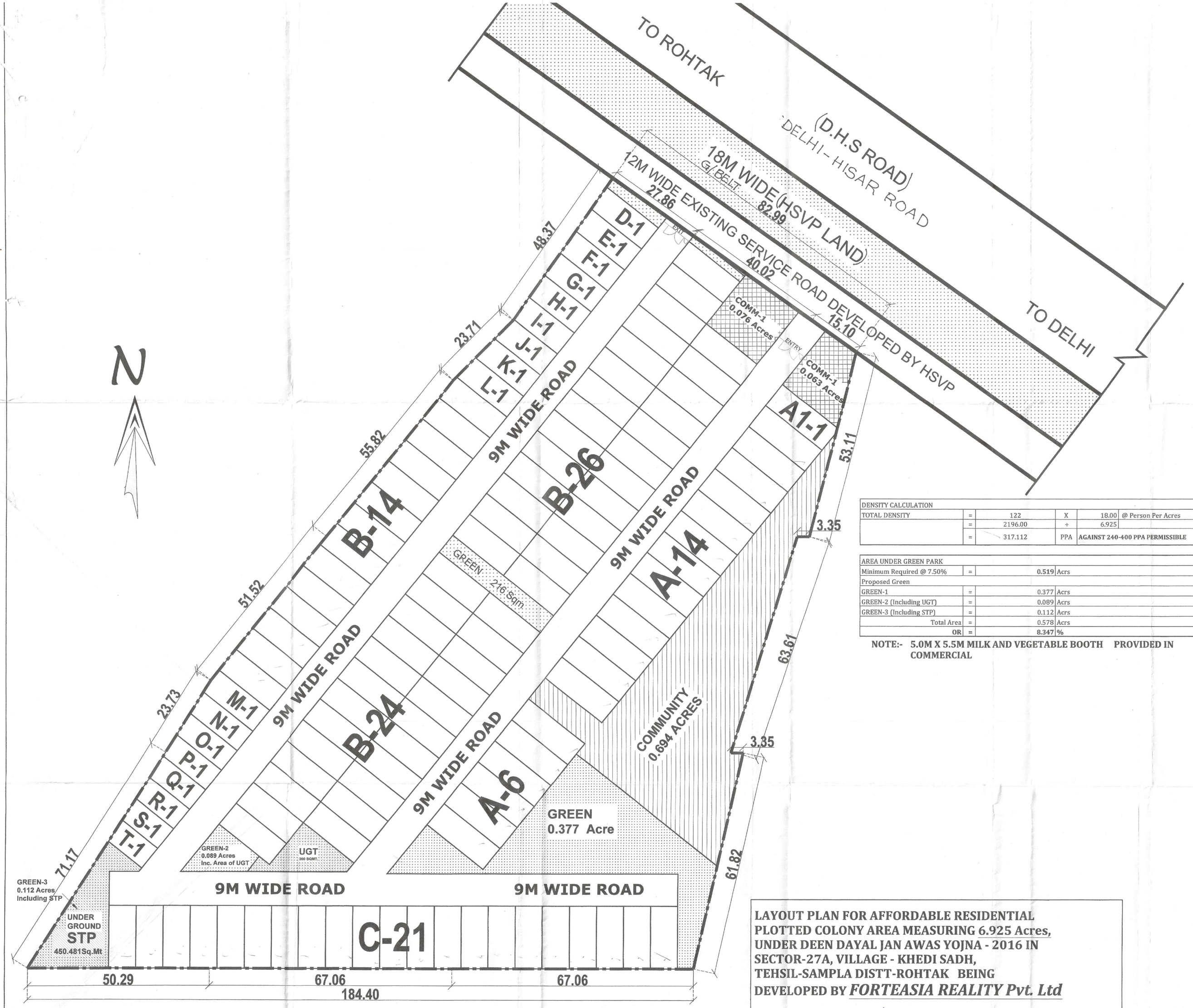

LAYOUT PLAN

AREA STATEMENT						
TOTAL AREA OF THE SCHEME		=	**6.925**	**Acres**		
NET PLANNED AREA		=	**6.925**	Acres		
Perrmissible Area Detail	**Area Detail (In Acres)**		**Proposed Area Detail**			
AREA UNDER COMMERCIAL **@ 2% to 4% PERMISSIBLE i.e (0.076+0.063)**	0.277	=	0.139	Acres	**2.01**	%
AREA UNDER PLOTS **@ 61 % PERMISSIBLE**	4.224	=	4.108	Acres	**59.32**	%
TOTAL SALEBLE AREA **@ max. 65% PERMISSIBLE**	4.501	=	4.247	Acres	**61.32**	%
TOTAL GREEN AREA **@ min. 7.50% PERMISSIBLE**	0.519	=	0.578	Acres	**8.347**	%
AREA UNDER COMMUNITY SITE **@ min. 10.0 % PERMISSIBLE**	0.693	=	0.694	Acres	**10.022**	%

PLOTS AREA DETAIL

S.no	Plot No		Size				Area Sq.Mt	No's	Total Area	
1	A	=	7.50	x	20.00	=	150.00	19	2850.00	Sq.mt
2	A1	=	As per Auto Cad			=	149.62	1	149.62	Sq.mt
2	B	=	7.50	x	18.50	=	138.75	64	8880.00	Sq.mt
3	C	=	7.50	x	17.50	=	131.25	21	2756.25	Sq.mt
4	D	=	As per Auto Cad			=	135.75	1	135.75	Sq.mt
5	E	=	As per Auto Cad			=	132.07	1	132.07	Sq.mt
6	F	=	As per Auto Cad			=	128.38	1	128.38	Sq.mt
7	G	=	As per Auto Cad			=	124.69	1	124.69	Sq.mt
8	H	=	As per Auto Cad			=	121.00	1	121.00	Sq.mt
9	I	=	As per Auto Cad			=	117.32	1	117.32	Sq.mt
10	J	=	As per Auto Cad			=	118.26	1	118.26	Sq.mt
11	K	=	As per Auto Cad			=	124.51	1	124.51	Sq.mt
12	L	=	As per Auto Cad			=	130.76	1	130.76	Sq.mt
13	M	=	As per Auto Cad			=	134.14	1	134.14	Sq.mt
14	N	=	As per Auto Cad			=	120.00	1	120.00	Sq.mt
15	O	=	As per Auto Cad			=	114.29	1	114.29	Sq.mt
16	P	=	As per Auto Cad			=	108.57	1	108.57	Sq.mt
17	Q	=	As per Auto Cad			=	102.85	1	102.85	Sq.mt
18	R	=	As per Auto Cad			=	97.14	1	97.14	Sq.mt
19	S	=	As per Auto Cad			=	91.42	1	91.42	Sq.mt
20	T	=	As per Auto Cad			=	85.70	1	85.70	Sq.mt
								TOTAL	**16622.72**	**Sq.mt**
								OR	**4.108**	**Acres**
								OR	**59.32**	**%**

DENSITY CALCULATION					
TOTAL DENSITY	=	122	X	18.00	@ Person Per Acres
	=	2196.00	÷	6.925	
	=	317.112	PPA	**AGAINST 240-400 PPA PERMISSIBLE**	

AREA UNDER GREEN PARK		
Minimum Required @ 7.50%	=	**0.519** Acrs
Proposed Green		
GREEN-1	=	0.377 Acrs
GREEN-2 (Including UGT)	=	0.089 Acrs
GREEN-3 (Including STP)	=	0.112 Acrs
Total Area	=	0.578 Acrs
OR	=	**8.347** %

NOTE:- 5.0M X 5.5M MILK AND VEGETABLE BOOTH PROVIDED IN COMMERCIAL

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 6.925 Acres, UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 IN SECTOR-27A, VILLAGE - KHEDI SADH, TEHSIL-SAMPLA DISTT-ROHTAK BEING DEVELOPED BY *FORTEASIA REALITY Pvt. Ltd*

ARCHITECT — Ar. Parveen Kumar CA/2015/72115 — Ar. Parveen Kumar CA/2015/72115

OWNER

FORTEASIA REALITY Pvt. Ltd

N

SCALE = 1: 500

DATE = DEC. 2021

SHEET N0 **1**

To be read with Licence No. 175 of 2022 Dated 3/11/2022
That this layout plan for an area measuring 6.925 acres (Drawing No.6721 Dated 03-11-22) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Forteasia Reality Pvt. Ltd. in the revenue estate of village Khedi Sadh, Sector-27A, Rohtak 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 General, 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 DGTCP 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 DGTCP, 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 General, 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. 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(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 HSVP 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. notification 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 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.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 196/2016-5P dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PARVEEN KUMAR) DTP (HQ) — (HITESH SHARMA) STP (HQ) — (SHIVANSH KUMAR) CTP (T & CP) — (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

(ASHISH SHARMA) ATP (HQ) — (RAJESH DUTT) JD (HQ)