



**LEGEND**

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

**GREEN AREA CALCULATION**

PLOT /POCKET	SHAPE	PLOT DIMENSIONS	PLOT AREA SQM
A		AREA AS PER P LINE	1364.00
B		AREA AS PER P LINE	554.00
<b>TOTAL AREA IN POCKET - A+B</b>			<b>1918.00</b>
C	Incidental		50

<b>MB</b>	<b>MILK &amp; VEGETABLE BOOTH</b>	<b>27.50 Sqm</b>
<b>ESS</b>	<b>ESS</b>	<b>91.00 Sqm</b>
<b>MB</b>	<b>Elec. Meter Room</b>	<b>16.00 Sqm</b>
<b>G</b>	<b>Guard Room</b>	<b>9.80 Sqm</b>

**PROPOSED 6.31875 ACRE PROJECT UNDER DDJAY, L- BLOCK, SECTOR - 84, FARIDABAD**

**AREA STATEMENT**

	Acre	SQM
<b>TOTAL SITE AREA</b>	6.31875	25571.03
AREA UNDER 24 M WIDE ROAD	0.086	349.34
PERMISSIBLE MAX AREA FOR RESIDENTIAL +COMMERCIAL (65%)	4.107	16621.17
PERMISSIBLE MAX AREA COMMERCIAL (4%)	0.253	1022.84
PERMISSIBLE AREA FOR RESIDENTIAL (61%)	3.854	15598.33
PROPOSED AREA FOR COMMERCIAL (4%)	0.253	1022.84
AREA PROPOSED FOR RESIDENTIAL PLOTS(54.02%)	3.414	13814.54
<b>TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS (58.02%)</b>	<b>3.666</b>	<b>14837.38</b>
PERMISSIBLE RESIDENTIAL PLOT ( MINIMUM/MAXIMUM)	113	187
ACHIEVED DENSITY (PPA)	243.56	PPA
50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY	1.707	6907.27
RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016 (PROPOSED=50.21%)	1.714	6936.14
AREA REQD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	0.632	2557.10
AREA PROPOSED FOR COMMUNITY FACILITIES (10%)	0.632	2557.10
AREA REQUIRED UNDER GREEN = 7.5% OF PLOT AREA	0.474	1917.83
AREA PROPOSED UNDER GREEN (7.5%)	0.474	1918.00
MINIMUM AREA REQ. IN SINGLE POCKET UNDER CONSOLIDATED GREEN	0.300	1214.06
PROPOSED GREEN IN SINGLE POCKET - A	0.337	1364.00
PROPOSED NUMBER OF RESIDENTIAL PLOT	114	PLOTS

**TOTAL RESIDENTIAL PLOT AREA CALCULATIONS**

PLOT NUMBER	SHAPE	NO. OF PLOTS	PLOT AREA SQ. MT.	TOTAL PLOT AREA SQ. MT.
TYPE - A	RECTANGLE	90	117.04	10533.60
TYPE-A1	RECTANGLE	1	125.40	125.40
TYPE - B	RECTANGLE	2	99.46	198.91
TYPE - C	RECTANGLE	1	119.73	119.73
TYPE - D	RECTANGLE	2	122.56	245.12
TYPE - E	RECTANGLE	4	149.98	599.91
TYPE - F	RECTANGLE	7	149.73	1048.10
TYPE - G	RECTANGLE	3	119.51	358.53
TYPE - H	RECTANGLE	4	146.31	585.24
		<b>114</b>		<b>13814.54</b>

**50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016 (PROPOSED)**

PLOT NUMBER	SHAPE	NO. OF PLOTS	PLOT AREA SQ. MT.	TOTAL PLOT AREA SQ. MT.
TYPE - A	RECTANGLE	35	117.04	4096.40
TYPE-A1	RECTANGLE	1	125.40	125.40
TYPE - D	RECTANGLE	1	122.56	122.56
TYPE - E	RECTANGLE	4	149.98	599.91
TYPE - F	RECTANGLE	7	149.73	1048.10
TYPE - G	RECTANGLE	3	119.51	358.53
TYPE - H	RECTANGLE	4	146.31	585.24
		<b>55</b>		<b>6936.14</b>

PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY SCHEME FOR AN AREA MEASURING 6.31875 ACRE IN L- BLOCK, SECTOR - 84 , FARIDABAD

**LAYOUT PLAN**

DRAWING TITLE	DRG NUMBER : DDJAY/84
SITE PLAN	S-01-A

SCALE	1CM =10MTR	
DATE	MARCH- 2020	

For Countrywide Promoters Pvt. Ltd. **DEEPAK VASHISTA**  
 Authorized Signatory Architect / Town Planner

**CLIENT :**  
 COUNTRYWIDE PROMOTERS PVT. LTD & OTHERS  
 REGD OFFICE: OT-14, 3RD FLOOR, NEXT DOOR,  
 PARKLANDS, SECTOR-76, FARIDABAD,  
 HARYANA -121004

To be read with Licence No. 60 of 2021 Dated 27/08/2021. LC-4304+LC-4015

- This Layout plan for an area measuring 6.31875 acres (Drawing no. DTCP 7876 dated 31-8-21) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Shalimar Town Planners Pvt. Ltd., BPTP Pvt. Ltd., Smt. Dayawati W/o Sh. Vijay Singh & of Village-Kheri Kalan, Sector-84, District-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 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.
  - 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 coloniser/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.

**(SUNENA)** DTP (HQ) **(P. B. SINGH)** STP (HQ) **(K. MAKRAND PANDURANG, IAS)** DTCP (HR) **(NARINDER KUMAR)** AD (HQ) **(OM PARKASH)** ATP (HQ)