

LEGENDS	
SCHEME BOUNDARY LINE	
COMMUNITY COMPONENT	
COMMERCIAL COMPONENT	
RESIDENTIAL COMPONENT	
GREEN AREA	
50% RESIDENTIAL PLOT TO BE FREEZE AS PER POLICY	
SERVICES AREA	

NOTE - PLOTS FALLING UNDER ROW OF ILKV HTLINE SHALL BE KEPT FREEZ TILL SHIFTING OF HT LINE.

		AREA DET	AIL				
S.NO.	PARTICULARS		(IN ACRES)			(IN SQ.M	
I	TOTAL AREA OF THE SCHEME		5.125			20740.14	
п	AREA UNDER 60 MT GREEN BELT		0.480			1942.49	
ш	BALANCE AREA		4.645			18797.65	
IV	50% OF THE AREA UNDER GREEN BELT (III/2)		0.240			971.25	
v	NET PLANED AREA (III + IV)		4.885			19768.89	
		PERMISSIBLE OR REQUIRED			PROPOSAL OR A		
S.NO.	PARTICULARS	(IN ACRES)	(IN SQ.MT.)	%	(IN ACRES)	(IN SQ.M	
VI	AREA UNDER PLOTS	2.980	12059.02	61.00%	2.638	10676.89	
VII	AREA UNDER COMMERCIAL	0.195	790.76	4.00%	0.195	790.68	
VIII	TOTAL SALEABLE AREA (VI + VII)	3.175	12849.78	65.00%	2.834	11467.5	
IX	OPEN SPACE OR PARKS	0.384	1555.51	7.50%	0.398	1612.24	
x	AREA UNDER COMMUNITY FACILITY	0.513	2074.01	10.00%	0.513	2074.04	
XI	DENSITY	240	то	400	24	3.2	
XII	UNITS	86.8	то	144.7	8	18	

		Plot	Size		A MARKET I	
S.No.	Туре	Width	Length	Area (sq.mt.)	No. of Plots	Total A
		(meter)	(meter)			
1	А	7.5000	18.0852	135.64	30	4
2	В	7.5000	13.5852	101.89	1	
3	С	as per j	polyline	132.26	1	
4	D	5.7094	13.3300	76.11	1	-
5	Е	5.6800	13.3300	75.71	12	
6	F	5.7400	16.4000	94.14	7	
7	G	as per j	polyline	93.72	1	
8	Н	5.7400	9.5000	54.53	1	
9	I	as per j	polyline	127.49	1	
10	I	7.5000	18.0852	135.64	11	1
11	K	7.4800	18,0000	134.64	22	2
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DETAIL OF 50% RESIDENTIAL	DIOTTED	ADEADI	COUTRED TO	RE ERFETED	AS PER POLICY
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S.No.	Туре	Width	Length	Area (sq.mt.)	No. of Plots	Total.
		(meter)	(meter)	 A second sec second second sec		
1	A	7.5000	18.0852	135.64	17	
2	В	7.5000	13.5852	101.89	1	
3	С	as per j	oolyline	132.26	1	
4	D	5.7094	13.3300	76.11	1	
5	Е	5.6800	13.3300	75.71	9	
6	F	5.7400	16.4000	94.14	4	
7	G	as per j	oolyline	93.72	1	
8	Н	5.7400	9.5000	54.53	1	
9	J	7.5000	18.0852	135.64	8	
10	K	7.4800	18.0000	134.64	4	
	Tol	tal			47	1.346
						51.01%

		DENSITY CALCULATION		
S.No.		Description	(Line Wash	
1	Total Number of Plots		88	
2	Number of Persons in 1 Plot		13.5	1
3	Total Number of Persons		1188	
4	Net Planned Area		4.885	
5	Density Achieved		243.2	

S.No.	Description	Area	
1	Green #1	1217.56	
2	Green #2	86.27	
3	Green #3	308.41	
	TOTAL	1612.24	

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

SPACE FOR TRANSFORMER 2 MT X 2 MT = 4 SQ.MT. GREEN # 86.27 SQ.MT.

GREEN #3 308.41 SQ.MT.

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T.)				
4		LAYOUT PLA	AN OF AFFORDABLE R	ESIDENTIAL PLOTTED COLONY UNDER DEAN DAYAL
		JAN AWAS Y	YOJANA (DDJAY) 2016	OVER AN AREA MEASURING 5.125 ACRES IN THE
1		NEVENUE E	VILL. BASTI BHIWAT	FATEHABAD (HARYANA)
5				
		DATE:	APRIL 2021	CLIENT: For AAR VEE DEVELOPERS
9				Auth Signatory
CH	IEVED	SCALE:	1:500	M/s AAR VEE DEVELOPERS
Т.)	%	JUALE.	1:500	
2	54.01%	CLIENT	ARCHITECT	SHEET TITLE:
	4.00%	SIGNATUR		
0	58.01%		Ratton	LAYOUT PLAN
	7.77%	•	*	
	10.00%			
	PPA	NORTH		ARCHITECT:
	UNITS		SHEET SIZE	+91 9988377392
)	+91 9814689217 <u>rspsarchitects@gmail.com</u>
			A1	#363, First Floor, Sector 46-A, Chandigarh
Area	(sq.mt.)			CANDEAR CHITECTS MANA
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2962	.08 5. 8 2	· · · · · · · · · · · · · · · · · · ·	with Licence No. <u>49</u> of 202	
2962 067(08 5.82 ACRES	, That this Layo is issued in re	out Plan for an area measuring 5.1 espect of Affordable Residential Pl	25 acres (Drawing No. DTCP- <u>8269</u> , dated <u>20-04-27</u>) comprised of licence whic otted Colony (Under Deen Dayal Jan Awas Yojna) in the revenue estate of village Bas
2962 067(.08 5. 8 2	, That this Layo is issued in re	out Plan for an area measuring 5.1 espect of Affordable Residential Pl Sector-4, Fatehabad, District Fate	25 acres (Drawing No. DTCP-8269, dated 20-04-27) comprised of licence whic otted Colony (Under Deen Dayal Jan Awas Yojna) in the revenue estate of village Bas
2962 0670 Area 2305	.08 5.82 ACRES	That this Layo is issued in re Bhiwan, in S following con 1. That this	out Plan for an area measuring 5.1 espect of Affordable Residential Pl Sector-4, Fatehabad, District Fate nditions:- s Layout Plan shall be read in conju	25 acres (Drawing No. DTCP-8269. dated 20-94-23) comprised of licence which otted Colony (Under Deen Dayal Jan Awas Yojna) in the revenue estate of village Bas
2962 0670	.08 5.82 ACRES (sq.mt.) .86 89	That this Layo is issued in re Bhiwan, in S following con 1. That this the bilat 2. That the	out Plan for an area measuring 5.1 espect of Affordable Residential Ple Sector-4, Fatehabad, District Fate nditions:- s Layout Plan shall be read in conju- teral agreement. e plotted area of the colony shall n	25 acres (Drawing No. DTCP-8269, dated 20-94-22) comprised of licence which lotted Colony (Under Deen Dayal Jan Awas Yojna) in the revenue estate of village Bas shabad being developed by Aar Vee Developers is hereby approved subject to the unction with the clauses appearing on the agreement executed under Rule 11 and not exceed 65% of the net planned area of the colony. The entire area reserved for
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2962 0670 Area 2305 101. 132 76. 681. 376. 681. 376. 93. 54. 538. 5446	08 5.82 ACRES (sq.mt.) .86 89 26 11 43 54 72 53 .11 56 .01 ACRES	That this Layou is issued in re Bhiwan, in S following con 1. That this the bilatu 2. That the commen 3. That the Departm approve 4. That for direction 5. That the layout p integrati 7. That no 8. All green other gr the dire agreeme 9. At the ti the colo 10. No plot the plots	but Plan for an area measuring 5.1 espect of Affordable Residential Pl Sector-4, Fatehabad, District Fate inditions:- is Layout Plan shall be read in conju- teral agreement. is plotted area of the colony shall in recial purposes shall be taken as plo e demarcation plans as per site of nent and construction on these si ed by the Director, Town & Country r proper planning and integration ins of the DTCP for the modification e revenue rasta falling in the colony e colonizer shall abide by the direct of an for making any adjustment in ion of the planning proposals of th property/plot shall derive access of n belts provided in the layout plan reen belts outside the licenced are ections of the Director, Town and ents of the licence. ime of demarcation plan, if requir prizer in the licenced area. will derive an access from less the is.	25 acres (Drawing No. DTCP-8.269. dated 2.0.04.21) comprised of licence which obted Colony (Under Deen Dayal Jan Awas Yojna) in the revenue estate of village Bas shabad being developed by Aar Vee Developers is hereby approved subject to the unction with the clauses appearing on the agreement executed under Rule 11 and not exceed 65% of the net planned area of the colony. The entire area reserved for titled for calculation of the area under plots. of all the Residential Plots and Commercial site shall be got approved from this ites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan y Planning, Haryana. of services in the area adjacent to the colony, the colonizer shall abide by the nof layout plans of the colony. y shall be kept free for circulation/movement as shown in the layout plan. ctions of the DTCP, Haryana and accordingly shall make necessary changes in the n the alignment of the peripheral roads, internal road circulation or for proper the adjoining areas. directly from the carriage way of 30 metres or wider sector road if applicable. In within the licenced areas of the colony shall be developed by the colonizer. All ea shall be developed by the Haryana Urban Development Authority/colonizer on d Country planning, Haryana or in accordance with terms and conditions of the red percentage of organized open space is reduced, the same will be provided by an 9 metres wide road would mean a minimum clear width of 9 metres between issible 1% under commercial use shall be devened to be open space.
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