01	113.497
11	M5	---	142.173	01	142.173
12	M6	---	140.898	01	140.898
13	M7	---	129.082	01	129.082
14	M8	---	117.267	01	117.267
15	M9	---	105.451	01	105.451
16	M10	---	93.636	01	93.636
17	M11	---	81.820	01	81.820
18	M12	---	70.005	01	70.005
19	M13	---	58.189	01	58.189
20	M14	---	149.573	01	149.573
21	M15	---	147.453	01	147.453
22	M16	---	137.554	01	137.554
23	M17	---	121.916	01	121.916
24	M18	---	119.002	01	119.002
25	M19	---	105.571	01	105.571
26	M20	---	92.140	01	92.140
27	M21	---	70.162	01	70.162
28	M22	---	57.754	01	57.754
29	M23	---	68.170	01	68.170
30	M24	---	101.240	01	101.240
31	M25	---	145.292	01	145.292
TOTAL					119 13220.42

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DEEN DAYAL JAN AWAS YOJNA) MIGRATED FROM EXISTING LICENCE NO. 87 OF 2008 FOR M/S DADRI LAND AND FINANCE & SH. VIVEK MITTAL, VILLAGE DADRI, DISTT. BHIWANI (HARYANA)

AREA CHART

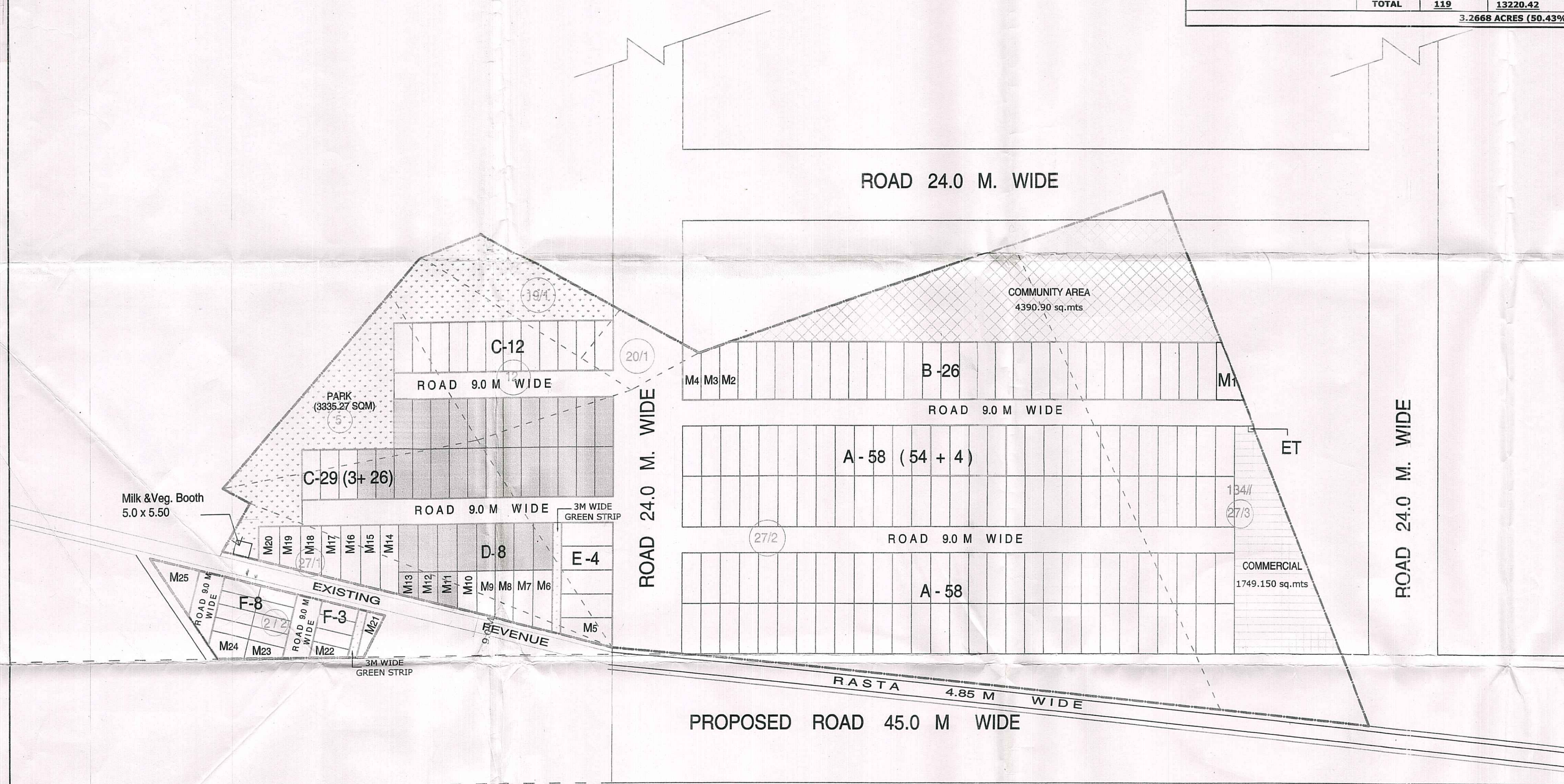
TOTAL AREA OF SCHEME	11.406 Acres
AREA UNDER SECTOR ROAD	1.1440 Acres
BALANCE AREA	10.262 Acres
AREA UNDER SECTOR ROAD AS PER SCHEME (10%)	1.1406 Acres
50% BENEFIT OF 1.1406 Acres	0.5703 Acres
NET PLANNED AREA	10.262 + 0.5703 = 10.8323 acres (43836.6932 sqm)

AREA UNDER PLOTS	PERM. AREA	PERM. %	PROP. AREA	PROP. %
AREA UNDER COMMERCIAL	26740.38 sq.mts.	61.00 %	26213.206 sq.mts.	59.80 %
TOTAL SALEABLE AREA	1753.467 sq.mts.	4.00 %	1749.150 sq.mts.	3.99 %
AREA UNDER COMMUNITY	28493.85 sq.mts.	65.00 %	27962.356 sq.mts.	63.79 %
AREA UNDER OPEN SPACE	4383.669 sq.mts.	10.00 %	4390.90 sq.mts.	10.016 %
AREA UNDER OPEN SPACE	3287.75 sq.mts.	7.50 %	3335.27 sq.mts.	7.608 %

DETAIL OF PLOTS

TYPE	PLOT SIZE	AREA IN SQM	NO'S	TOTAL AREA IN SQM
A	6.629X 17.50 mt.	116.007	116	13456.81
B	6.40 X 20.00 mt.	128.00	26	3328.00
C	6.40 X 17.26 mt.	110.464	41	4529.02
D	6.80 X 16.50 mt.	112.20	08	897.60
E	8.30 X 17.90 mt.	148.57	04	594.28
F	4.80 X 13.00 mt.	62.40	11	686.40
M1	---	114.325	01	114.325
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M18	---	119.002	01	119.002
M19	---	105.571	01	105.571
M20	---	92.140	01	92.140
M21	---	70.162	01	70.162
M22	---	57.754	01	57.754
M23	---	68.170	01	68.170
M24	---	101.240	01	101.240
M25	---	145.292	01	145.292
TOTAL				231 26213.206

6.4774 ACRES (59.797 %)



To be read with Licence No. 05 of 2015 Dated 24/01/2019. LC-3884

- This layout plan of balance area measuring 11.406 acres (Drawing No. DTCP-6756 dated 16.01.2019) comprised of licence which is issued for setting up of residential plotted colony in respect of being developed by Dadri Land and Finance, in revenue estate (Village Dadri, Sector-5 Dadri, Distt. Dadri) is hereby approved subject to the following conditions:-
- The layout plan shall be read in conjunction with the clauses appearing on the agreement executed 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 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.
 - The colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
 - The revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - 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 licence.
 - 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.
 - An excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The colonizer shall transfer free of cost to the government on the lines of Section 3(9)(b) of the act No. 8 of 1955.
 - 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.
 - The colonizer shall 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.
 - The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - The colonizer/owner shall use only Light-Emitting Diodes (LED) fitting for internal lighting as well as Campus lighting.
 - The colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 - The colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - 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.

LAY-OUT PLAN

TITLE:- LAYOUT PLAN

For Dadri Land & Finance
Ar. Shiv Kumar
Regn. no. 75356

OWNER

ARCHITECT

(RAM KUMAR) (HQ)
(OM PARKASH) (ATP) (HQ)
(SANJAY KUMAR) (DTP) (HQ)
(JITENDRA SINGH) (DTP) (HQ)
(K. MAHENDR PANDURANG JAS) (DTP) (HQ)