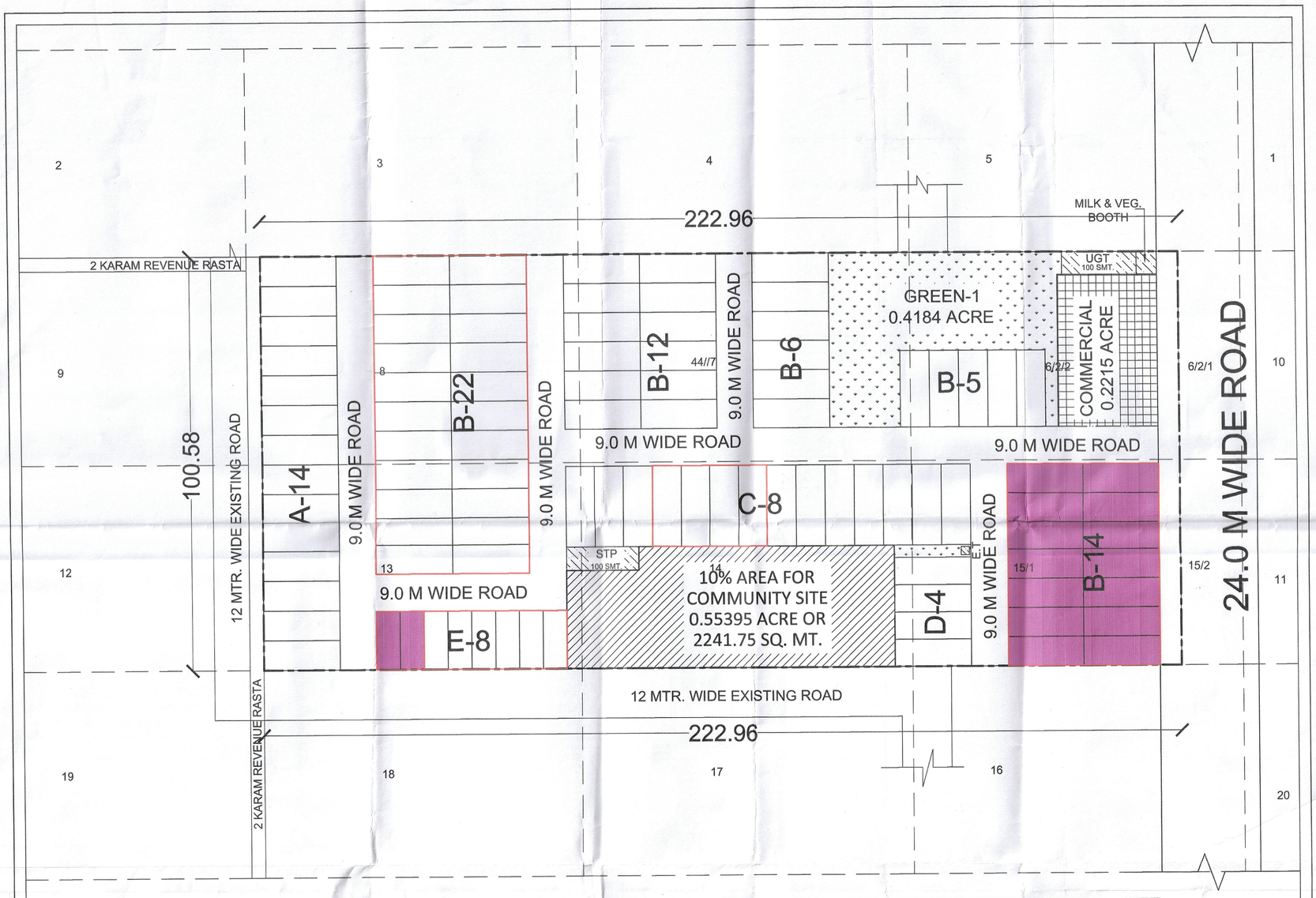

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	5.5375	Acres	
NET PLANNED AREA (E + F)	=	**5.5375**	**Acres**	
AREA UNDER COMMERCIAL	=	**0.22150**	Acres	**4.000**
AREA UNDER PLOTS	=	**3.12751**	Acres	**56.479**
TOTAL SALEBLE AREA	=	**3.34901**	Acres	**60.479**

AREA UNDER PLOTS

TYPE	SIZE			AREA	TOTAL PLOTS		TOTAL AREA	
A	7.180	x	18.500	132.830	14	=	1859.620	Sq.Mt
B	7.050	x	18.500	130.425	59	=	7695.075	Sq.Mt
C	7.020	x	20.000	140.400	14	=	1965.600	Sq.Mt
D	6.590	x	18.500	121.915	4	=	487.660	Sq.Mt
E	5.750	x	14.100	81.075	8	=	648.600	Sq.Mt
TOTAL					**99**	=	**12656.555**	**Sq.Mt**
						OR =	**3.12751**	**Acres**

DENSITY CALCULATION

TOTAL DENSITY	=	99	x	13.50	@ Person's per Plot
	=	1336.5	÷	5.53750	Acres
	=	**241.354**	**PPA**	**Againest 240 - 400 PPA permissible**	

AREA UNDER GREEN

REQUIRED GREEN	=	0.41531	Acres	7.50% of Total area of the Scheme

GREEN AREA PROPOSED

ORGANISED GREEN	=	0.4184	Acres		
TOTAL GREEN PROPOSED	=	**0.4184**	**Acres**	**7.56**	**%**

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	0.5537500	Acres	10.00%
PROPOSED AREA	=	**0.55395**	**Acres**	**10.00%**

DETAIL OF 50% FREEZED AREA

DETAIL OF 15% (OUT OF 50%) MORTGAGED AREA

Category of Plots	Total No of Plots	Total Area		Total No of Plots	Total Area in Sq.Mt		Rectangle//Killa No. and Area Detail
B	36	4695.300	Sq.Mt	14	1825.950	Sq.Mt	44//15/1 (1825.95 Sq.Mt.)
C	4	531.320	Sq.Mt	-	-	-	-
E	8	1123.200	Sq.Mt	2	162.150	Sq.Mt	44//13 (81.075 Sq.Mt.)
Total	**48**	**6349.82**	**Sq.Mt**	16	**1988.100**	**Sq.Mt**	
	OR	**1.57**	**Acres**	**OR**	**0.49**	**Acres**	
	OR	**50.170**	**%**	**OR**	**15.71**	**%**	

NORTH

PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY ON AN AREA MEASURING 5.5375 ACRES FALLING IN SECTOR- 85, FARIDABAD BEING DEVELOPED BY TARA DEVI. & OTHERS IN COLLABORATION WITH S3 INFRABUILD LLP.

ARCHPOINT
TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING.
HOUSE NO. 208, SECTOR - 14 WEST, MILK COLONY DHANAS, CHANDIGARH - 160014, E - MAIL: - ARCHITECT.BANSAL@GMAIL.COM

ARCHITECT SIGN.

AR. AMANDEEP BANSAL
CA/2015/72167

OWNER SIGN.

For S3 INFRABUILD LLP
AUTH. SIGNATORY

To be read with Licence No. 12 of 2019 Dated 06.02.2019 LC-3831

That this **Layout plan** of balance area measuring 5.5375 **acres (Drawing No. DTCP-6778 dated 23.01.2019) comprised** of licence **which is issued for setting up of Affordable Residential Plotted Colony in respect of being developed by S3 Infrabuild LLP.** In **revenue estate of Village Kheri Kalan, Sector-85, Faridabad, Distt. Faridabad** is hereby approved subject to the following conditions:-

1. That this **Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. That portion of the sector/development plan/scheme/green belts as provided in the Development Plan if applicable, which forms 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.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notificatinn as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Harvana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.7.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.12/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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

(DINESH KUMAR) SD(HQ) | (S.K. SAINI) ATP (HQ) | (VIJENDER SINGH) DTP (HQ) | (SHER SINGH) SDO (TEHP) HP | (JITENDER SHAG) ETP(HR) | (K. MAKRAND PANDURANG, IFS) DTCP (HP)