



LAYOUT PLAN 30.81736 ACRES

AREA CALCULATION- DDIAIY - 30.81736 Acres			
LAND AREA APPLIED FOR LICENSE		(+)	30.81736
Migration of Group Housing licensed area (License No. 38 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
3	NET PLANNED AREA	(+)	30.81736
4	PERMISSIBLE ORGANISED OPEN SPACE (7.5% of licensed area)	(+)	2.313
5	PERMISSIBLE 10% LICENSED AREA FOR COMMUNITIES	(+)	3.0817
6	PROPOSED 10% LICENSED AREA PROVIDED FOR COMMUNITIES	(+)	3.0817
7	PERMISSIBLE AREA UNDER PLOTS (61% of licensed area)	(+)	18.7986
8	PROPOSED AREA UNDER PLOTS	(+)	17.2667
9	PERMISSIBLE COMMERCIAL AREA (4% of licensed area)	(+)	1.2326
10	PROPOSED AREA UNDER COMMERCIAL	(+)	1.2326
11	PERMISSIBLE DENSITY	(+)	240.498
12	PROPOSED DENSITY	(+)	240.498

AREA DETAIL FOR PLOTTED DEVELOPMENT			
LAND AREA	30.81736	acres	
Plot Type	Plot Area (sq. m.)	Numbers	Total Plot Area (sq. m.)
A	8,750	17	148,750
B	7,910	18	142,380
C	6,500	19	123,500
D	7,250	20	148,000
E-1	129,600	1	129,600
E-2	101,540	1	101,540
E-3	100,372	1	100,372
E-4	142,096	1	142,096
E-5	127,117	1	127,117
E-6	123,380	1	123,380
E-7	98,745	1	98,745
E-8	114,891	1	114,891
E-9	118,759	1	118,759
E-10	138,381	1	138,381
TOTAL NUMBER OF PLOTS		649	68875.751

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

ORGANISED GREEN		
OS-1	0.069	Acres
OS-2	0.062	Acres
OS-3	0.100	Acres
OS-4	0.144	Acres
OS-5	0.082	Acres
OS-6	0.092	Acres
OS-7	0.078	Acres
OS-8	0.065	Acres
OS-9	1.435	Acres
OS-10	0.062	Acres
OS-11	0.062	Acres
OS-12	0.062	Acres
TOTAL		2.313
REQUIRED @ 7.5% = 2.313 ACRES		
PROVIDED @ 7.5% = 2.313 ACRES		
INCIDENTAL GREEN		
IG-1	0.014	Acres
IG-2	0.019	Acres
TOTAL		0.033
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.

- 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) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Trinayan Infrakon Pvt. Ltd. and others in collaboration with Faith Buildtech Pvt. Ltd. in Sector-35, Sohna 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)(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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/A/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-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.

(SANJAY NARANG) ATP (HQ)
(R.K. BATHI) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(DEEPA SINGH) CTP (HR)
(T.L. SATAPRAKASH, IAS) DG, TCP (HR)
(RANAYAR BASSI) JD (HQ)

For Faith Buildtech Pvt. Ltd.		For Harish Kumar B.Arch, MCA CA-2008/33877	
Director/Author. Signatory		Architect's Signature	
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
ELECTRICITY SUPPLY PLAN		NOV 2022	1:2000
DRG. NO.		ST-08	