

LAYOUT PLAN 30.81736 ACRES

AREA CALCULATION- DDJAY - 30.81736 Acres			
LAND AREA APPLIED FOR LICENSE		(=)	30.81736
Migration of Group Housing licensed area (License No. 36 of 2014)		(=)	18.31875
Migration of Group Housing licensed area (License No. 39 of 2014)		(=)	12.49861
		(=)	30.81736

Sl.No.	Description	Acres	
1	TOTAL SITE AREA	(=)	30.81736
2	AREA UNDER SECTOR ROAD	(=)	0
4	NET PLANNED AREA	(=)	30.81736
5	PERMISSIBLE ORGANISED OPEN SPACE (7.5% of licensed area)	(=)	2.3113 7.5 %
6	PROPOSED ORGANISED OPEN SPACE	(=)	2.313 7.51 %
7	PERMISSIBLE 10% LICENSED AREA FOR COMMUNITIES	(=)	3.0817 10 %
8	PROPOSED 10% LICENSED AREA PROVIDED FOR COMMUNITIES	(=)	3.0817 10.00 %
9	PERMISSIBLE AREA UNDER PLOTS (61% of licensed area)	(=)	18.7986 61 %
10	PROPOSED AREA UNDER PLOTS	(=)	17.2667 56.09 %
11	PERMISSIBLE COMMERCIAL AREA (4% of licensed area)	(=)	1.2326 4.00 %
12	PROPOSED AREA UNDER COMMERCIAL	(=)	1.2326 4.00 %
13	PERMISSIBLE DENSITY	(=)	240-400 PPA
14	PROPOSED DENSITY	(=)	240.498 PPA

AREA DETAIL FOR PLOTTED DEVELOPMENT					
PLOT TYPE	PLOT SIZE (m.)	PLOT AREA (In Sq. Mts.)	NUMBERS	TOTAL PLOT AREA (In Sq. Yds.)	% PLOT
A	8750 X 17140	149,975	179	14547.575	17.67%
B	7910 X 18960	149,974	179	14547.575	26.59%
C	6500 X 18960	107,250	128	29493.750	50.09%
D	7250 X 18960	137,460	104	1099.680	1.46%
E-1	ODD	129,600	155	129,600	0.18%
E-2	ODD	101,540	121	101,540	0.18%
E-3	ODD	100,372	120	100,372	0.18%
E-4	ODD	142,086	170	142,086	0.18%
E-5	ODD	127,117	152	127,117	0.18%
E-6	ODD	123,350	148	123,350	0.18%
E-7	ODD	98,745	118	98,745	0.18%
E-8	ODD	114,891	137	5,74,455	0.81%
E-9	ODD	116,759	140	3,30,277	0.85%
E-10	ODD	136,381	163	8,109,148	1.46%
TOTAL NUMBER OF PLOTS			549	68675.751	83571

POPULATION:			
TYPE	NUMBER	PERSON	TOTAL
MAIN		549	13.5 7411.5
TOTAL POPULATION			7411.5
POPULATION DENSITY			240.498 PPA

ORGANISED GREEN		SQM.
OS-1	0.069 Acres	279.23
OS-2	0.062 Acres	250.90
OS-3	0.100 Acres	404.69
OS-4	0.144 Acres	582.75
OS-5	0.082 Acres	331.84
OS-6	0.092 Acres	372.31
OS-7	0.078 Acres	315.65
OS-8	0.065 Acres	263.05
OS-9	1.435 Acres	5807.23
OS-10	0.062 Acres	250.90
OS-11	0.062 Acres	250.90
OS-12	0.062 Acres	250.90
OS	2.313 Acres	9360.36
REQUIRED @ 7.5% = 2.313 ACRES		
PROVIDED @ 7.5% = 2.313 ACRES		
INCIDENTAL GREEN		
IG-1	0.014 Acres	56.66
IG-2	0.019 Acres	76.89
TOTAL	0.033 Acres	133.55
TOTAL GREEN PROVIDED @ 7.61% = 2.346 ACRES		

LEGEND	
	10% LAND FOR COMMUNITY FACILITY
	ORGANIZED OPEN SPACE
	TRF
	COMMERCIAL
	PLOTS TO BE FREEZED TILL 12.0 M WIDE SERVICE ROAD IS CONSTRUCTED.

For Faith Buildtech Pvt. Ltd.

 At. Harish Kumar
 B.Arch, MCA
 CA-2005/33677
 Director/Auth. Signatory

AUTHORISED SIGNATORY

ARCHITECT'S SIGNATURE

PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR-35, SHONA, GURGAON DEVELOPED BY FAITH BUILDTECH PVT. LTD. ON LAND MEASURING 30.81736 ACRES.

SHEET TITLE SITE PLAN ROAD CIRCULATION	DEALT	SCALE 1:2000	DRG. NO. ST-01
	CKD.	DATE NOV 2022	

To be read with Licence No. 182 dated 11/11/2022 LC-4625-B

This Layout plan for an area measuring 30.81736 acres (Drawing no. DG, TCP-8737 dated 11-11-22) is comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Trinayan Infracore Pvt. Ltd. and others in collaboration with Faith Buildtech Pvt. Ltd. in Sector-35, Shona 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 General, 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 DG, TCP 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 DG, TCP, 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 General, 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 4% 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(3)(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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- 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.
- 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.

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