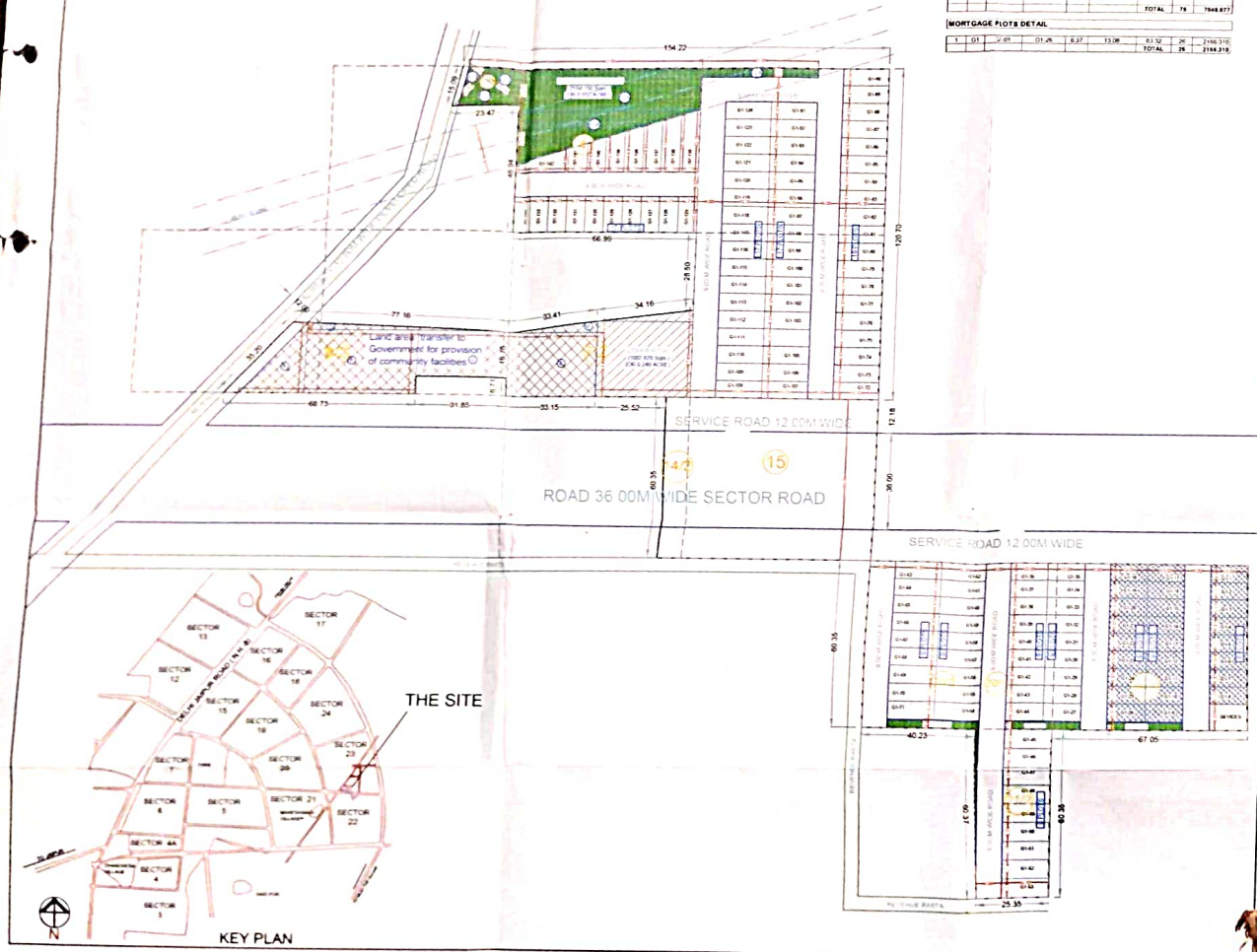
LAYOUT PLAN



FREEZED PLOTS DETAIL

S.No.	Plots	From	To	SIZE (MM)	SIZE (LM)	Area in Sq. Mt. (B X L)	No. of Plots	Total Area Sq. Mt.
1	G1	G 01	G1 44	6.37	13.08	83.32	44	3666.082
2	G1	G 45	G1 53	6.71	16.35	109.71	9	987.377
3	G1	G 54	G1 76	6.37	16.35	104.15	23	2395.439
						TOTAL	76	7048.877

MORTGAGE PLOTS DETAIL

1	G1	G 01	G1 26	6.37	13.08	83.32	26	2166.319
						TOTAL	26	2166.319

AREA STATEMENT

S.No.		Area in acres	Percentage	Proposed Area	Percentage
1	Total area of land	6.7125			
2	Area falling under sector roads/green belt	1.3004			
3	Balance Area (A)	5.4121			
4	50% of sector road (B)	0.889			
5	Total of A+B	6.3011			
6	Required open green area (7.5%)	0.583	7.50%	0.532	7.93%
7	10 % area to be preferred free of cost to the Government	0.671	10.00%	0.67	10.00%
8	Permissible commercial area	0.270	4.00%	0.2317	3.72%
9	Area under Plots	4.270	63.00%	3.4914	56.72%
10	Total permissible salable area	4.361	65.00%	3.653	54.52%
11	Minimum permissible density	240		396.94	
12	Maximum permissible density	400			
13	Achieve to be mortgage to Government of Haryana/Bank plots	2.9417	43.80%	1.7922	26.80%

DETAIL OF PLOTS

S.No.	Plots	From	To	From	To	SIZE L (MM)	Area in Sq. Mt. (B X L)	No. of Plots	Total Area Sq. Mt.
1	G1	G1 01		G1 44	6.37	13.08	83.32	44	3666.082
2	G1	G1 45		G1 53	6.71	16.35	109.71	9	987.377
3	G1	G1 54 TO 63		G1 71 TO 124	6.37	16.35	104.15	71	7395.439
4	G1	G1 76			6.34	16.35	103.73	1	103.734
5	G1	G1 125		G1 134	6.71	13.08	87.7	10	877.080
6	G1	G1 135			6.71	22.15+28.16/2	103.18	1	103.184
7	G1	G1 136			6.71	28.16+19.73/2	112.49	1	112.489
8	G1	G1 137			6.71	19.73+19.54/2	119.51	1	119.505
9	G1	G1 138			6.71	19.54+16.5/2	104.94	1	104.944
10	G1	G1 139			6.71	16.5+12.35/2	97.44	1	97.444
11	G1	G1 140			6.71	12.35+10.5/2	77.84	1	77.836
12	G1	G1 141			6.71	10.5+8.35/2	54.45	1	54.435
13	G1	G1 142			6.71	8.35+1.16/2	111.5	1	111.248
							TOTAL	142	13775.494
								GM	3.4914 AC
								GM	56.71 %

DETAIL OF ORGANIZED GREEN AREAS

S.No.	From	L IN MT.	B IN MT.	Total Area Sq. Mt.
1	G-1	0.5 6.06	13.69	41.481
2	G-2	0.5 16.44	13.69	112.532
3	G-3	0.5 16.06	15.48	139.784
3	G-4	0.5 67.05	20.29	680.222
4	G-4	67.05	15.48	1037.934
4	G-4	41.70	3.41	142.197
				2154.150
				0.532 ACRES
				7.93 %

LAND DETAIL FOR TRANSFER TO GOVERNMENT FOR PROVISION OF COMMUNITY FACILITIES

S.No.		L IN MT.	B IN MT.	Total Area Sq. Mt.
A	0.5	33.15	4.15	68.786
B	1	33.15	23.47	778.031
C	1	31.85	16.76	533.806
D	0.5	71.91	2.58	92.764
E	1	40.06	23.47	940.208
F	0.5	23.30	26.05	303.483
				2717.077
				0.671 ACRES
				10.00 %

POPULATION CALCULATION

TOTAL DENSITY = 142X13.5
= 1917.00 PERSONS

POPULATION = 1917.00 / 6.7125
= 285.59 PPA

Project
PROPOSED AFFORDABLE PLOTTED HOUSING COLONY UNDER DEEN DAYAL AWAS YOJNA LAND MEASURING 6.7125 ACRES FALLING IN REVENUE ESTATE OF VILLAGE MAHAESHWARI, SECTOR-22 & 23, DHARUHERA, REWARI, HARYANA.

BEING DEVELOPED BY
M/S Dwarkadish Buildwell Pvt. Ltd.

LAYOUT PLAN

DATE :	SCALE: 1:1000
DRG. NO. :	CHECKED BY :
ARCHITECT	OWNER

KAPIL SHARMA
ARCHITECT
9999720933

For DWARKADISH BUILDWELL PVT. LTD.
Authorised Signatory

To be read with Licence No. 70 of 2017 Dated 01.09.2017 LC-3489

That this Layout plan for an area measuring 6.7125 acres (Drawing no. DTCP-40009 dated 06.09.2017) comprised in licence which is issued in respect of Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna being developed by Dwarkadhis Buildwell Pvt. Ltd. in Sech-23, Dharuhera is hereby approved subject to the following conditions:

1. That this 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 45% of the net planned area of the colony. The entire area reserved for commercial purposes shall be towards 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 such demarcation 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 the water supply and strengthening of services in the area adjacent to the colony, the developer shall abide by the directions of the DTCP for the most feasible 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 developer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan including any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the proposals of the adjoining plots.
7. That no independent plot demarcated within directly from the carriage way of 30 metres or wider sector road if applicable.
8. That the plots provided in the layout plan within the licensed areas of the colony shall be developed by the developer. All other plots outside the licensed area shall be developed by the Haryana Urban Development Authority/developer as per the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the
9. [illegible] of demarcation plan, [illegible] percentage of proposed open area is maintained [illegible] the licensed area.
10. [illegible] shall derive an access from [illegible] 9 metres wide road which must have a continuous clear width of 9 metres between the
11. [illegible] over and above the [illegible] under commercial use shall be deemed to be open space.
12. [illegible] number of parking slots in a plot shall be as per the provisions of the Haryana Building Code, 2017. These slots shall be incorporated in the building plan and in the alignment letters being issued by the Department to the applicants. The [illegible] shall be incorporated in the agreements to be executed by the applicant with the plot buyers.
13. [illegible] 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 3(3)(c) of the Act No.8 of 1975.
14. [illegible] 100 plots are being approved subject to the conditions that these plots should not have a frontage of less than 10M and depth not less than 30M.
15. [illegible] mortgage when demarcated.
16. [illegible] the requisitioning of the boundaries of the licence through grid and lines with the lands that [illegible] to acquire in the course of planned development and integration of services. Decision of the competent [illegible] is binding in this regard.
17. [illegible] water harvesting surface shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification.
18. [illegible] owner shall ensure [illegible] lighting poles where LED fitting for internal lighting as well as street lighting.
19. [illegible] developer shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 [illegible] Government Notification [illegible] Power Plant as per the provisions of [illegible] Power Policy 2016 [illegible] Haryana Government Notification [illegible] Energy Department.
20. [illegible] owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of [illegible] Power Policy 2016 [illegible] Haryana Government Notification [illegible] Energy Department.
21. [illegible] owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of [illegible] Power Policy 2016 [illegible] Haryana Government Notification [illegible] Energy Department.

(S.K. SENRAN) (DANGAL BUSSAD) (S.L. SATYANARAYAN, IAS)