



**AREA DETAIL**

S.NO.	PARTICULARS	(IN ACRES)		(IN SQ.MT.)	
I	TOTAL AREA OF THE SCHEME	5.125		20740.14	
II	AREA UNDER 60 MT GREEN BELT	0.480		1942.49	
III	BALANCE AREA	4.645		18797.65	
IV	50% OF THE AREA UNDER GREEN BELT (III/2)	0.240		971.25	
V	NET PLANNED AREA (III + IV)	4.885		19768.89	

**DETAILS OF PLOTS**

S.No.	Type	Plot Size		Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
		Width (meter)	Length (meter)			
1	A	7.5000	18.0852	135.64	30	4069.20
2	B	7.5000	13.5852	101.89	1	101.89
3	C	as per polyline		132.26	1	132.26
4	D	5.7094	13.3300	76.11	1	76.11
5	E	5.6800	13.3300	75.71	12	908.52
6	F	5.7400	16.4000	94.14	7	658.98
7	G	as per polyline		93.72	1	93.72
8	H	5.7400	9.5000	54.53	1	54.53
9	I	as per polyline		127.49	1	127.49
10	J	7.5000	18.0852	135.64	11	1492.04
11	K	7.4800	18.0000	134.64	22	2962.08
<b>Total</b>					<b>88</b>	<b>10676.82</b>
						<b>2.638</b> ACRES

**DETAIL OF 50% RESIDENTIAL PLOTTED AREA REQUIRED TO BE FREEZED AS PER POLICY**

S.No.	Type	Plot Size		Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
		Width (meter)	Length (meter)			
1	A	7.5000	18.0852	135.64	17	2305.86
2	B	7.5000	13.5852	101.89	1	101.89
3	C	as per polyline		132.26	1	132.26
4	D	5.7094	13.3300	76.11	1	76.11
5	E	5.6800	13.3300	75.71	9	681.43
6	F	5.7400	16.4000	94.14	4	376.54
7	G	as per polyline		93.72	1	93.72
8	H	5.7400	9.5000	54.53	1	54.53
9	J	7.5000	18.0852	135.64	8	1085.11
10	K	7.4800	18.0000	134.64	4	538.56
<b>Total</b>					<b>47</b>	<b>5446.01</b>
						<b>1.346</b> ACRES
						<b>51.01%</b>

**DENSITY CALCULATION**

S.No.	Description	Units
1	Total Number of Plots	88
2	Number of Persons in 1 Plot	13.5
3	Total Number of Persons	1188
4	Net Planned Area	4.885
5	Density Achieved	243.2
		PPA

**GREEN AREA CALCULATION**

S.No.	Description	Area	Units
1	Green #1	1217.56	sq.mt.
2	Green #2	86.27	sq.mt.
3	Green #3	308.41	sq.mt.
<b>TOTAL</b>		<b>1612.24</b>	<b>sq.mt.</b>

**AREA PROVIDED OTHER THAN GREEN FOR SERVICES**

Space for Under Ground Tank (U.G.T.)	(Required 200 sq.mt.)	216.52	sq.mt.
Space for Sewage Treatment Plant (S.T.P.)	(Required 450 sq.mt.)	450.09	sq.mt.
Space for Transformer	(Required 4 sq.mt. = 2x2)	4.00	sq.mt.
<b>Total</b>	<b>(Required 654 sq.mt.)</b>	<b>670.61</b>	<b>sq.mt.</b>

**PROJECT:**  
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEAN DAYAL JAN AWAS YOJANA (DDJAY) 2016 OVER AN AREA MEASURING 5.125 ACRES IN THE REVENUE ESTATE OF SECTOR 4, FATEHABAD (HARYANA)

**DATE:** APRIL 2021

**CLIENT:** For AAR VEE DEVELOPERS  
M/S AAR VEE DEVELOPERS

**SCALE:** 1:500

**CLIENT SIGNATURE:** [Signature]

**ARCHITECT SIGNATURE:** [Signature]

**SHEET TITLE:** LAYOUT PLAN

**ARCHITECT:** RS PS ARCHITECTS  
+91 998837282  
+91 981488217  
rspsarchitects@gmail.com  
#303, First Floor, Sector 48-A, Chandigarh

**NORTH**

**SHEET SIZE:** A1

- To be read with Licence No. 49 of 2022 Dated 20/04/2022 LC-4475.
- This Layout Plan for an area measuring 5.125 acres (Drawing No. DTCP-8269 dated 20-04-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) in the revenue estate of village Basti Bhiwan, in Sector-4, Fatehabad, District Fatehabad being developed by Aar Vee Developers 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensed 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 10% 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(2)(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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- Signatures:**  
 (M) PRANASH ATP (HQ) [Signature]  
 (BABITA GUPTA) DTP (HQ) [Signature]  
 (HITESH SHARMA) STP (HQ) [Signature]  
 (DINESH KUMAR) SD (HQ) [Signature]  
 (SATYA PAL) JD (HQ) [Signature]  
 (K. ANURAG PANDURANG, IAS) DTCP (HR) [Signature]