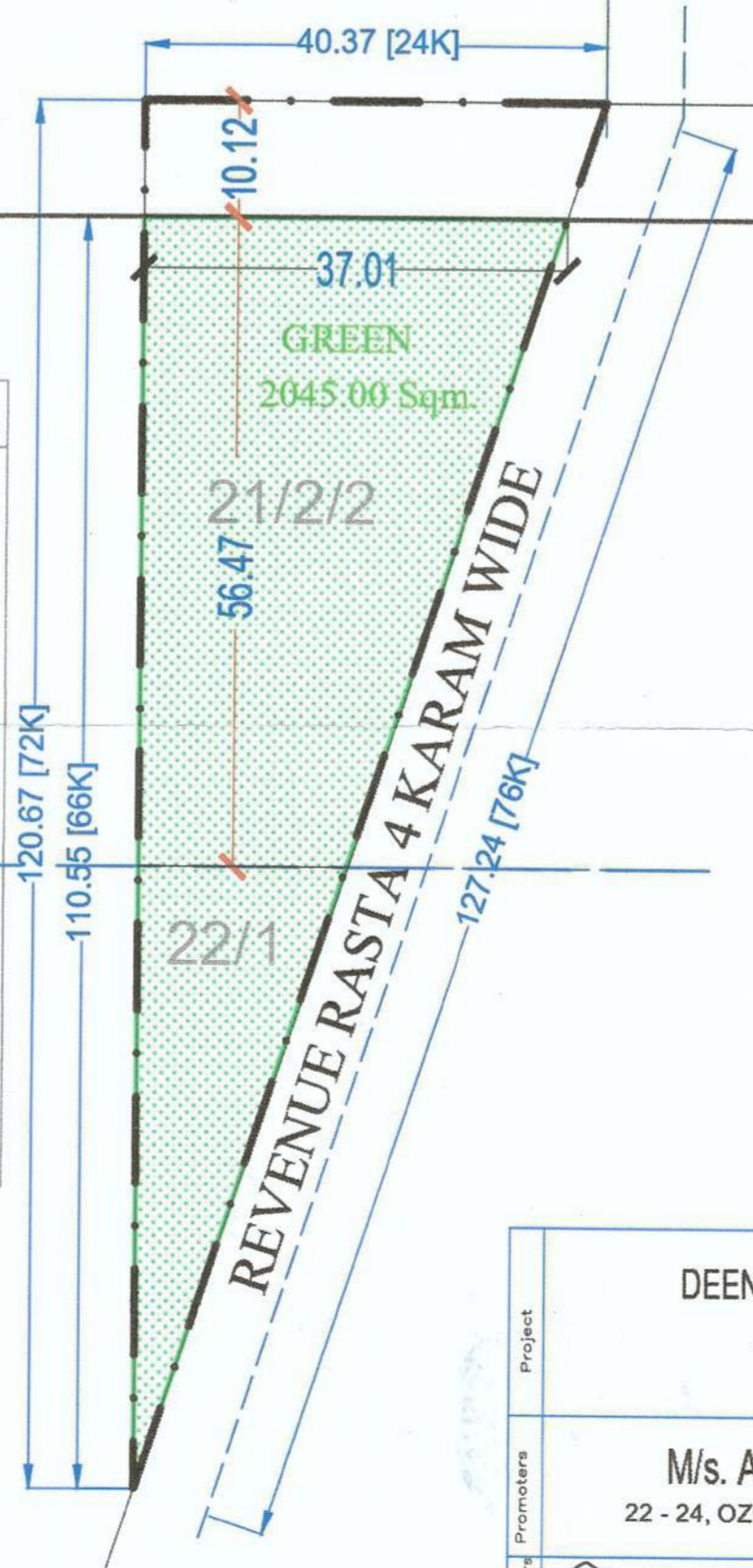
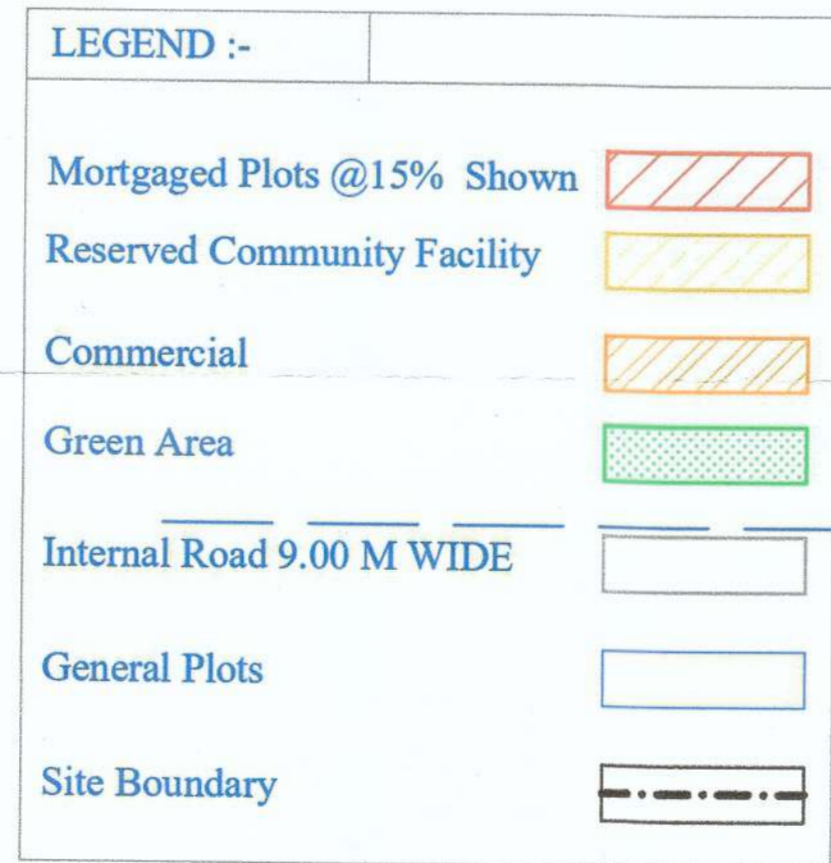


ROAD 24 M WIDE

AREA STATEMENT			
	Acres	Sq.m.	%age
Total Site Area	10.20	41277.00	A
Reserved Area for Commercial (4 % of total Site)	0.408	1651.080	a 4.00%
Proposed Area for Commercial		1651.080	4.00%
Area for Residential Purpose (A - a)	9.792	39625.920	"B" 96.00%
Proposed area of plots	5.721	23151.017	56.09%
Reserved Community facility			
Permissible area of Community Facility @10%	1.020	4127.70	10.000%
Permissible Green area 7.5% of total site area	0.765	3095.78	7.50%
Proposed Green area		3100.00	7.51%

POPULATION DENSITY			
Total No. of Main D.U. =	210	Nos.	
Total Population of main D.U. =	210 x 13.5	=	2835 Nos.
Total density	2835 / 10.200	Acres.	278%

Sr. No.	Description/ Type	Size of Plots	Area of Each Plots (Sq.m.)	Total No. of Plots	Plot Nos. (as per plan)	Total area of all Plots (Sq.m.)	Total area of Plots (Acres)
1	Type A	6.500 x 21.46	139.490	4	1 to 4	557.96	0.138
2	Type B	6.240 x 17.40	108.576	50	05 to 54	5428.80	1.341
3	Type C	6.233 x 17.14	106.821	100	55 to 154	10682.12	2.640
4	Type D	6.300 x 19.66	123.858	27	160 to 186	3344.17	0.826
5	Type E	6.855 x 15.95	109.337	5	155 to 159	546.69	0.135
6	Type F	6.303 x 17.13	107.970	24	187 to 210	2591.29	0.640
Total Plots / area =				210		23151.02	4.119
B Plots/area Mortgaged @15%			Required	Provided			
			3472.65	2 + 27 = 29	158 to 159, 160 to 186,	3562.841	0.880
						15.39%	



- To be read with Licence No. 143 of 2022 Dated 27/09/2022 LC-4762
- That this Layout plan for an area measuring 10.20 acres (Drawing no. DTCP/863 dated 27-09-2022) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Kartar Singh and Sons HUF in collaboration with Adore Propbuild LLP in the revenue estate of village-Kheri Kalan, in sector-97, 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 area 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 in 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. The portion of the sector/development plan roads /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.
 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 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.
 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-SPower 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. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(L. L. BAZAD) DTP (HQ) (SUNITA SETHI) STP (HQ) (P. SINGH) DTP (HR) (T. L. SATYAPRAKASH, IAS) DTCP (HR)

(NARINDER KUMAR) AD (HQ) (DIVYA DOGRA) ATP (HQ)

DEEN DAYAL JAN AWAS YOJNA, AREA 10.20 ACRES, SECTOR - 97, FBD.		For ADORE PROPBUILD LL Authorized Signat:	LAYOUT PLAN PLOTTED COLONY FALLING UNDER DEEN DAYAL JAN AWAS YOJNA, AREA MEASURING 10.20 Acs., VILLAGE KHERI KALAN, SECTOR-97, FARIDABAD. M/s. ADORE PROPBUILD LLP.
PLANNERS CLUB Ph. 8800092099 Pat, Faridabad. noremhoshan@gmail.com	Master planning Housing planning Location Project Management	ARCHITECT	AUTH. SIGNATORY/OWNER