

UD AREA CALCULATION										(AREAS IN sq mtrs.)	
ITEM	L	B	X	FACTOR	X	NO	=	SQ.MT			
UD1a	3.687	2.348	x	0.5	x	41.115	=	124.064			
UD1b	2.348	2.088	x	0.5	x	7.976	=	17.690			
UD1c	2.088	1.010	x	0.5	x	33.039	=	51.177			
UD1d	1.010	1.500	x	0.5	x	13.393	=	16.808			
UD-1 TOTAL AREA								=	209.739		
UD-2	8.382	13.397	x	0.5	x	1	=	56.147			
UD-3	1.206	60.351	x	1.0	x	1	=	72.783			
TOTAL								=	338.669		
ACRES								=	0.08369		

GREEN AREA PROPOSED		
G1	=	792.932 SQ.M.
G2	=	191.195 SQ.M.
G3	=	2400.461 SQ.M.
G4	=	142.754 SQ.M.
TOTAL		= 3527.343 SQ.M.
ACRES		= 0.87163

SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL PLOT AREA	11.57500	46842.289		11.57500	46842.289	
AREA UNDER U.D.				0.08369	338.669	
AREA FALLING UNDER PROPOSED 60 M WIDE GREEN BELT				0.16702	675.907	
50 % BENEFIT OF AREA FALLING UNDER PROPOSED 60 M WIDE GREEN BELT				0.08351	337.954	
NET PLANNED AREA (TOTAL PLOT AREA) - (50 % BENEFIT OF AREA FALLING UNDER PROPOSED 60 M WIDE GREEN BELT)	11.40780	46165.666		11.40780	46165.666	
OPEN AREA UNDER GREEN/PARK	0.86813	3513.172	7.50	0.87163	3527.343	7.53
COMMUNITY FACILITIES	1.15750	4684.229	10.00	1.16185	4701.838	10.04
COMMERCIAL AREA	0.45631	1846.627	4.00	0.44888	1816.566	3.93
AREA UNDER PLOTS	6.95876	28161.056	61.00	6.25270	25303.722	54.81
TOTAL PERMISSIBLE SALEABLE AREA	7.41507	30007.683	65.00	6.70158	27120.288	58.75

DENSITY		240 to 400 persons per acre (PPA).	
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).		
TOTAL POPULATION	203	X	13.50
PPA	2741	/	11.40780
		=	2740.5
		=	240.230%

NOTE - PLOTS FALLING UNDER ROW OF 33KV HT LINE SHALL BE KEPT FROZED TILL THE SHIFTING OF HT LINES

LEGENDS

- PLOT BOUNDARY
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- TRANSFORMER = 4 SQ.M.
- AREA UNDER 60 M WIDE GREEN BELT
- PLOTS UNDER HT LINE TO FREEZED TILL SHIFTING OF HT LINE
- GREEN AREA
- IG
- PLOT
- PROPOSED ROAD
- REVENUE RASTA
- REVENUE DHANA
- U.D.
- 33 KV HT LINE

SHEET NO. - 01/04

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architect/designer for clarification before proceeding. All drawings, designs & specifications are the property of RRITAM design and shall not be used in part of its entirety without written permission.

JOB TITLE -
LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 11.57500 ACRES OR 92 K. - 12 M. OR 46,842.289 SQ.M. AT SECTOR-28, VILLAGE BAROT, TEHSIL GANAUR, DISTRICT, SONIPAT, HARYANA

TO BE DEVELOPED BY-
M/S RISHIKA EDIFICE LLP.

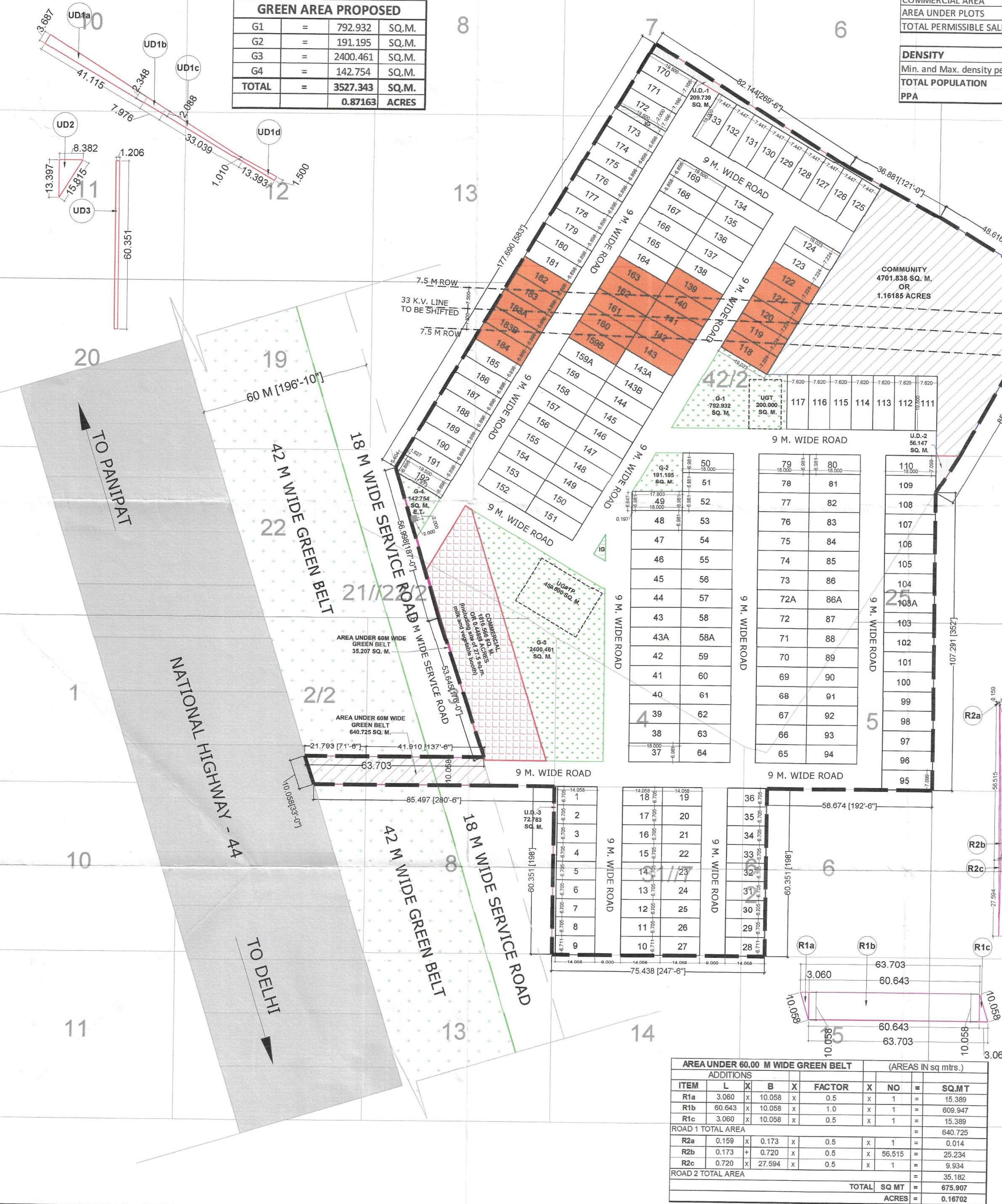
RRITAM DESIGN
D-11, 1st FLOOR, PRASHANT VIHAR, ROHINI, DELHI-110085, INDIA
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ARCHITECT : **APPLICANT :**

RISHIKA EDIFICE LLP
Partner/Author Signatory

DATE : 06-06-2023
SCALE : 1: 1000 @A1
DRAWN BY : KARAN

NORTH
W E S



PLOTS UNDER HT LINE TO FREEZED TILL SHIFTING OF HT LINE

SR.	PLOTS	SIZE	AREA SQ.M.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
1	118 122	7.224 x 19.023	= 137.422	5	687.111
2	139 143	6.858 x 19.500	= 133.731	5	668.655
3	159B	6.858 x 19.500	= 133.731	1	133.731
4	160 163	6.858 x 19.500	= 133.731	4	534.924
5	182 183	6.898 x 19.500	= 134.511	2	269.022
6	183A 183B	6.898 x 19.500	= 134.511	2	269.022
7	184	6.898 x 19.500	= 134.511	1	134.511
TOTAL				SQ MT	2696.976
				ACRES	0.66644
TOTAL NO. OF PLOTS =				20	

AREA STATEMENT FOR THE PROPOSED TOWNSHIP

SR.	PLOTS	SIZE	AREA SQ.M.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
1	1	6.705 x 14.058	= 94.259	8	754.071
2	9	6.711 x 14.058	= 94.343	2	188.686
3	11 26	6.705 x 14.058	= 94.259	16	1508.142
4	27 28	6.711 x 14.058	= 94.343	2	188.686
5	29 36	6.705 x 14.058	= 94.259	8	754.071
6	37 42	6.981 x 18.000	= 125.658	6	753.948
7	43A	6.981 x 18.000	= 125.658	1	125.658
8	43	6.981 x 18.000	= 125.658	6	753.948
9	49	(6.981 X 17.803)=124.282 +(6.647+6.981)/2 x 0.197 = 1.342 = 124.282 + 1.342 = 125.624	= 125.624	1	125.624
10	50 58	6.981 x 18.000	= 125.658	9	1130.922
11	58A	6.981 x 18.000	= 125.658	1	125.658
12	59 72	6.981 x 18.000	= 125.658	14	1759.212
13	72A	6.981 x 18.000	= 125.658	1	125.658
14	73 86	6.981 x 18.000	= 125.658	14	1759.212
15	86A	6.981 x 18.000	= 125.658	1	125.658
16	87 94	6.981 x 18.000	= 125.658	8	1005.264
17	95 110	7.099 x 18.000	= 127.782	16	2044.512
18	111 117	7.620 x 19.500	= 148.590	7	1040.130
19	118 124	7.224 x 19.023	= 137.422	7	961.955
20	125 133	7.447 x 18.000	= 134.046	9	1206.414
21	134 143	6.858 x 19.500	= 133.731	10	1337.310
22	143A 143B	6.858 x 19.500	= 133.731	2	267.462
23	144 159	6.858 x 19.500	= 133.731	16	2139.696
24	159A 159B	6.858 x 19.500	= 133.731	2	267.462
25	160 169	6.858 x 19.500	= 133.731	10	1337.310
26	170	7.168 x 19.500	= 139.776	2	279.552
27	171 172	7.166 x 19.500	= 139.737	2	279.474
28	173 183	6.898 x 19.500	= 134.511	11	1479.621
29	183A 183B	6.898 x 19.500	= 134.511	2	269.022
30	184 191	6.898 x 19.500	= 134.511	8	1076.088
31	192	(6.898 X 17.873) = 123.288 +(6.898+5.404)/2 x 1.627 = 10.007 = 123.288 + 10.007 = 133.295	= 133.295	1	133.295
TOTAL				SQ MT	25303.722
				ACRES	6.25270
TOTAL NO. OF PLOTS =				203	

To be read with Licence No. 134 of 2023 Dated 28/06/2023

- This Layout plan for an area measuring 11.57500 acres (Drawing no. DTCP/9358 dated 28-06-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Rishika Edifice LLP in the revenue estate of village-Barot, Sector-28, Ganaur, District-Sonapat 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 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.

(R.S. BATH) DTP (HQ) (SANJAY KUMAR) STP (HQ) (P. P. SINGH) CTP (HR) (T. L. SATYAPRAKASH, IAS) DGTPC (HR)

(NARINDER KUMAR) JD (HQ) (SUREKHA YADAV) ATP (HQ)