



PROPOSED 14.5875 ACRE PROJECT AT SECTOR-89, FARIDABAD, UNDER DDJAY PLOTTED COLONY AREA STATEMENT

	ACRE	SQM
TOTAL SITE AREA	14.5875	59033.424
PERMISSIBLE MAX AREA FOR RESIDENTIAL + COMMERCIAL (65%)	9.4819	38371.827
PERMISSIBLE MAX AREA COMMERCIAL (4%)	0.584	2361.337
PERMISSIBLE MAX AREA FOR RESIDENTIAL (61%)	8.898	36010.389
PROPOSED AREA FOR COMMERCIAL (4%)	0.584	2363.853
PROPOSED AREA FOR RESIDENTIAL (57.21%)	8.345	33769.370
TOTAL PROPOSED AREA UNDER RESIDENTIAL + COMMERCIAL (61.21%)	8.929	36133.223
PERMISSIBLE DENSITY (PPA)	240-400	
ACHIEVED DENSITY (PPA) = 261 X 13.5 = 3523.5 Persons	241.54	PPA
50% RESIDENTIAL AREA FROZEN BY DEPARTMENT UNDER DDJAY-2016 (REQUIRED)	4.172	16884.685
RESIDENTIAL AREA FROZEN BY DEPARTMENT UNDER DDJAY-2016 (PROPOSED = 50.29%)	4.194	16972.482
AREA REQUIRED FOR THE TRANSFER OF 10% AREA OF LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	1.459	5903.375
AREA PROPOSED FOR COMMUNITY FACILITIES	1.459	5904.808
AREA REQUIRED UNDER GREEN = 7.5% OF PLOT AREA	1.094	4427.532
AREA PROPOSED UNDER GREEN (7.53%)	1.099	4448.381
MINIMUM AREA REQUIRED IN SINGLE POCKET UNDER CONSOLIDATED GREEN	0.300	1214.062
MINIMUM AREA PROPOSED IN SINGLE POCKET UNDER CONSOLIDATED GREEN	0.862	3486.510
PROPOSED NO OF RESIDENTIAL PLOTS	261	PLOTS

TOTAL RESIDENTIAL PLOT AREA CALCULATIONS

PLOT TYPE	PLOT No.	PLOT DIMENSIONS (M)			No. OF PLOTS	PLOT AREA SQM	TOTAL PLOT AREA SQM
		L	x	B			
A	1	5.90	x	6.90	1	71.118	71.118
	2 TO 7	5.43	x	5.60	6	73.750	442.500
B	8	6.87	x	20.00	1	137.400	137.400
	9 TO 28	7.20	x	20.00	20	144.000	2880.000
C	29 TO 46	18.00	x	6.52	18	117.360	2112.480
	47	18.00	x	8.05	1	144.900	144.900
D	48 TO 87	6.65	x	19.77	40	131.471	5258.820
D1	88 TO 126	6.98	x	19.77	39	137.995	5381.789
E	127	6.23	x	21.89	1	136.375	136.375
	128	6.23	x	20.85	1	129.896	129.896
	129	6.23	x	19.81	1	123.416	123.416
	130	6.23	x	18.77	1	116.937	116.937
	131	6.23	x	17.73	1	110.458	110.458
	132	6.23	x	16.70	1	104.010	104.010
	133	6.23	x	15.66	1	97.562	97.562
	134	6.23	x	14.62	1	91.083	91.083
F	135	6.23	x	13.58	1	84.603	84.603
	136 TO 146	6.30	x	19.77	11	124.551	1370.061
G	147	5.76	x	19.77	1	113.875	113.875
	148 TO 169	6.71	x	19.77	22	132.657	2918.447
H	170 TO 174	20.49	x	7.32	5	149.987	749.934
I	175 TO 178	20.80	x	7.00	4	145.600	582.400
J	179 TO 192	18.00	x	6.29	14	113.220	1585.080
K	193 TO 209	7.29	x	20.00	17	145.800	2478.600
L	210	6.69	x	19.77	1	132.261	132.261
	211 TO 236	6.37	x	19.77	26	125.935	3274.307
M	237 TO 260	6.37	x	19.77	24	125.935	3022.438
	261	6.00	x	19.77	1	118.620	118.620
TOTAL					261	33769.370	

To be read with Licence No. 25 of 2020 Dated 14/09/2020 LC-4168

This Layout plan for an area measuring 14.5875 acres (after migration from License No. 01 of 2015 dated 10.06.2015) (Drawing No. DTCP-7432 dated 04.04.2020) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Fantabulous Town Planner Pvt. Ltd. and Others, Sector-89, Faridabad 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 area 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.
- 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 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.
- 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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

PROJECT TITLE
PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY SCHEME FOR AN AREA MEASURING 14.5875 ACRE IN SECTOR-89, FARIDABAD

CLIENT: **FANTABULOUS TOWN PLANNER PVT. LTD. AND OTHERS.**

50% RESIDENTIAL AREA FROZEN BY DEPARTMENT UNDER DDJAY - 2016 DETAILS OF PLOTS

PLOT TYPE	PLOT No.	PLOT DIMENSIONS (M)			No. OF PLOTS	PLOT AREA SQM	TOTAL PLOT AREA SQM
		L	x	B			
C	39 TO 46	18.00	x	6.52	8	117.360	938.880
	47	18.00	x	8.05	1	144.900	144.900
E	127	6.23	x	21.89	1	136.375	136.375
	128	6.23	x	20.85	1	129.896	129.896
	129	6.23	x	19.81	1	123.416	123.416
	130	6.23	x	18.77	1	116.937	116.937
	131	6.23	x	17.73	1	110.458	110.458
	132	6.23	x	16.70	1	104.010	104.010
	133	6.23	x	15.66	1	97.562	97.562
	134	6.23	x	14.62	1	91.083	91.083
G	147	5.76	x	19.77	1	113.875	113.875
	148 TO 169	6.71	x	19.77	22	132.657	2918.447
H	170 TO 174	20.49	x	7.32	5	149.987	749.934
I	175 TO 178	20.80	x	7.00	4	145.600	582.400
J	179 TO 192	18.00	x	6.29	14	113.220	1585.080
K	193 TO 209	7.05	x	20.00	17	141.000	2397.000
L	210	6.69	x	19.77	1	132.261	132.261
	211 TO 236	6.37	x	19.77	26	125.935	3274.307
M	237 TO 260	6.37	x	19.77	24	125.935	3022.438
	261	6.00	x	19.77	1	118.620	118.620
TOTAL					133	16972.482	

LEGEND

- COMMERCIAL AREA
- COMMUNITY FACILITY
- GREEN AREA
- FROZEN AREA