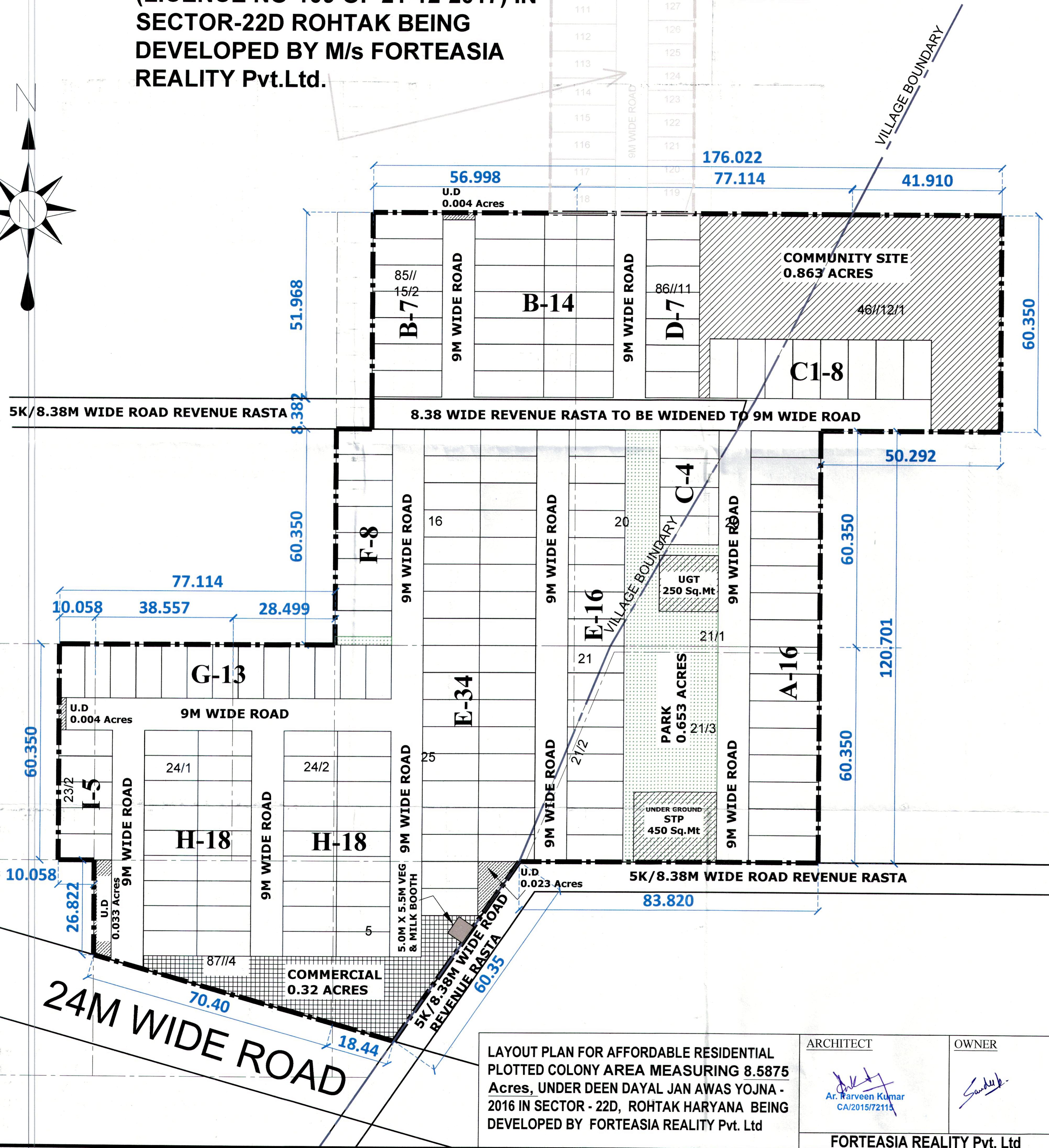
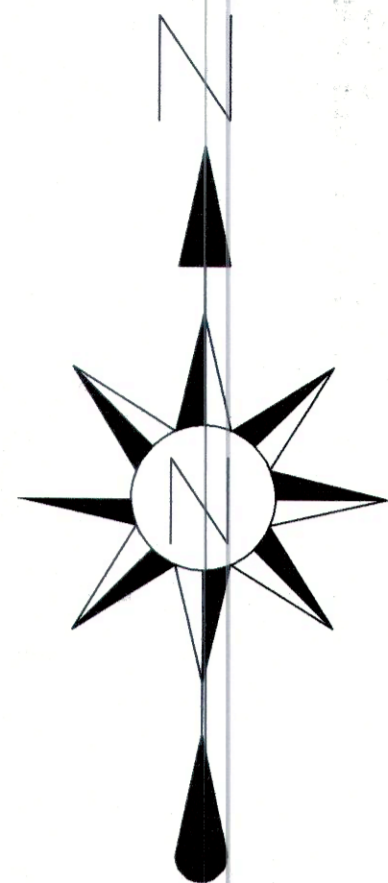


ALREADY LICENCED RESIDENTIAL PLOTTED COLONY UNDER DDJAY AREA MEASURING 11.475 ACRES (LICENCE NO-109 OF 21-12-2017) IN SECTOR-22D ROHTAK BEING DEVELOPED BY M/s FORTEASIA REALITY Pvt.Ltd.



AREA STATEMENT					
TOTAL AREA OF THE SCHEME	=	8.5875	Acres		
AREA UNDER U.D (0.004 + 0.004 + 0.033 + 0.023)	=	0.0640	Acres		
NET PLANNED AREA	=	8.5235	Acres		
Permissible Area Detail		Area Detail (In Acres)		Proposed Area Detail	
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.341	=	0.320	Acres	3.75 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	5.199	=	5.005	Acres	58.72 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	5.540	=	5.325	Acres	62.47 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	0.644	=	0.653	Acres	7.604 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	0.859	=	0.863	Acres	10.049 %

PLOTS AREA DETAIL						
S.no	Plot No	Size		Area Sq.Mt	No's	Total Area
1	A	7.54	x	19.50	16	2352.48 Sq.mt
2	B	7.33	x	19.50	21	3001.64 Sq.mt
3	C	8.00	x	16.50	4	528.00 Sq.mt
4	C1	7.75	x	16.50	8	1023.00 Sq.mt
5	D	7.33	x	15.00	7	769.65 Sq.mt
6	E	7.54	x	15.75	50	5937.75 Sq.mt
7	F	7.25	x	15.88	8	921.04 Sq.mt
8	G	7.15	x	15.00	13	1394.25 Sq.mt
9	H	7.00	x	15.00	36	3780.00 Sq.mt
10	I	7.27	x	15.00	5	545.25 Sq.mt
TOTAL				168	20253.06	Sq.mt
				OR	5.005	Acres
				OR	58.72	%

DENSITY CALCULATION			
TOTAL DENSITY	=	168	X 18.00 @ Person Per Acres
	=	3024.00	+ 8.524
	=	354.784	PPA AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK	
Minimum Required @ 7.50%	= 0.644 Acrs
Proposed Green	
Park-1	= 0.653 Acrs
Total Area	= 0.653 Acrs
OR	7.604 %

To be read with Licence No. 217 of 2022 Dated 29/10/2022 LC-4920

This layout plan for an area measuring 8.5875 acres (Drawing no. 8893 Dated 02-01-2023) 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 Sector-22-D Rohtak 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 DGTCPC 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 DGTCPC, 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 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.
- 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.
- 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(1)(a)(ii) 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 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.
- 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.

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 8.5875 Acres, UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 IN SECTOR - 22D, ROHTAK HARYANA BEING DEVELOPED BY FORTEASIA REALITY Pvt. Ltd

ARCHITECT <i>Ar. Ravveen Kumar</i> CA/2015/72115	OWNER <i>Sandhu</i>	SCALE: 1:500 DATE: SEP-2022 SHEET NO: 1
FORTEASIA REALITY Pvt. Ltd		

(PARVEEN KUMAR) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(ASHISH SHARMA) ATP (HQ)
(RAJESH DUTT) JD (HQ)
(T.L. SATYARAKASH, IAS) DGTCPC (HR)