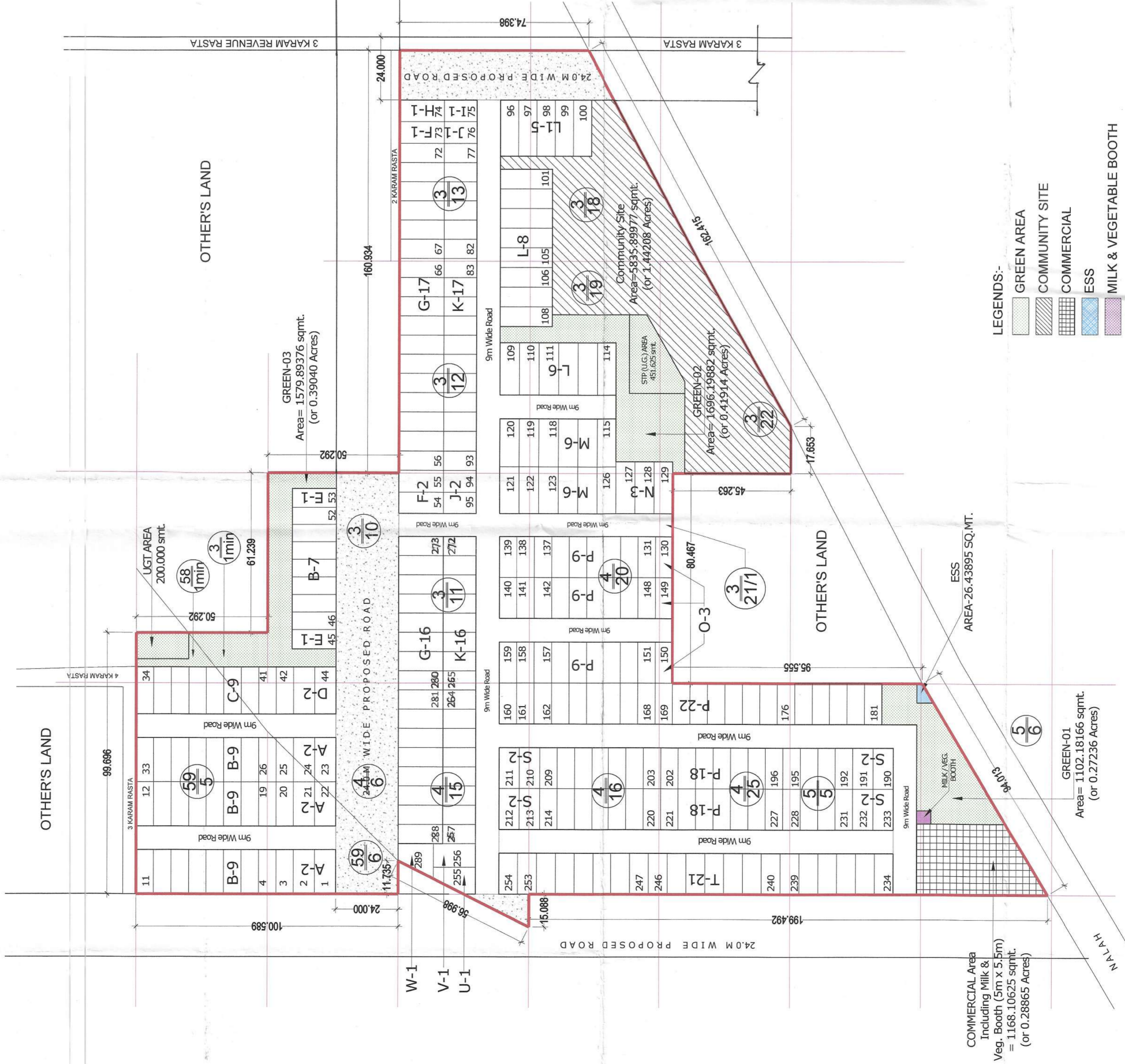


This Revised Layout plan for an area measuring 14.41875 acres (Drawing No. DTCP-10/533 dated 08-12-2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Open Dayal Jan Awas Yojna) being developed in revenue estate of Village Palwal and Palwal Road, Sector-6, District Palwal B hereby approved subject to the following conditions:

1. That this Revised Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. 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, Haryana for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed 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.
9. 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 licensed area.
10. 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.
11. Any excess area over and above the permissible 4% under commercial uses shall be deemed to be open space.
12. The portion of the sector/development plan roads (green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 313(i)(ii) of the Act No.8 of 1975.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notifications as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/2005-Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. 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.

AREA STATEMENT	
Description	Area in Acres
Total Area of the Scheme	58350.5184
(A) Proposed Area Under Plots @55.3859%	32317.95460
Permissible Commercial Area @4%	2334.02074
(B) Proposed Commercial Area Including Milk & Veg. Booth @2.0018%	1168.10625
Total Saleable Area (A+B) @57.3877%	33486.06085
GREEN AREA CALCULATION	
Required Green Area @ 7.50%	1.08141
Proposed Green Area	4376.28888
PROPOSED GREEN AREA	
Green-1	0.27236
Green-2	0.41914
Green-3	0.39040
Total Proposed Green Area @7.5034%	1.0819
AREA FOR PROVISION OF COMMUNITY FACILITIES	
Required Area @10%	1.44188
Proposed Area @10.0014%	1.44208
DENSITY CALCULATION	
Description	Nos.
Proposed Plots	281
Total No. of Persons Per Plot @ 13.5	3793.50
Permissible Density	240-400 PPA
Proposed Density (3793.50/14.41875 = 263.09492 say 263)	263

PLOT AREA CALCULATION					
S.No.	Type of plot	Plot Size		Total No. of Plots	Total Area of plots (in Sq.mt.)
		Width (in mt.)	Depth (in mt.)		
1	A	8.142	16.850	6	823.1562
2	B	6.700	16.850	34	3838.4300
3	C	6.700	18.000	9	1085.4000
4	D	8.142	18.000	2	293.1120
5	E	7.320	16.850	2	246.6840
6	F	8.290	17.140	3	426.2718
7	G	7.320	17.140	33	4140.3384
8	H	8.289	17.140	1	142.0735
9	I	8.289	12.570	1	104.1927
10	J	8.290	12.570	3	312.6159
11	K	7.320	12.570	33	3036.4092
12	L	7.500	20.000	14	2100.0000
13	L1	7.000	21.425	5	749.8750
14	M	7.500	18.000	12	1620.0000
15	N	7.301	20.000	3	438.0600
16	O	6.603	15.616	3	309.3373
17	P	6.700	15.616	85	8893.3120
18	S	7.808	15.616	8	975.4378
19	T	7.230	15.619	21	2371.4328
20	U	Area as per P.Line		1	131.1720
21	V	9.000	16.210	1	145.8900
22	W	Area as per P.Line		1	134.7540
				281	32317.9546



LEGENDS:-

- GREEN AREA
- COMMUNITY SITE
- COMMERCIAL
- ESS
- MILK & VEGETABLE BOOTH
- AREA UNDER 24M WIDE PROPOSED ROAD

COMMERCIAL Area Including Milk & Veg. Booth (5m x 5.6m) = 1168.10625 sqmt. (or 0.28865 Acres)

GREEN-01 Area = 1102.18166 sqmt. (or 0.27236 Acres)

GREEN-02 Area = 1096.19682 sqmt. (or 0.41914 Acres)

GREEN-03 Area = 1579.89376 sqmt. (or 0.39040 Acres)

AREA-26: 43895 SQ. MT.

ARCHITECTS SIGNATURE: *[Signature]*
 CAPIL B. ARCH
 CA200127098

OWNER'S SIGNATURE: *[Signature]*
 For ARITECH RESIDENCY LLP
 Partner

OWNER:-
 REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDIAY) OVER AN AREA MEASURING 14.41875 ACRES IN SECTOR-6, DISTRICT-PALWAL BEING DEVELOPED BY ARITECH RESIDENCY LLP.

ARCHITECTURAL CONSULTANT:
NIRMAN
 ARCHITECTS & INTERIOR DESIGNERS
 e-mail : nirmanarchitects@yahoo.com
 I-8, 1st FLOOR, SECTOR-10, D.L.F.
 P.H. : 9811204088, 9810081088

DATE : 04-12-2023
 SCALE :- NTS
 DRAWING TITLE :
LAYOUT PLAN