



AREA DEVELOPMENT FOR EXISTING COLONY				
S. NO.	DETAILS	PROPOSED AREA IN SQ.M.	EXISTING AREA IN SQ.M.	PROPOSED CHANGE
1	NET PLANNED AREA	10000	10000	0
2	AREA UNDER ROAD / DRIVE	10000	10000	0
3	AREA UNDER EXISTING BUILDING	10000	10000	0
4	AREA UNDER EXISTING OPEN SPACE	10000	10000	0
5	AREA UNDER EXISTING PLANT	10000	10000	0
6	TOTAL PROPOSED AVAILABLE AREA	10000	10000	0

  

DETAILS OF PLOTS				
S. NO.	TYPE	NO. OF PLOTS	NO. OF ALLOTS	TOTAL AREA
1	RESIDENTIAL	100	100	10000
2	COMMERCIAL	10	10	1000
3	INDUSTRIAL	10	10	1000
4	OPEN SPACE	10	10	1000
5	PLANT	10	10	1000
6	TOTAL	140	140	14000

RPS INFRASTRUCTURE LTD.  
 AUTHORIZED SIGNATORY  
 AR. SHYAM KUMAR  
 CA No. 73394

To be read with Licence No. 11 of 2019 Dated 01-02-2019

- The entire plot area of 10000 sqm measuring 5.4875 acres (Drawing No. DTCP-6741 dated 04-03-2019) comprised of houses which is located in respect of Affordable Residential Plotted Colony (Group Town) layout, Area 70/101 being developed by RPS Infrastructure Ltd. in Sector 88, Faridabad is hereby approved subject to the following conditions:-
- This Site Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- The proposed area of the colony shall not exceed 60% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken in consideration for calculation of the area under plan.
- The development plan as per the list of all the Residential Plot and Commercial area shall be get approved from this Department and construction on these plots shall be governed by the Haryana Building Code, 2017 and from this Department and construction on these plots shall be governed by the Haryana Building Code, 2017 and this for proper planning and integration of services in the area adjacent to the colony, the colonist shall abide by the directions of the DTCP for the modification of layout plan of the colony.
- The residential areas falling in the colony shall be laid out for circulation/throughout as shown in the layout plan.
- The colonist shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment to 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 meters or wider section road if applicable.
- All green belts provided in the layout plan within the bounded area of the colony shall be developed by the colonist. All other green belts outside the bounded area shall be developed by the Haryana Urban Development Authority/Colonist on the directions of the Director, Town and Country Planning, Haryana or its accordance with terms and conditions of the agreement of the colony.
- At the time of demarcation plan, if applicable percentage of organized open space is reduced, the same will be provided by the colonist in the bounded area.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any access area reserved above the permissible use under commercial use shall be deemed to be open space. The portion of the area development plan roads / green belts as provided in the Development Plan of the colony, which form part of the bounded area shall be transferred free of cost to the government on the date of sanction of the layout plan of the Act No. 8 of 1975.
- The odd end area being approved subject to the conditions that these plots should not have a frontage of less than 30% of the standard frontage where demarcated.
- The colonist shall ensure that the layout plan shall be approved by the concerned authority and thereafter of the services. The use of the concerned authority shall be binding on the plot.
- The fire fighting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification, if applicable.
- The colonist shall use only Light Emitting Diode (LED) lighting for internal lighting as well as external lighting.
- The colonist shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2011 issued by Haryana Government, Renewable Energy Department vide Notification No. HV/2016-3 Power dated 14.03.2016.
- The colonist shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/25222/Power dated 21.03.2016 issued by Haryana Government, Renewable Energy Department.
- The colonist shall ensure that the development shall be in accordance with the notification No. HV/2016-3 dated 14.03.2016 issued by Haryana Government, Renewable Energy Department for enforcement of the Energy Conservation Building Code.

DESIGN & DEVELOPMENT BY:  
**RPS INFRASTRUCTURE LTD.**  
 1117-1120, DLF Tower-B,  
 Jasola District Center, New Delhi - 110025  
 TEL : 011 - 4054 3200

PROJECT:  
**PROPOSED PLOTTED COLONY UNDER DDJAY, AT SEC. 88 FARIDABAD**

DRAWING TITLE:  
**LAYOUT PLAN OF THE PROPOSED COLONY (SCHEMATIC ARRANGEMENT)**

DATE: 24 MAY 2018	REVISION
DESIGNED BY: RPN	RO
DRAWN BY: AS	
DESIGN BY: RPN	
SCALE: 1:500	DRAWING NO.
PRINT DT: 01-11	R P S - P D A - A 0 0 0

(P. K. SINGH) DTCP (R)

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(L. K. SINGH) DTCP (R)

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(S. K. SINGH) DTCP (R)

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