

SANCTIONED LAYOUT PLAN FOR LICENSE NO. 187 OF 2022

TOTAL AREA OF THE SCHEME	=	8.10625	Acres
AREA UNDER 12 MTR WIDE SERVICED ROAD	=	0.4807	Acres
NET PLANNED AREA	=	7.6256	Acres
100% OF 12 MTR WIDE SERVICED ROAD	=	0.4807	Acres
TOTAL PLANNED AREA FOR PLANNING	=	8.10625	Acres
AREA UNDER COMMERCIAL	=	0.3243	Acres 4.00 %
AREA UNDER PLOTS	=	3.8802	Acres 47.87 %
TOTAL SALEABLE AREA	=	4.2045	Acres 51.87 %

BLOCK	PLOT Nos	TYPE	SIZE	AREA	TOTAL NOS OF PLOTS	TOTAL AREA
A	A1-A26	Type A	5.39 x 15.00	80.85	25	2,021.25 Sq.Mt
B	B1-B19	Type C1	6.11 x 16.35	99.90	18	1,798.17 Sq.Mt
C	C1-C21	Type B1	5.50 x 14.50	79.75	20	1,595.00 Sq.Mt
D	D1-D6	Type B1	5.50 x 14.50	79.75	6	478.50 Sq.Mt
E	E1-E7	Type B1	5.50 x 14.50	79.75	7	558.25 Sq.Mt
F	F1-F10	Type B1	5.50 x 14.50	79.75	10	797.50 Sq.Mt
F11-F21	Type B2	5.50 x 14.90	81.95	10	819.50 Sq.Mt	
G	G1-G19	Type C1	6.11 x 16.35	99.90	18	1,798.17 Sq.Mt
H	H1-H19	Type C1	6.11 x 16.35	99.90	18	1,798.17 Sq.Mt
I	I1-I34	Type C2	6.10 x 16.50	100.65	33	3,321.45 Sq.Mt
I35	Type D	8.38 x 10.45	87.57	1	87.57 Sq.Mt	
I36	Type E	8.38 x 12.16	101.90	1	101.90 Sq.Mt	
I37	Type F	8.38 x 13.84	115.94	1	115.94 Sq.Mt	
I38	Type G	6.86 x 16.35	112.16	1	112.16 Sq.Mt	
I38-I40	Type C2	6.10 x 16.35	99.74	3	299.21 Sq.Mt	
				172	15,702.74 Sq.Mt	
				OR		
					3,880.2 Acres	

TOTAL DENSITY	=	172	x	13.50	@ Person's per Plot
	=	2322	÷	8.10625	Acres
	=	286.45	PPA	Against 240-400	PPA permissible

REQUIRED GREEN	=	0.6080	Acres	7.50% of Total area of the Scheme
GREEN AREA PROVIDED	=	0.617	Acres	
ORGANISED GREEN	=	0.617	Acres	
TOTAL GREEN PROVIDED	=	0.617	Acres	7.81 %

REQUIRED AREA	=	0.811	Acres	10% of Total area of the Scheme
PROVIDED AREA	=	0.8114	Acres	10.01% of Total area of the Scheme

LOTS FREEZED FALLING UNDER ROW OF 11 KV HT LINE TILL SHIFTED AT SITE FOR SALE

BLOCK	PLOT NOS	No. of Plots	AREA OF SINGLE PLOT	TOTAL AREA
B	B1-B7	7	99.90	699.29
	B10-B12	3	79.75	239.25
I	I1-15	5	100.65	503.25
TOTAL		15		1441.79

UG-STP,UGT, ET and MILK-VEGETABLE BOOTH AREA

Sr. No.	PLOT	DIMENSION (sqm)	AREA (sqm)
L	x	w	
1	MILK-VEGETABLE BOOTH	5.0 x 5.5	27.5
2	UG STP AREA	16.16 x 28.10	454.096
3	UGT AREA	AREA AS PER P-LINE	209.41
4	ESS AREA	4.0 x 13.0	52

PROPOSED LAYOUT PLAN FOR LC-4566

TOTAL AREA OF THE SCHEME	=	5.34375	Acres
AREA UNDER 24M WIDE CIRCULATION ROAD & 12M WIDE SERVICE ROAD	=	0.6576	Acres
BALANCE AREA	=	4.6862	Acres
100% OF ROAD AREA	=	0.6576	Acres
TOTAL NET PLANNED AREA FOR PLANNING	=	5.34375	Acres
AREA UNDER COMMERCIAL	=	0.21300	Acres 3.99 %
AREA UNDER PLOTS	=	2.3873	Acres 44.67 %
TOTAL SALEABLE AREA	=	2.6003	Acres 48.66 %

Block	PLOT Nos	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
J	J1-J3	8.29 x 12.00	75.00	3	225.000 Sq.Mt
K	K1-K18	5.85 x 14.50	84.825	18	1,526.850 Sq.Mt
L	L1-L24	5.59 x 14.50	81.055	24	1,945.320 Sq.Mt
M	M1-M9	5.85 x 14.50	84.825	9	763.425 Sq.Mt
N	N1-N3	8.38 x 15.50	106.640	3	319.920 Sq.Mt
N4-N12	6.39 x 15.50	99.045	9	891.405 Sq.Mt	
N13-N19	8.86 x 15.50	106.330	7	744.310 Sq.Mt	
O	O1-O16	7.06 x 20.85	146.789	16	2,352.624 Sq.Mt
P	P1-P8	7.06 x 16.15	114.018	8	912.152 Sq.Mt
				97	9,661.006 Sq.Mt
				OR	
					2,387.3 Acres

TOTAL DENSITY	=	97	x	18.00	@ Person's per Plot
	=	1746	÷	5.34375	Acres
	=	326.74	PPA	Against 240-400	PPA permissible

REQUIRED GREEN	=	0.4008	Acres	7.50% of Total area of the Scheme
GREEN AREA PROVIDED	=	0.316	Acres	
ORGANISED GREEN	=	0.087	Acres	
TOTAL GREEN PROVIDED	=	0.403	Acres	7.54 %

REQUIRED AREA	=	0.534	Acres	10% of Total area of the Scheme
PROVIDED AREA	=	0.536	Acres	10.03% of Total area of the Scheme

Architect:

Ujjawal Kumar Roy
CA/2007/40109

Owner's Sign.:

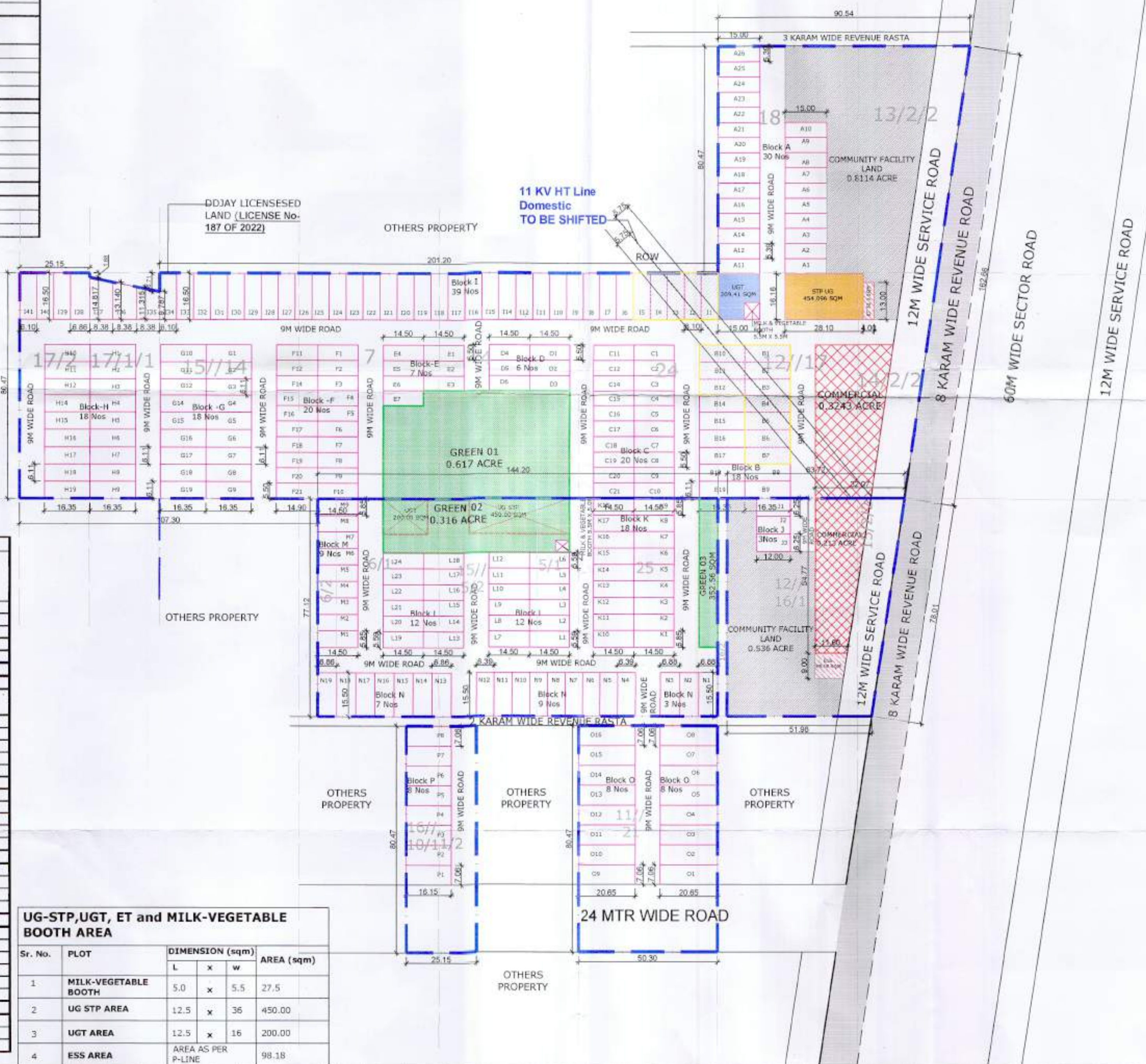
For Green Field Cityscapes Pvt. Ltd.
Authorised Signatory

REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY-2016) OF LICENSE NO. 187 OF 2022, DATED:16.11.2022) MEASURING 8.10625 ACRES AND PROPOSED LAYOUT PLAN OF LC-4566 MEASURING 5.34375 ACRES, TOTALING AREA IS 13.450 ACRES, BOTH FALLING IN VILLAGE DAYALPUR, SECTOR 114, SUB TEHSIL DAYALPUR AND DISTRICT FARIDABAD, BOTH BEING DEVELOPED BY M/S GREEN FIELD CITYSCAPES PRIVATE LIMITED.

12M WIDE SERVICE ROAD

60M WIDE SECTOR ROAD

12M WIDE SERVICE ROAD



To be read with Licence No. 19 of 2023 Dated 02/02/2023

This Revised Layout plan for an additional area measuring 5.34375 acres (Drawing No. DTCP*141 dated 03-02-22) in addition to already license granted area measuring 8.10625 acres (License No. 187 of 2022 dated 16.11.2022) Totaling area 13.45 acres which is issued in respect of Affordable Plotted Colony (Under Deem Dayal Jan Awas Yojna) being developed by Green Field Cityscapes Pvt. Ltd. & Others in the revenue estate of village-Dayalpur, Sector-114, 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 licensee.
- 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.
- An 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(i)(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 H5VP 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PRAVEEN CHAUHAN) DTCP (HQ)
(VJENDER SINGH) STP (HQ)
(P. P. SINGH) ATP (HR)
(T.L. SATYAPRASHAS, IAS) DTCP (HR)
(NARINDER KUMAR) JD (HQ)
(OM PRAKASH) ATP (HQ)

TOTAL AREA OF THE SCHEME	=	13.450	Acres
AREA UNDER 12 MTR WIDE SERVICED ROAD	=	1.1385	Acres
NET PLANNED AREA	=	12.3117	Acres
100% OF 12 MTR WIDE SERVICED ROAD	=	1.1385	Acres
TOTAL PLANNED AREA FOR PLANNING	=	13.450	Acres
AREA UNDER COMMERCIAL	=	0.5372	Acres 3.99 %
AREA UNDER PLOTS	=	8.2603	Acres 46.60 %
TOTAL SALEABLE AREA	=	8.8668	Acres 50.93 %

Block	PLOT Nos	SIZE	AREA	TOTAL NOS OF PLOTS	TOTAL AREA
A	A1-A26	5.39 x 15.00	80.85	25	2,021.25 Sq.Mt
B	B1-B19	6.11 x 16.35	99.90	18	1,798.17 Sq.Mt
C	C1-C21	5.50 x 14.50	79.75	20	1,595.00 Sq.Mt
D	D1-D6	5.50 x 14.50	79.75	6	478.50 Sq.Mt
E	E1-E7	5.50 x 14.50	79.75	7	558.25 Sq.Mt
F	F1-F10	5.50 x 14.50	79.75	10	797.50 Sq.Mt
F11-F21	Type B2	5.50 x 14.90	81.95	10	819.50 Sq.Mt
G	G1-G19	6.11 x 16.35	99.90	18	1,798.17 Sq.Mt
H	H1-H19	6.11 x 16.35	99.90	18	1,798.17 Sq.Mt
I	I1-I34	6.10 x 16.50	100.65	33	3,321.45 Sq.Mt
I35	Type D	8.38 x 10.45	87.57	1	87.57 Sq.Mt
I36	Type E	8.38 x 12.16	101.90	1	101.90 Sq.Mt
I37	Type F	8.38 x 13.84	115.94	1	115.94 Sq.Mt
I38	Type G	6.86 x 16.35	112.16	1	112.16 Sq.Mt
I38-I40	Type C2	6.10 x 16.35	99.74	3	299.21 Sq.Mt
				172	15,702.74 Sq.Mt
				OR	
					3,880.2 Acres

TOTAL DENSITY	=	209	x	18.00	@ Person's per Plot
	=	4942	÷	13.45000	Acres
	=	365.00	PPA	Against 240-400	PPA permissible

REQUIRED GREEN	=	1.0088	Acres	7.50% of Total area of the Scheme
GREEN AREA PROVIDED	=	0.817	Acres	
ORGANISED GREEN	=	0.316	Acres	
TOTAL GREEN PROVIDED	=	0.897	Acres	7.88 %

REQUIRED AREA	=	1.345	Acres	10% of Total area of the Scheme
PROVIDED AREA	=	1.3474	Acres	10.02% of Total area of the Scheme

