

AREA CHART										
S.NO	DISRIPTION	IN %	AREA IN ACRE	AREA IN SQMT.	AREA IN SQYARD					
1	TOTAL LICENCED AREA		5.35625	21675.975	25924 SQYARD					
4	MAX PERMISSIBLE AREA UNDER PLOTTING @5.35625	61 %	3.267	13222.345	15814 SQYARD					
5	PROPOSED AREA AREA UNDER PLOTTING	40.860 %	2.189	8856.790	10593 SQYARD					
6	REQUIRED AREA FOR COMMON FACILITIES TO BE @5.35625	10 %	0.536	2167.598	2592 SQYARD					
7	PROVIDED AREA FOR COMMON FACILITIES TO BE	10.016 %	0.536	2171.094	2597 SQYARD					
8	REQUIRED MIN. ORGANIZED OPEN SPACE AREA @5.35625	7.5 %	0.402	1625.698	1944 SQYARD					
9	PROVIDED ORGANIZED OPEN SPACE AREA	7.543 %	0.404	1635.063	1956 SQYARD					
10	PERMISSIBLE AREA UNDER COMMERCIAL @5.35625	4 %	0.214	867.039	1037 SQYARD					
11	PROPOSED AREA UNDER COMMERCIAL	3.598 %	0.193	779.841	933 SQYARD					

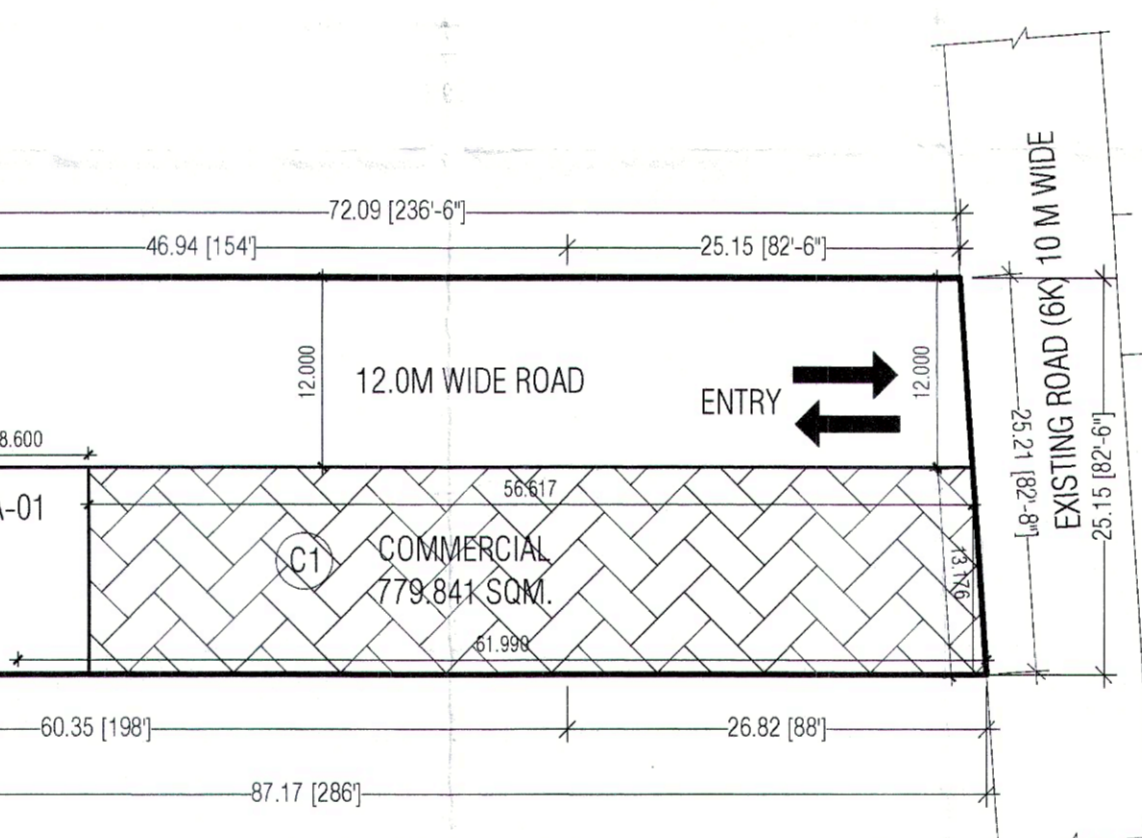
DENSITY CALCULATION				
1	PERMISSIBLE DENSITY			240-400 PPA
2	PROPOSED POPULATION (18 PERSONS PER PLOT)	78	Plots	1404 PERSONS

ORGANIZED OPEN SPACE CALCULATION					
CODE	WIDTH (M)	LENTH (M)	NO	TOTAL AREA IN SQMT.	TOTAL AREA IN ACRE
OOS1	11.470	19.500	1	223.665	0.055
OOS2	20.000	2.600	1	52.000	0.013
OOS3	21.461	50.806	1	1090.348	0.269
OOS4	20.000	3.206	1	64.120	0.016
OOS5	3.939	46.998	1	185.125	0.046
OOS6	7.922	5.000	0.5	19.805	0.005
TOTAL				1635.063	0.40403

CLASSIFICATION OF PLOTS									
S.NO	PLOT TYPE	PLOT NO. NUMBER	WIDTH (M)	LENTH (M)	PLOT AREA IN SQMT.	PLOT AREA IN SQYARD	NO OF PLOTS	TOTAL AREA IN SQMT.	TOTAL AREA IN SQYARD
1	TYPE-A	A15-A18	7.50	19.500	146.250	175	4	585.00	700
2	TYPE-A1	A19-A24	7.50	20.000	150.000	179	6	900.00	1076
3	TYPE-A2	A25-A34	7.50	19.000	142.500	170	10	1425.00	1704
4	TYPE-B	B02-B33	6.00	15.000	90.000	108	32	2880.00	3444
5	TYPE-B1	B01&B34	9.10	15.000	136.500	163	2	273.00	327
6	TYPE-C	A04-A14	7.32	20.000	146.400	175	11	1608.37	1926
7	TYPE-D	A01-A03	8.600	13.150	113.090	135	3	339.27	406
8	TYPE-E	A35-A41	9.530	6.300	60.039	72	7	420.27	503
9	TYPE-F	A40 &A4	9.530	14.769	140.749	168	2	281.50	337
10	TYPE-G	A39	9.530	15.150	144.380	173	1	144.38	173
TOTAL SALEBLE AREA							78	8856.79	10595

COMMON FACILITIES AREA CALCULATION					
CODE	WIDTH (M)	LENTH (M)	NOS	TOTAL AREA IN SQMT.	TOTAL AREA IN ACRE
CO1	39.045	38.560	1	1505.575	0.372
CO2	4.670	23.201	1	108.349	0.027
CO3	41.426	3.157	1	130.782	0.032
CO4	36.756	23.201	0.5	426.388	0.105
TOTAL				2171.094	0.53649

COMMERCIAL AREA CALCULATION					
CODE	WIDTH (M)	LENTH (M)	NOS	TOTAL AREA IN SQMT.	TOTAL AREA IN ACRE
C1	(56.617+61.99)	13.150	0.5	779.841	0.193
TOTAL				779.841	0.19270



To be read with Licence No. 205 of 2022 Dated 13/12/2022 LC-4663

This Layout Plan for an area measuring 5.35625 acres (Drawing no. DTCP dated) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Optus Abode Pvt. Ltd. (formerly known as Iris Abode Pvt. Ltd.) in the revenue estate of village- Unchagaon, in sector-63, Faridabad 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, 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 DTCP 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 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.
- 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, 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(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 Lamp (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.22/52/2005-5power 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.

LAYOUT PLAN OF PROPOSED AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN THE REVENUE ESTATE OF VILLAGE - UCHAGAON, SECTOR - 63,FARIDABAD LAND MEASURING 5.35625 ACRES. BEING DEVELOPED BY OPTUS ABODE PVT.LTD. FORMERLY KNOWN AS IRIS ABODE PVT.LTD (CIN:U45200DL2007PTC160693) A- 9/20,2nd FLOOR, VASANT VIHAR, NEW DELHI -110057	DRAWING NO.	DFA/OPTUS/Layout/01 Dtd 02-12-2022	DEVELOPER'S SIGNATURE	ARCHITECT'S SIGNATURE
	DRAWING TITLE	SCALE 1 TO 500	 OPTUS ABODE PVT.LTD., REGD.OFF.A-9/20, 2nd FLOOR, VASANT VIHAR, NEW DELHI-110057	 RAJIV GANDHI ARCHITECT LIC. No-CA / 91 / 13852