



DETAILS OF MORTGAGED AREA WITH KILLA NO. FALLING UNDER 10.45% against (IDW B.G.)

REC / KILLA NO.	AREA IN SQM.	AREA IN K - M - S
59/14/2	325.723	00 - 12 - 05
59/14/1	314.168	00 - 12 - 05
59/7	785.410	01 - 11 - 02
59/4	785.410	01 - 11 - 02
	2210.711	04 - 07 - 05

DETAILS OF MORTGAGED AREA WITH KILLA NO. FALLING UNDER 10.28% against (EDC B.G.)

REC / KILLA NO.	AREA IN SQM.	AREA IN K - M - S
59/14/2	288.898	00 - 11 - 04
59/14/1	314.168	00 - 12 - 05
59/7	785.410	01 - 11 - 02
59/4	785.410	01 - 11 - 02
	2173.886	04 - 06 - 04

10.45% Area (21146.593 sqm. of total saleable area) to be Mortgaged against (IDW B.G.) in Favour of DTCP Haryana.

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN	NO. OF PLOTS	AREA UNDER PLOTS
	W	D			
A	7.864	15.617	122.812	18	2210.711
TOTAL					2210.711

(0.5462 Acs.)

TOTAL AREA = 2210.711 X 100/21146.593 = 10.45%

10.28% Area (21146.593 sqm. of total saleable area) to be Mortgaged against (EDC B.G.) in Favour of DTCP Haryana.

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN	NO. OF PLOTS	AREA UNDER PLOTS
	W	D			
A	7.733	15.617	120.766	18	2173.886
TOTAL					2173.886

(0.5371 Acs.)

TOTAL AREA = 2173.886 X 100/21146.593 = 10.28%

To be read with Licence No. 79 of 2023 Dated 10/4/23

This that Layout plan for an area measuring 8.25625 acres (Drawing no. DTCP/9120 dated 11.04.23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by M/s Emerald Infraland LLP (earlier known Artech Buldcon LLP) in the revenue estate of Village-Kheri Kalan, Sector-97, 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 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)(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 coloniser/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.22/52/2005-5Power 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.

(PARVEEN CHAUHAN) DTP (HQ)
(VIJENDER SINGH) STP (HQ)
(R.P. SINGH) EPP (HR)
(T.L. SATYAPRAKASH, IAS) DTGCP (HR)

(NARINDER KUMAR) JD (HQ)
(OM PARKASH) DTP (HQ)

AREA STATEMENT :

DESCRIPTION	AREA IN SQ. METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
TOTAL AREA OF THE SCHEME	33411.858	8.25625	-	65%
A - AREA UNDER PLOTS	19810.119	4.895	59.29	ACHIEVED (A+B) 63.29%
B - AREA UNDER COMMERCIAL	1336.474	0.330	4.00%	
TOTAL PLOTS	150			

DETAIL OF PLOTS

PLOT TYPE	PLOT NUMBERS	PLOT DIMENSIONS (M)		NO. OF PLOTS	PLOT AREA (SQM.)	T. PLOT AREA (SQM.)
		W	D			
A	A77-A80	6.551	20.650	4	135.278	541.112
	A81	9.318	15.617	1	145.519	145.519
	A82-A99	7.864	15.617	18	122.812	2210.711
	A100-A117	7.733	15.617	18	120.766	2173.886
B	A118-A121	9.092	15.617	4	142.005	568.020
	B122-B125	9.093	15.617	4	142.005	568.020
	B126-B143	7.733	15.617	18	120.766	2173.779
	B144-B149	6.960	15.617	6	108.694	652.164
	B150	8.532	15.617	1	133.244	133.244
	B1-B2	8.532	15.617	2	133.244	266.488
C	B3-B14	6.960	15.617	12	108.694	1304.328
	B15-B30	7.830	18.929	16	148.214	2371.424
	C31-C51	7.830	18.929	21	148.214	3112.494
D	C52-C61	7.596	18.929	10	143.784	1437.840
	D62-D76	8.641	16.596	15	143.406	2151.090
TOTAL		150	1996.645	19810.119		

TOTAL AREA UNDER PLOTS = 4.895 ACS.

DETAIL OF GREEN

	AREA IN SQ MTR.	AREA IN ACS.	AREA PROVIDE	AREA REQUIRED
GREEN A	1784.425	0.440941		
GREEN B	741.582	0.183249		
TOTAL (A+B)	2526.007	0.62419	7.560%	2505.889 sqm.
STP MUMTY AREA	19.80			

0.825 acres of Land Reserved For Community Facilities for Transfer to Government.

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
150	13.5	2025	2025 / 8.25625 = 245.26
			SAY = 245 PPA

ABHISHEK RAWAT
Architect
CA/2022/144892

Abhishek Rawat

EMERALD INFRLAND LLP
Authorized Signatory

ARCHITECT / TOWN PLANNER AUTHORIZED SIGNATURE

EMERALD INFRLAND LLP

CLIENT ADDRESS - HOUSE NO. 374, SECTOR 17, FARIDABAD, HARYANA- 121002

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY) AT SECTOR - 97, AREA MEASURING 8.25625 ACS. IN VILLAGE TAJUPUR, DISTRICT - FARIDABAD, HARYANA

SCALE:- 1 : 900 DATE:- MAR - 2023 DESIGNED BY:- ABHISHEK RAWAT