

TOTAL AREA OF LAND = 14.58958 ACRES (59041.841 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
NET PLANNED AREA = 14.55623 Acres (58906.879 Sq.mt.)						
Required Open space Area (7.5%)	1.094	4428.138	7.5	1.299	5256.740	8.903
10% area to be transferred free of cost to the govt.	1.459	5904.184	10.0	1.468	5939.310	10.059
Permissible commercial area	0.582	2356.275	4.0	0.522	2111.270	3.584
Area Under Plots	8.879	35933.196	61.0	7.901	31973.954	54.279
Total permissible area	9.462	38289.471	65.0	8.423	34085.224	57.86
Permissible Density	240-400 ppa		260X13 S/14-58958	240.58		PPA
Achieved Density	240.58	PPA				

	ACRES
A. TOTAL APPLIED SITE AREA	14.58958
B. AREA FALLS IN 30.0 M WIDE GREEN BELT (including 12.0 m wide service road)	0.0667
C. BALANCE SITE AREA	14.52288
D. 50% AREA OF 30.0 M GREEN BELT (B)	0.03335
E. NET PLANNED AREA (C+D)	14.55623

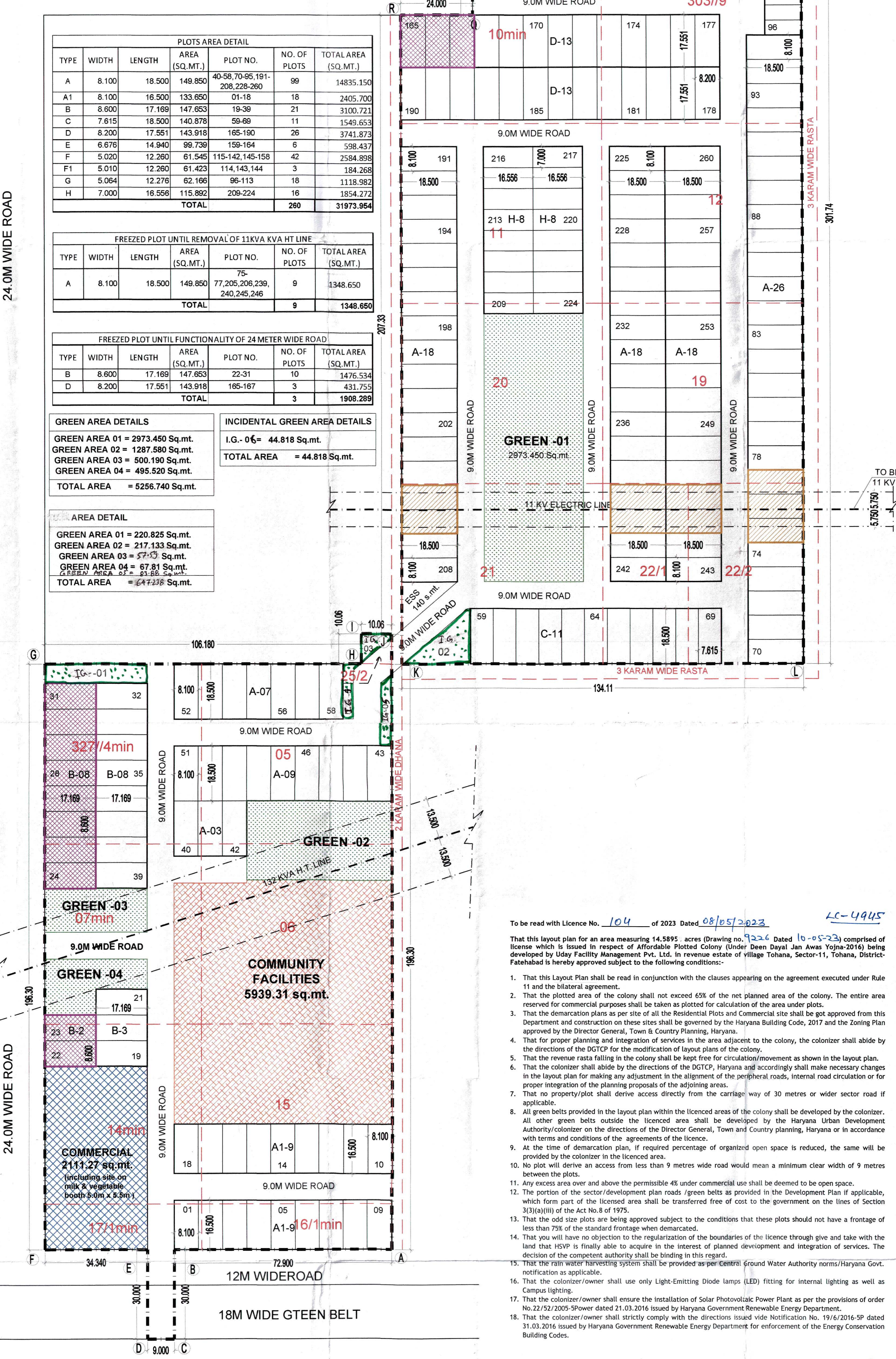
PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	8.100	18.500	149.850	40-58,70-95,191-208,228-260	99	14835.150
A1	8.100	16.500	133.650	01-18	18	2405.700
B	8.600	17.169	147.653	19-39	21	3100.721
C	7.615	18.500	140.878	59-69	11	1549.653
D	8.200	17.551	143.918	165-190	26	3741.873
E	6.676	14.940	99.739	158-164	6	598.437
F	5.020	12.260	61.545	115-142,145-158	42	2584.898
F1	5.010	12.260	61.423	114,143,144	3	184.268
G	5.064	12.276	62.166	96-113	18	1118.982
H	7.000	16.556	115.892	209-224	16	1854.272
<b>TOTAL</b>					<b>260</b>	<b>31973.954</b>

FREEZED PLOT UNTIL REMOVAL OF 11KVA KVA HT LINE						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	8.100	18.500	149.850	77,205,206,239,240,245,246	9	1348.650
<b>TOTAL</b>					<b>9</b>	<b>1348.650</b>

FREEZED PLOT UNTIL FUNCTIONALITY OF 24 METER WIDE ROAD						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
B	8.600	17.169	147.653	22-31	10	1476.534
D	8.200	17.551	143.918	165-167	3	431.755
<b>TOTAL</b>					<b>3</b>	<b>1908.289</b>

GREEN AREA DETAILS		INCIDENTAL GREEN AREA DETAILS	
GREEN AREA 01 = 2973.450 Sq.mt.	I.G. - 06 = 44.818 Sq.mt.	TOTAL AREA = 44.818 Sq.mt.	
GREEN AREA 02 = 1287.580 Sq.mt.			
GREEN AREA 03 = 500.190 Sq.mt.			
GREEN AREA 04 = 495.520 Sq.mt.			
<b>TOTAL AREA = 5256.740 Sq.mt.</b>			

AREA DETAIL	
GREEN AREA 01 = 220.825 Sq.mt.	
GREEN AREA 02 = 217.133 Sq.mt.	
GREEN AREA 03 = 57.53 Sq.mt.	
GREEN AREA 04 = 67.81 Sq.mt.	
GREEN AREA 05 = 53.88 Sq.mt.	
<b>TOTAL AREA = 647.238 Sq.mt.</b>	



To be read with Licence No. 104 of 2023 Dated 08/05/2023 LC-4945

This layout plan for an area measuring 14.5895 acres (Drawing no. 9226 Dated 10-05-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Uday Facility Management Pvt. Ltd. in revenue estate of village Tohana, Sector-11, Tohana, District-Fatehabad 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 DGTCP 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 DGTCP, 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 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 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 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.
- 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

**LEGEND:-**

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- OPEN/GREEN
- FREEZED PLOT UNTIL REMOVAL OF 11KVA HT LINE
- FREEZED PLOT UNTIL FUNCTIONALITY OF 24 METER WIDE ROAD

**TITLE:-**  
**PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 14.58958 ACRES (116K-14M-3S) FALLING IN THE REVENUE ESTATE OF Village -TOHANA, Sector-11, Tehsil TOHANA and Distt. FATEHABAD (HR) BEING DEVELOPED BY - M/S UDAY FACILITY MANAGEMENT PVT. LTD.)**

**OWNERS SIGNATURE:-** **ARCHITECT SIGNATURE:-**

**DRAWING TITLE:**  
**LAYOUT PLAN**

**DATE:-** NOV.-2022 **NORTH** **SHEET NO.** 01

**SCALE:-** 1:700(A1)

(RAKESH BANSAL) DTP (HQ) (SANJAY KUMAR) STP (E&V) (SUREKHA YADAV) ATP(HQ) (P.P. SINGH) CTP(HR) (T.L. SATYAPRAKASH IAS) DGTPC (HR) (PARVEEN KUMAR) JD(HQ)