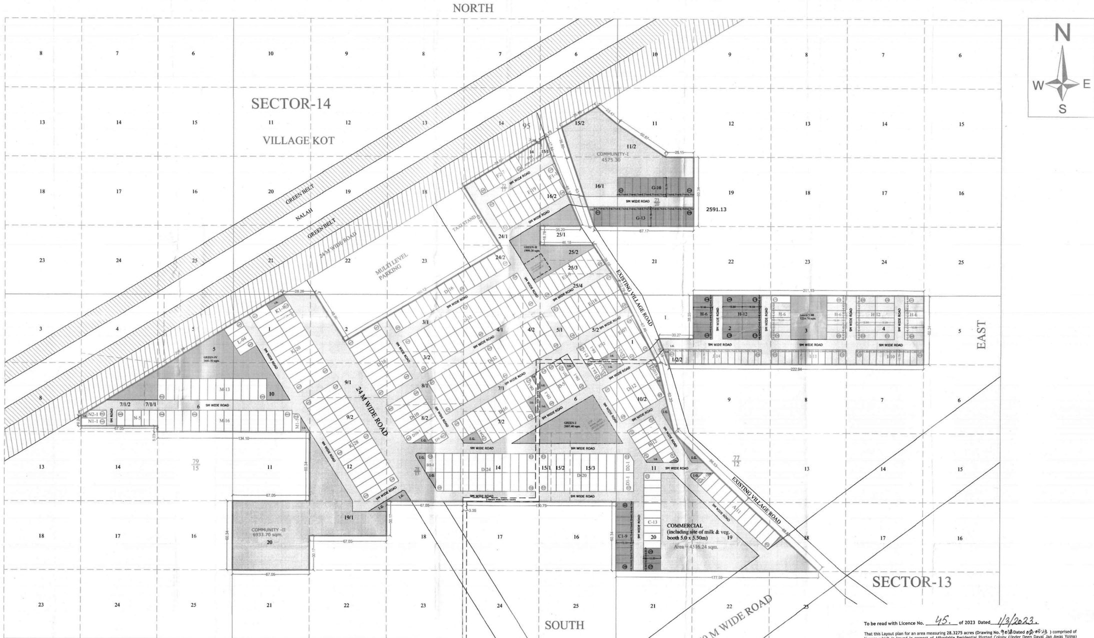

AREA STATEMENT :

DESCRIPTION	AREA IN SQ.METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIABLE
TOTAL AREA OF THE SCHEME	114879.95	28.3875	—	65%
AREA UNDER 60M WIDE SECTOR ROAD	1023.31	0.2528		
BALANCE AREA -A	113856.64	28.134		
50% AREA FALLING UNDER 60 Meter ROAD -B	511.655	0.1264		ACHIEVED
NET PLANNED AREA (A +B)	114368.295	28.26		(A+B) 53.62%
A - AREA UNDER PLOTS	56810.636	14.038	49.67%	
B - AREA UNDER COMMERCIAL	4516.24	1.116	3.95%	
TOTAL PLOTS	504	15.154	53.62%	

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	7.32	16.50	120.780	11	1328.580
A1	6.50x11.32-(2.06x2.02/2)		71.520	1	71.520
B	6.10	12.47	76.067	12	912.804
C	6.60	15.00	99.000	13	1287.000
C1	6.70	15.00	100.500	9	904.500
D	7.32	16.50	120.780	183	22102.740
D1	8.85	16.50	146.025	1	146.025
D2	8.85x16.50-(3.87x6.24/2)		133.950	1	133.950
D3	9.09	16.50	149.985	1	149.985
D4	7.32 X 13.08 - 0.83 x 0.50/2		95.530	1	95.530
D5	8.72	16.50	143.880	1	143.880
D6	7.32	20.49	149.987	1	149.987
D7	7.32x12.14-(1.67x1.00/2)		88.025	1	88.025
D8	7.32 x 16.50 -(4.51x7.62/2)		103.600	1	103.600
D9	7.32 x 13.50 -(2.73x4.40/2)		92.730	1	92.730
D10	9.32 x 16.50 -(2.21x3.56/2)		149.850	1	149.850
D11	5.69	12.85	73.117	1	73.117
E	6.66	16.50	109.890	25	2747.250
E1	6.66	17.26	114.952	9	1034.564
E2	6.66	11.65	77.589	1	77.589
E3	6.10 X 10.32+13.92/2		73.930	1	73.930
E4	6.10	14.50	88.450	1	88.450
E5	8.02x13.35-(3.35x2.00/2)		103.720	1	103.720
E6	6.66 X 18.50 - 3.89 X 2.34/2		118.660	1	118.660
E7	6.66	18.50	123.210	2	246.420
F	6.46	14.32	92.507	19	1757.637
F1	8.56	14.32	122.579	1	122.579
F2	6.10	14.34	87.474	7	612.318
G	6.71	16.79	112.661	23	2591.201
H	6.42	16.64	106.829	48	5127.782
I	5.90	12.79	75.461	21	1584.681
J	5.75	12.79	73.543	14	1029.595
K	7.32	17.24	126.197	48	6057.446
K1	8.70	17.24	149.988	1	149.988
L	6.71	16.50	110.715	4	442.860
M	7.42	18.75	139.125	29	4034.625
M1	7.48x15.75-(1.89x3.03/2)		114.950	1	114.950
N	7.14	13.72	97.961	5	489.804
N1	6.86	22.47	154.144	1	154.144
N2	6.86	17.00	116.620	1	116.620
TOTAL.				504	56810.636

TOTAL AREA UNDER PLOTS = 14.038

DETAIL OF GREEN

	AREA IN SQMTR.	AREA IN ACS.	AREA PROVIDE	AREA REQUIRED
GREEN-I	2007.40	0.496	1.7472 %	(8616.00 sqm.) (2.13 acs.)
GREEN-II	1953.40	0.4826	1.70 %	
GREEN-III	1234.70	0.3051	1.0747 %	
GREEN-IV	3441.50	0.8504	3.00%	
TOTAL	8637.00	2.1341	7.5219 %	
STP MUMTY AREA	21.00			

DETAIL OF COMMUNITY FACILITIES FOR TRANSFER TO GOVERNMENT.

	AREA IN SQMTR.	AREA IN ACS.	AREA PROVIDE	AREA REQUIRED
COMMUNITY-I	4575.30	1.1305	3.9823 %	(11488.00 sqm.)
COMMUNITY-II	6933.70	1.7133	6.035 %	
TOTAL	11509.00	2.8438	10.02 %	

TOTAL PLOTS	NO. OF UNITS	POPULATION ALLOWED PER UNIT	PERCENTAGE PER ACRES
504	4	4.5	9072.00 /28.26 = 321.01 PPA
			SAY = 321.00 PPA

10.06 % Area (56810.636 sqm. of Total Saleable area) to be Mortgaged against (IDW B.G.) in Favour of DTCP Haryana.

TYPE OF PLOTS	PLOT nos.	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
		W	D			
C	35 - 37	6.60	15.00	99.00	3	297.00
C1	38 - 46	6.70	15.00	100.50	9	904.50
H	172 - 189	6.42	16.64	106.83	18	1922.94
G	348 - 370	6.71	16.79	112.66	23	2591.20
TOTAL.					53	5715.64

(1.412 Acs.)

TOTAL AREA = 5715.64 X 100 /56810.636 = 10.06 %

DETAIL OF MORTGAGED AREA WITH KILLA NO. FALLING UNDER 10.06 % against (IDW B.G.)

REC / KILLA NO.	AREA IN SQM.	AREA IN K - M - S
77//2	1924.42	03 - 16 - 01
77//20	1202.70	02 - 07 - 5
72//16/1	339.65	00 - 13 - 04
73//20	2251.48	04 - 09 - 0
	5715.64 sqm.	11 - 06 - 01

10.06 % Area (56810.636 sqm. of Total Saleable area) to be Mortgaged against (EDC B.G.) in Favour of DTCP Haryana.

TYPE OF PLOTS	PLOT nos.	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
		W	D			
J	107 - 120	5.75	12.79	73.54	14	1029.60
I	121 - 141	5.90	12.79	75.46	21	1584.66
H	142 to 170	6.42	16.64	106.83	29	3098.07
TOTAL.					64	5712.33

(1.412 Acs.)

TOTAL AREA = 5712.33 X 100 /56810.636 = 10.06 %

DETAIL OF MORTGAGED AREA WITH KILLA NO. FALLING UNDER 10.06 % against EDC B.G.

REC / KILLA NO.	AREA IN SQM.	AREA IN K - M - S
77//1/2/2	276.01	00 - 10 - 8
77//2	753.59	01 - 09 - 7
77//3	2010.93	03 - 19 - 5
77//4	2678.00	05 - 05 - 8
	5712.33 sqm.	11 - 06 - 1

AUTHORIZED SIGNATORY

SEEMA RANI
CA/2015/72259

ARCHITECT SIGNATURE

To be read with Licence No. 45. of 2023 Dated 1/3/2023.

That this Layout plan for an area measuring 28.3275 acres (Drawing No. 9038 Dated 02-03-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Aravali Infratech Pvt. Ltd, Sector-14, Kot behla Urban Complex District Panchkula, is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(ASHISH SHARMA) DTP(HQ)
(SUNITA SETHI) STP(M)HQ
(P.P. SINGH) CTP(HR)
(T.L. SATYAPRAKASH, IAS) DGTCP(HR)
(RAHUL SINGLA) ATP(HQ)
(DINESH KUMAR) PA(HQ)

M/S ARAVALI INFRATECH PVT. LTD.

CLIENT:- ADDRESS. 52, SECTOR-21B, FARIDABAD, HARYANA-121001.

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY) AT SECTOR-14, AREA MEASURING 28.3875 ACS. IN VILLAGE KOT, DISTRICT-PANCHKULA, HARYANA.

SCALE :- 1:1200	DATE:-DEC-2022	DESIGN BY:-PANKAJ KAPOOR M-8800093157