

LAYOUT PLAN 30.81736 ACRES

AREA CALCULATION- DDJAY - 30.81736 Acres			
LAND AREA APPLIED FOR LICENSE		(=)	Area in acres
		(=)	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)	(=)	2.313 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.) (In Sq. Yds.)	NUMBERS	TOTAL PLOT AREA (In Sq. Mts.) (In Sq. Yds.)	% PLOT
A	8.750 X 17.140	149.975 179	97	14547.575 17399	17.67%
B	7.910 X 18.960	149.974 179	146	21896.146 26188	26.59%
C	6.500 X 18.960	107.250 128	275	29493.750 35275	50.09%
D	7.250 X 18.960	137.460 164	8	1099.680 1315	1.46%
E-1	ODD	129.600 155	1	129.600 155	0.18%
E-2	ODD	101.540 121	1	101.540 121	0.18%
E-3	ODD	100.372 120	1	100.372 120	0.18%
E-4	ODD	142.086 170	1	142.086 170	0.18%
E-5	ODD	127.117 152	1	127.117 152	0.18%
E-6	ODD	123.350 148	1	123.350 148	0.18%
E-7	ODD	98.745 118	1	98.745 118	0.18%
E-8	ODD	114.891 137	5	574.455 687	0.91%
E-9	ODD	116.759 140	3	350.277 419	0.95%
E-10	ODD	136.381 163	8	1091.048 1305	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			SQM.
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.

 Director/Author. Signatory

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

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	DEALT	SCALE	DRG. NO.-
SITE PLAN SUB-STATION LAYOUT	CKD.	1:2000	ST-07
		DATE	NOV 2022

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

That this Layout plan for an area measuring 30.81736 acres (Drawing no. DG, TCP- 8737 dated 11-11-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Trinayan Infracon 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.

(SANJAY NARANG) ATP (HQ)
 (R. K. BATH) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (D. SINGH) CTP (HR)
 (T. L. SATYAPRAKASH, IAS) DG, TCP (HR)
 (RAM AYTAZ BASSI) JD (HQ)