Additional Applied Land 3.8375 Acres.

Planning Change 0.75 Acre

UD Converted into Planning 0.62 Acre

NPNL Plots

AREA STATEMENT

AS PER APPROVED DEMARCATION			AS PER REVISED LAYOUT PLAN		
AREA ALREADY LICENSED		152.0395 ACRES	ALREADY LICENSED		152.0750 ACRES
AREA APPLIED FOR LICENCE	A	22.9150 ACRES	AREA APPLIED FOR LICENCE	A	3.8375 ACRES
AREA APPLIED FOR LICENCE	B	27.1850 ACRES			
NET SCHEME AREA		152.0750 ACRES	NET SCHEME AREA		156.0105 ACRES

DESCRIPTION	Area in Acres	Percentage
Total area of the scheme	152.075	
Area under sector road	13.195	
Balance Scheme Area (A)	142.909	
50% of the area falling under sector roads (B)	6.598	
Total (A+B)	149.507	
Area under undetermined use	9.89	
Net Planned Area	148.61	100.00 %
Area under plots	74.10	50.40 %
Area under commercial	5.54	3.76 %
TOTAL SALEABLE AREA	79.96	54.42 %

DESCRIPTION	Area in Acres	Percentage
Total area of the scheme	156.8105	
Area under sector road	13.195	
Balance Scheme Area (A)	148.6490	
50% of the area falling under sector roads (B)	6.598	
Total (A+B)	155.7395	
Area under undetermined use	6.30	
Net Planned Area	151.4065	Sector-77 = 143.3665 Acs. Sector-78 = 7.74 Acs.
Area under plots	77.00	50.85 %
Area under commercial	5.54	3.66 %
TOTAL SALEABLE AREA	82.96	54.72 %

DETAIL OF PLOTS

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.) W	D	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A1	336.66	15.00	28.24	423.60	49.00	49.00	20756.40
B1	345.99	15.08	26.29	397.01	62.00		17851.98
B2	358.37	11.00	28.00	308.00	54.00	366.00	16552.00
B3	301.81	12.20	24.60	302.86	141.00		30961.26
B4	362.22	12.10	26.03	302.86	8.00		2422.88
B5	278.97	9.60	24.60	230.75	103.00		23767.25
C	346.96	5.60	22.00	338.00	304.00		20584.00
C1	226.00	15.00	15.10	191.50	64.00	513.00	18061.00
C2	346.96	10.97	16.10	338.00	253.00		44912.00
C4	180.18	8.50	17.62	150.85	152.00	388.00	22986.95
CR	186.80	8.870	17.90	158.775	217.00		34463.14
E(EWS)	59.80	4.00	12.50	50.00	328.00	328.00	16400.00
		Total plots		1635.00			
NURSING HOME				1000.00	4.00		4000.00
							314598.45
TOTAL AREA UNDER PLOTS (ACS.)							74.10

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.) W	D	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A1	506.65	15.00	28.24	423.60	49.00	49.00	20756.40
B1	345.99	15.08	26.29	397.01	62.00		17851.98
B2	358.37	11.00	28.00	308.00	54.00		16552.00
B3	301.81	12.20	24.60	302.86	141.00	384.00	30961.26
B4	362.22	12.10	26.03	302.86	8.00		2422.88
B5	278.97	9.60	24.60	230.75	103.00		23767.25
C	346.96	5.60	22.00	338.00	304.00		20584.00
C1	226.00	15.00	15.10	191.50	64.00	539.00	18061.00
C2	346.96	10.97	16.10	338.00	253.00		44912.00
C4	180.18	8.50	17.62	150.85	152.00	381.00	22986.95
CR	186.80	8.870	17.90	158.775	227.00		36041.47
E(EWS)	59.80	4.00	12.50	50.00	328.00	328.00	16400.00
		Total plots		1691.00			
NURSING HOME				1000.00	4.00		4000.00
							311598.61
TOTAL AREA UNDER PLOTS (ACS.)							77.00

DENSITY CALCULATIONS FOR SECTOR -77

PERMISSIBLE DENSITY 144 PPA

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	1241.00	13.50	16753.50
EWS	328.00	9.00	2952.00
TOTAL POPULATION			19705.50 PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		144.00 PPA
DENSITY ACHIEVED			141.65 PPA

DENSITY CALCULATIONS FOR SECTOR -78

PERMISSIBLE DENSITY 120 PPA

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	96.00	13.50	756.00
EWS	0.00	0.00	0.00
TOTAL POPULATION			756.00 PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		120.00 PPA
DENSITY ACHIEVED			97.67 PPA

TOTAL POPULATION ACHIEVED (SECTOR 77 AND 78)

TOTAL POPULATION	20461.50 PERSON

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	No. of plots	%	UNIT AREA	TOTAL IN ACS	%
NPNL	405.20	80.00		401.00	25.00
EWS	328.00	20.00		328.00	20.18
Sr. No.	Type	NO.			
1		Organised green			
A	Area under cluster green			6.15	4.19
2		Incidental green			
A	Incidental			1.57	1.07
	TOTAL AREA IN Acs.			7.72	5.26

DETAILS OF COMMUNITY SITES

Sr. No.	Community Sites	Unit area (in Acs.)	Required	Provided
1	Nursery School	0.20	4.00	6.00
2	Primary School	1.00	3.00	3.00
3	High School	5.129	1.00	1.00
4	Creche	0.20	1.00	1.00
5	Religious Building	0.20	1.00	1.00
6	Dispensary	1.259	1.00	1.00
7	Club	2.00	1.00	1.00
8	Sub Post Office 40 Sqm.	-	1.00	1.00
9	Electric Sub Station	0.75	1.00	1.00
10	Nursing Home	0.25	3.00	4.00
11	Clinic 250 sqm each	0.06	3.00	3.00
12	ATM of 12 sqm.	-	3.00	3.00
13	Beauty Parlour of 12 sqm.	-	3.00	3.00
14	Multipurpose Booth 3 X 3.5 sqm.	-	3.00	3.00
15	Milk & Vegetable Booth	-	3.00	3.00
16	Tea Stall	0.50	1.00	1.00

DETAIL OF PLOTS

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.) W	D	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A1	506.65	15.00	28.24	423.60	49.00	49.00	20756.40
B1	345.99	15.08	26.29	397.01	62.00		17851.98
B2	358.37	11.00	28.00	308.00	54.00		16552.00
B3	301.81	12.20	24.60	302.86	141.00	384.00	30961.26
B4	362.22	12.10	26.03	302.86	8.00		2422.88
B5	278.97	9.60	24.60	230.75	103.00		23767.25
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C1	226.00	15.00	15.10	191.50	64.00	539.00	18061.00
C2	346.96	10.97	16.10	338.00	253.00		44912.00
C4	180.18	8.50	17.62	150.85	152.00	381.00	22986.95
CR	186.80	8.870	17.90	158.775	227.00		36041.47
E(EWS)	59.80	4.00	12.50	50.00	328.00	328.00	16400.00
		Total plots		1691.00			
NURSING HOME				1000.00	4.00		4000.00
							311598.61
TOTAL AREA UNDER PLOTS (ACS.)							77.00

DENSITY CALCULATIONS FOR SECTOR -77

PERMISSIBLE DENSITY 144 PPA

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	1295.00	13.50	17482.50
EWS	333.00	9.00	2997.00
TOTAL POPULATION			20479.80 PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		144.00 PPA
DENSITY ACHIEVED			142.86 PPA

DENSITY CALCULATIONS FOR SECTOR -78

PERMISSIBLE DENSITY 120 PPA

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	58.00	13.50	783.00
EWS	5.00	0.00	45.00
TOTAL POPULATION			828.00 PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		120.00 PPA
DENSITY ACHIEVED			106.88 PPA

TOTAL POPULATION ACHIEVED (SECTOR 77 AND 78)

TOTAL POPULATION	21307.80 PERSON

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	%	PROVIDED No. of plots	%
NPNL	422.75	80.00	423.00	25.01
EWS	333.00	20.00	338.00	19.99
Sr. No.	Type	UNIT AREA	TOTAL IN ACS	%
1		Organised green		
A	Area under cluster green		6.15	4.00
2		Incidental green		
A	Incidental		1.57	1.02
	TOTAL AREA IN Acs.		7.72	5.02

DETAILS OF COMMUNITY SITES

Sr. No.	Community Sites	Unit area (in Acs.)	Required	Provided
1	Nursery School	0.20	4.00	5.00
2	Primary School	1.00	3.00	3.00
3	High School	5.129	1.00	1.00
4	Creche	0.20	1.00	1.00
5	Religious Building	0.20	1.00	1.00
6	Dispensary	1.259	1.00	1.00
7	Club	2.00	1.00	1.00
8	Sub Post Office 40 Sqm.	-	1.00	1.00
9	Electric Sub Station	-	1.00	1.00
10	Nursing Home	0.25	3.00	4.00
11	Clinic 250 sqm each	0.06	3.00	3.00
12	ATM of 12 sqm.	-	3.00	3.00
13	Beauty Parlour of 12 sqm.	-	3.00	3.00
14	Multipurpose Booth 3 X 3.5 sqm.	-	3.00	3.00
15	Milk & Vegetable Booth	-	3.00	3.00
16	Tea Stall	0.50	1.00	1.00

Detail of Additional Plots	No of plot	Population / Plot	Total Population
GENERAL PLOTS	58.00	13.50	783.00
EWS	11.00	9.00	99.00
Total Additional Population			841.50

Additional Green Required @ 2.50 Sqmt Per Person	2103.75 Sqmt
Proposed Additional Green	2125.00 Sqmt

BPTP PARKLANDS PRIDE LIMITED
Authorised Signatory
Authorized Signatory

DEEPAK PANTHSTA CA/2003/32657
Architect / Town Planner

N

REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 156.8105 ACS. AT SECTOR 77 & 78 BEING DEVELOPED BY BPTP PARKLAND PRIDE LTD & OTHERS.

To be read with Licence No. 87 of 2024 Dated 15.07.2024

That this revised layout plan for additional area measuring 3.8375 acres (Drawing No. DTCP- 10358 Dated: 8.7.24) in addition to already license granted area measuring 152.973 acres (License No. 30 of 2010 dated 01.04.2010 & 12 of 2012 dated 22.02.2012) making total area measuring 156.8105 acres falling in the revenue estate of village Ninka, Sector-77 & 78, Faridabad being developed by BPTP Parklands Pride Ltd 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 55% 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, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
9. 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, 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.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kanals.
16. 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.
17. That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2009-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. 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.

(SAVITA JINDAL) DTP (HQ)

(GURPREET KHEPAR) AD (HQ)

(VIJENDER SINGH) STP (E&V)

(RAJAT CHAUHAN) ATP (HQ)

(JITENDER SHAG) CTP (HR)

(AMIT KHATRI, IAS) DTCP (HR)