

AREA STATEMENT			
S.NO	PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS
TOTAL AREA OF SITE	--	27518.621	6.800
AREA UNDER 12 METER WIDE ROAD SERVICE	--	124.176	0.030
BALANCED SITE AREA	--	27394.445	6.770
50 % OF THE AREA UNDER 12 METER WIDE ROAD SERVICE	--	62.088	0.015
NET PLANNED AREA	--	27456.533	6.785
PERMISSIBLE AREA UNDER RESIDENCIAL PLOT	61%	16748.485	4.139
PERMISSIBLE AREA UNDER COMMERCIAL	4%	1098.261	0.271
GREEN AREA	7.50%	2063.897	0.510
AREA UNDER COMMUNITY AREA	10%	2751.862	0.680
PROPOSED AREA			
PROPOSED RESIDENTIAL AREA	54.66%	15008.365	3.709
COMMUNITY AREA	10%	2751.862	0.680
GREEN AREA	7.54%	2074.554	0.513
COMMERCIAL AREA	4.00%	1098.261	0.271
TOTAL SALABLE AREA ( PLOT AREA + COMMERCIAL AREA )	58.66%	16106.626	3.980
PERMISSIBLE DENSITY REQUIRED	=	240-400	PPA
PROPOSED DENSITY CALCULATION	121	X	13.5
	240.75		PPA

TABLE FOR MORTGAGE DEED					
SR.NO.	SIZE	AREA IN SQM	NOS OF PLOTS	TOTAL AREA IN SQM	
TYPE-B	15.921 X	6.116	97.373	3	292.119
TYPE-C	16.150 X	6.468	104.458	10	1044.582
TYPE-D	20.000 X	6.977	139.540	14	1953.560
TOTAL PLOTS (AREA IN SQM)			27		3290.261

DETAIL OF LAND AREA FOR MORTGAGE DEED				
VILLAGE	RECT. NO.	KILL NO.	AREA	
			K	M
KHERI KALAN	76	17/1	1	14
		14	2	18
		15	1	0
		16/1	0	19
			4	51
TOTAL			6	11
			0.81	acres

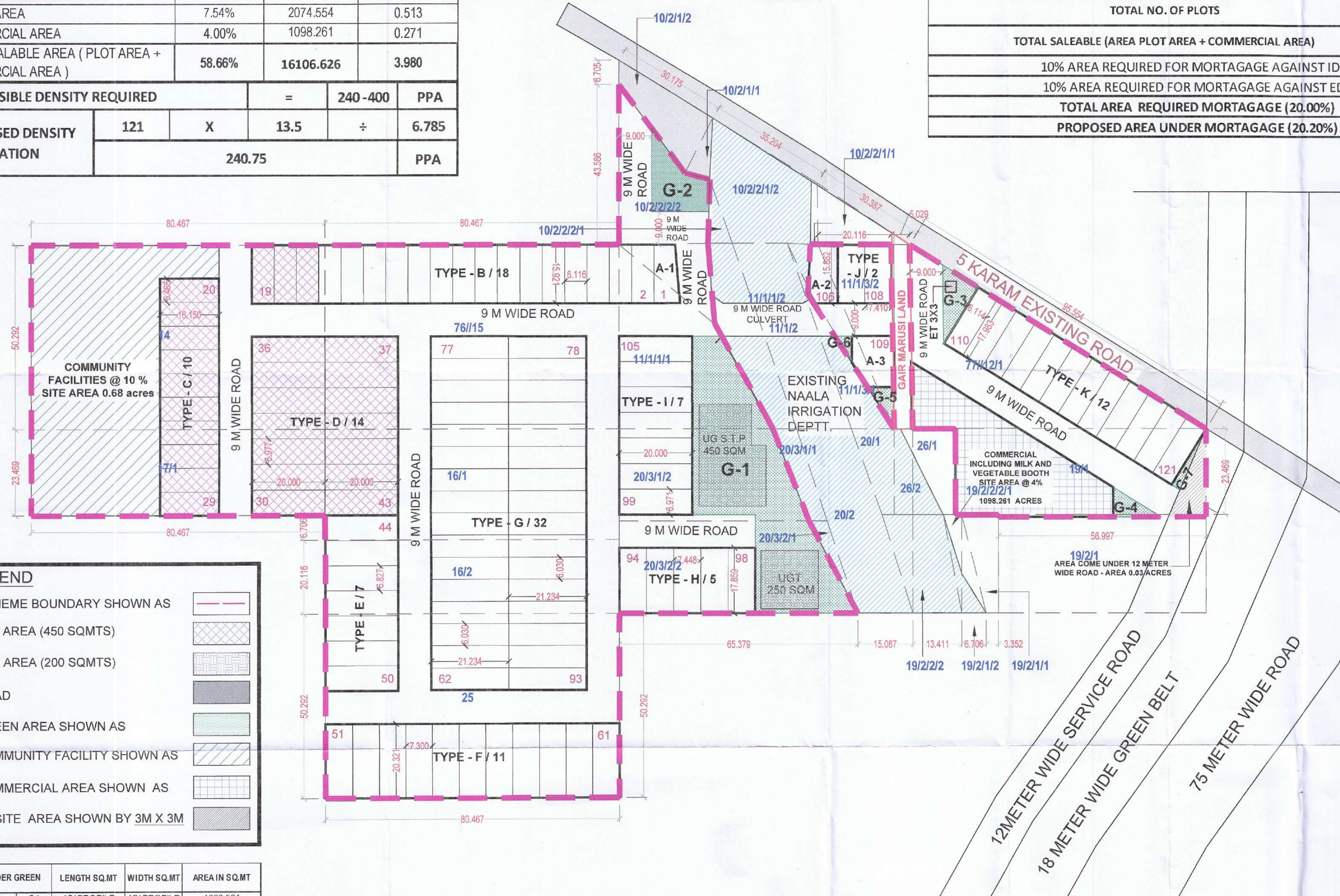
PLOT AREA DETAIL								
PLOT NO	TYPE	LENGHT	WIDTH	AREA SQMTS	SQ.YARDS	NO. OF PLOT	TOTAL AREA IN SQMT	TOTAL AREA IN SQ. YARDS
1	A-1	AS/ PROFILE	AS/ PROFILE	101.989	122.386	1	101.989	122.386
2-19	B	15.921	6.116	97.373	116.847	18	1752.711	2103.253
20-29	C	16.150	6.468	104.458	125.350	10	1044.582	1253.498
30-43	D	20.000	6.977	139.540	167.448	14	1953.560	2344.272
44-50	E	20.000	6.827	136.540	163.848	7	955.780	1146.936
51-61	F	20.321	7.300	148.343	178.012	11	1631.776	1958.132
62-93	G	21.234	6.030	128.041	153.649	32	4097.313	4916.775
94-98	H	17.859	7.448	133.014	159.617	5	665.069	798.083
99-105	I	20.000	6.971	139.420	167.304	7	975.940	1171.128
106	A-2	AS/ PROFILE	AS/ PROFILE	124.898	149.877	1	124.898	149.877
107-108	J	15.882	7.410	117.686	141.223	2	235.371	282.445
109	A-3	AS/ PROFILE	AS/ PROFILE	150.000	180.000	1	150.000	180.000
110-121	K	17.983	6.114	109.948	131.938	12	1319.377	1583.252
TOTAL NO. OF PLOTS						121	15008.365	18010.038
TOTAL SALEABLE (AREA PLOT AREA + COMMERCIAL AREA)							16106.626	Sq.Mts
10% AREA REQUIRED FOR MORTGAGGE AGAINST IDW							1610.663	
10% AREA REQUIRED FOR MORTGAGGE AGAINST EDC							1610.663	
TOTAL AREA REQUIRED MORTGAGGE (20.00%)							3221.325	
PROPOSED AREA UNDER MORTGAGGE (20.20%)							3290.261	Sq.Mts

AFFORDABLE PLOTTED COLONY ON THE LAND MEASURING 6.80 ACRES UNDER DEEN DAYAL JAN AWAS YOJNA HOUSING POLICY 2016 AND POLICY EXTENSION DATED 24.01.2018 IN THE REVENUE ESTATE OF VILLAGE KHERI KALAN, SECTOR-84-A FARIDABAD BEING DEVELOPED BY BLACK ROCK HOMES PRIVATE LIMITED, IN COLLABORATION WITH ATLANTIC EQUIPMENT COMPANY PRIVATE LIMITED

NOTE :

DATE : 13-01-2023	NORTH
UNIT - METER	
DRAWING TITLE	
LAYOUT PLAN	OWNER SIGNATURE
ARCHITECT SIGNATURE	OWNER SIGNATURE

BLACKROCK HOMES PRIVATE LIMITED  
Director/Authorised Signatory



**LEGEND**

- SCHEME BOUNDARY SHOWN AS
- STP AREA (450 SQMTS)
- UGT AREA (200 SQMTS)
- ROAD
- GREEN AREA SHOWN AS
- COMMUNITY FACILITY SHOWN AS
- COMMERCIAL AREA SHOWN AS
- ET SITE AREA SHOWN BY 3M X 3M

AREA UNDER GREEN	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
G1	AS/ PROFILE	AS/ PROFILE	1620.521
G2	AS/ PROFILE	AS/ PROFILE	215.125
G3	AS/ PROFILE	AS/ PROFILE	104.245
G4	AS/ PROFILE	AS/ PROFILE	53.125
G5	AS/ PROFILE	AS/ PROFILE	41.814
G6	AS/ PROFILE	AS/ PROFILE	15.844
G7	AS/ PROFILE	AS/ PROFILE	24.280
TOTAL			2074.554

# LAYOUT PLAN

- To be read with Licence No. 252 of 2023 Dated 17/11/2023 LC-4902
- This layout plan for an area measuring 6.80 acres (Drawing no. DTCR/2022 dated 17/11/23) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Atlantic Equipment Company Pvt. Ltd. in collaboration with Blackrock Homes Pvt. Ltd. in the revenue estate of village-Kheri Kalan, in sector-84-A, 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 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.22/52/2005-5Power 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.

(GURPREET KHEPAR) AD(HQ) (SUREKHA YADAV) A TP (HQ) (LAL BAZAD) DTP(HQ) (VIJENDER SINGH) STP(HQ) (P. P. SINGH) CTP(HR.) (T.L. SATYAPRAKASH, IAS) DGTCP(HR.)