



AREA STATEMENT					
SN	Percentage	Permissible Area in Sqmt.	Area in Acres	Area in Sq. Ft.	Proposed Area in Sq. Ft.
1		58,204.225	14.3826		
2		156.582	0.042		
3		58,035.643	14.341		
4		4365.317	1.079	4416	111
5		5820.422	1.438	5820.524	1.438
6		2328.169	0.575	1889.090	0.417
7		35504.577	8.773	32122.397	7.938
8		37832.746	9.349	33811.487	8.355
9				240	291
10				400	
11				16181.065	3.986
					50.373%

LEGEND					
[Symbol]	Plot Frozen by department.				
[Symbol]	Community facilities				
[Symbol]	Commercial				
[Symbol]	Green area				
[Symbol]	Site Boundary				

POPULATION CALCULATION			
Total no. of plots	=	310.00	Nos.
Density per plot	=	13.50	
Total Density	=	4,185.00	People
Density per acre	=	291	PPA

DETAIL OF TOTAL PLOTS - RESIDENTIAL					
SN	Plots	Width (M)	Length (M)	Area (Sq. Ft.)	Total area (Sq. Ft.)
1	A	6.507	11.789	76.711	91.746
2	B	6.996	10.593	73.721	88.171
3	C	6.600	15.766	104.056	124.450
4	D	6.619	17.835	118.050	141.188
5	E	6.600	10.736	70.858	84.746
6	F	6.882	15.361	105.714	126.434
7	G	6.721	16.764	112.671	134.754
8	C	6.100	15.766	96.173	115.022
9	C'	7.035	15.766	110.914	132.653
10	E'	9.000	10.736	96.624	115.562
	TOTAL				310
					32,122.397
					7.938
					55.189
					%

DETAIL OF FROZEN PLOTS - RESIDENTIAL					
SN	Plots	Width (M)	Length (M)	Area (Sq. Ft.)	Total area (Sq. Ft.)
1	D	6.619	17.835	118.050	141.188
2	C	6.600	15.766	104.056	124.450
3	C'	7.04	15.77	110.91	132.65
	TOTAL				150
					16,181.065
					3.986
					50.373
					%

DETAIL OF FROZEN PLOTS - RESIDENTIAL					
SN	From	Width 1- (M)	Length L (M)	FORMULA	Total area (Sq. Mt.)
1	G-1	28.028	56.364	1.0 W X L	1,579.770
2	G-2	7.476	56.364	1.0 W X L	421.377
3	G-3	40.533	22.836	1.0 W X L	925.612
4	G-4	15.766	13.200	1.0 W X L	208.111
5	G-5	5.000	13.362	1.0 W X L	66.810
6	G-6	7.663	5.000	1.0 W X L	38.315
7	G-7	15.766	26.400	1.0 W X L	416.222
8	G-8	10.736	7.774	1.0 W X L	83.462
9	G-9	15.766	1.031	1.0 W X L	16.255
10	G-10	12.663	11.789	1.0 W X L	149.284
11	G-11	15.766	28.395	1.0 W X L	447.676
12	G-12	15.766	4.200	1.0 W X L	66.217
	TOTAL				4,419.111
					1.092
					7.932
					%

DETAIL OF LAND TO BE TRANSFERRED TO GOVERNMENT FOR COMMUNITY FACILITIES						
SN	From	Width 1- (M)	Width 2- (M)	Length L (M)	FORMULA	Total area (Sq. Mt.)
1	C-1	34.380	0.000	16.789	W X L	577.206
2	C-1'	15.766	0.000	0.065	W X L	1.025
3	C-2	20.158	15.263	44.028	(W+B) X L	779.758
4	C-3	15.263	9.862	64.726	(W+B) X L	813.120
5	C-3'	9.112	8.922	2.292	(W+B) X L	20.667
6	C-4	8.922	25.204	18.721	(W+B) X L	285.310
7	C-5	25.204	36.307	35.150	(W+B) X L	1,081.056
8	C-6	36.307	43.139	9.311	(W+B) X L	369.861
9	C-7	43.139	37.875	42.863	(W+B) X L	1,736.252
10	C-8	37.875	42.325	3.897	(W+B) X L	156.270
	TOTAL					5,820.524
						1.438
						10.000
						%

PROJECT NAME & ADDRESS :
LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON A LAND AREA MEASURING 14.3826 ACRES, Falling in the Revenue Estate of Village Dharuhera, Being developed by Lord Venkateshwara Buildcon Pvt. Ltd.

ARCHITECT :-
 APOORV SINGH
 CA/2008/42704
 OWNER'S (AUTHORIZED SIGNATORY) SIGNATURE :
 For Lord Venkateshwara Buildcon Pvt. Ltd.
 WBS Jay
 Authorized signatory

DRAWING TITLE : **LAYOUT PLAN**
 REVISION : **R 0**
 SCALE : **NTS**
 NORTH :

DETAIL OF ORGANISED GREENS						
SN	From	Width 1- (M)	Length L (M)	Nos.	FORMULA	Total area (Sq. Mt.)
1	G-1	28.028	56.364	1.0	W X L	1,579.770
2	G-2	7.476	56.364	1.0	W X L	421.377
3	G-3	40.533	22.836	1.0	W X L	925.612
4	G-4	15.766	13.200	1.0	W X L	208.111
5	G-5	5.000	13.362	1.0	W X L	66.810
6	G-6	7.663	5.000	1.0	W X L	38.315
7	G-7	15.766	26.400	1.0	W X L	416.222
8	G-8	10.736	7.774	1.0	W X L	83.462
9	G-9	15.766	1.031	1.0	W X L	16.255
10	G-10	12.663	11.789	1.0	W X L	149.284
11	G-11	15.766	28.395	1.0	W X L	447.676
12	G-12	15.766	4.200	1.0	W X L	66.217
	TOTAL					4,419.111
						1.092
						7.932
						%

DETAIL OF COMMERCIAL						
SN	From	Width 1- (M)	Length L (M)	Nos.	FORMULA	Total area (Sq. Mt.)
1	X-001	91.583	15.595	1.0	W X L	1,428.237
2	Y-001	19.522	13.362	1.0	W X L	260.853
	TOTAL					1,689.090
						0.417
						2.902
						%

To be read with Licence No. 21 of 2021 dated 11/03/2022

This Layout Plan for an area measuring 14.3826 acres (Drawing No. DTCP-3176 dated 14-03-2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Lord Venkateshwara Buildcon Pvt. Ltd. in Sector-3, Dharuhera 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, 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 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 road, 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 as 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 HSP 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 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 Pwr dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Power 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.

(RAM ANVAR BASSI) AD (HQ)
 (RAKESH BANSAL) ATP (HQ)
 (AMIT MADHOLIA) DTP (HQ)
 (HITESH SHARMA) STP (M) HQ
 (P.P. SINGH) CTP (HR)
 (K. MAHEND PANDURANG, IAS) DTCP (HR)

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