

AREA STATEMENT		
Description	Area in Acres	Area in Smt.
Total Area of the Scheme	9.06875	36699.87094
(A) Proposed Area Under Plots @49.8397%	4.51984	18291.09975
Permissible Commercial Area @4%	0.36275	1467.99484
(B) Proposed Commercial Area Including Milk & Veg. Booth @3.997%	0.36249	1466.92806
Total Saleable Area (A+B) @53.8367%	4.88232	19758.02781
GREEN AREA CALCULATION		
Required Green Area @ 7.50%	0.68016	2752.49032
PROPOSED GREEN AREA		
Organised Green Area		
Green-1	0.34345	1389.87460
Green-2	0.33525	1356.70645
Green-3	0.05877	237.85197
Green-4	0.06040	244.44122
Total Proposed Green Area @8.7980%	0.79787	3228.87424
AREA FOR PROVISION OF COMMUNITY FACILITIES		
Required Area @10%	0.90688	3669.98709
Proposed Area @10.005%	0.90692	3670.18480
DENSITY CALCULATION		
Description		Nos.
Proposed Plots		166
Total No. of Persons Per Plot @ 18		2988.00
Permissible Density		240-400 PPA
Proposed Density (2988/9.06875 = 329.4831 say 329)		329

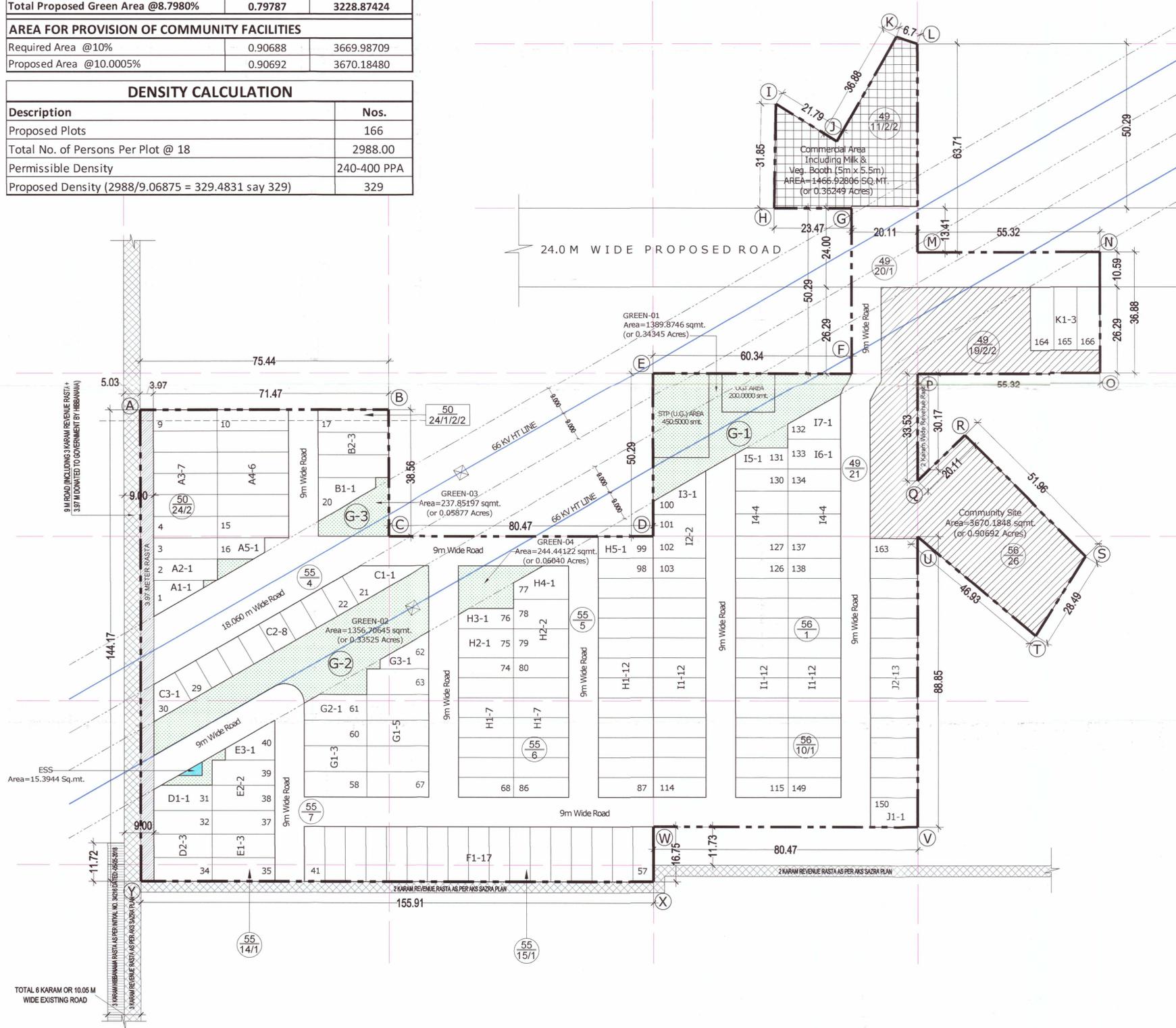
- LEGENDS:-
- GREEN AREA
 - COMMUNITY SITE
 - COMMERCIAL
 - ESS

To be read with Licence No. 127 of 2024 Dated 24-10-2024

This Layout plan for an area measuring 9.06875 acres (Drawing No. 10544 Dated 24-10-24) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jai Awas Yojna) being developed Basera Ventures LLP, Sector-07, Palwal 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 licensed areas 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 & 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the Act No.8 of 1975.
- 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 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.
- 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-Power 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.

(SAVITA JINDAL) DTP(HQ)
 (HITESH SHARMA) STP(M)
 (JITENDER SIHAG) CTP(HR)
 (AMIT KHATRI, IAS) DTCP(HR)
 (TARUN KUMAR) ATP(HQ)
 (DINESH KUMAR) PA(HQ)



PLOT AREA CALCULATION						
S.No.	Type of plot	Plot Size		Area of each plot (in Sq.mt.)	Total No. of Plots	Toal Area of plots (in Sq.mt.)
		Width (in mt.)	Depth (in mt.)			
1	A1	Area as per P.Line		100.79440	1	100.79440
2	A2	Area as per P.Line		125.79700	1	125.79700
3	A3	6.500	19.357	125.82050	7	880.74350
4	A4	6.500	21.459	140.72500	6	844.35000
5	A5	Area as per P.Line		89.92670	1	89.92670
6	B1	Area as per P.Line		142.14750	1	142.14750
7	B2	6.950	21.459	149.14005	3	447.42015
8	C1	Area as per P.Line		147.04140	1	147.04140
9	C2	7.350	9.850	72.39750	8	579.18000
10	C3	Area as per P.Line		100.48250	1	100.48250
11	D1	Area as per P.Line		135.63480	1	135.63480
12	D2	7.200	17.684	127.32480	3	381.97440
13	E1	7.200	19.000	136.80000	3	410.40000
14	E2	7.750	19.000	147.25000	2	294.50000
15	E3	Area as per P.Line		117.99850	1	117.99850
16	F1	6.250	16.750	104.68750	17	1779.68750
17	G1	7.850	19.000	149.15000	8	1193.20000
18	G2	Area as per P.Line		143.11730	1	143.11730
19	G3	Area as per P.Line		107.47030	1	107.47030
20	H1	6.100	16.750	102.17500	26	2656.55000
21	H2	8.950	16.750	149.91250	3	449.73750
22	H3	Area as per P.Line		100.38260	1	100.38260
23	H4	Area as per P.Line		148.46360	1	148.46360
24	H5	6.650	16.750	111.38750	1	111.38750
25	I1	6.100	16.000	97.60000	36	3513.60000
26	I2	6.650	16.000	106.40000	2	212.80000
27	I3	Area as per P.Line		134.41300	1	134.41300
28	I4	6.750	16.000	108.00000	8	864.00000
29	I5	Area as per P.Line		100.69160	1	100.69160
30	I6	9.200	16.000	147.20000	1	147.20000
31	I7	Area as per P.Line		147.79690	1	147.79690
32	J1	9.000	14.467	130.20300	1	130.20300
33	J2	6.100	14.467	88.24870	13	1147.23310
34	K1	7.000	19.275	134.92500	3	404.77500
					166	18291.09975

ARCHITECT'S SIGNATURE:
 (Signature)
 ARCHITECTS & INTERIOR DESIGNERS
 e-mail : nirmanarchitects@yahoo.com
 I-8 , 1st FLOOR , SECTOR-10, D.L.F.
 PH. : 9811204088, 9810081088

OWNER'S SIGNATURE:
 (Signature)
 For BASERA VENTURES LLP
 Authorised Signatory

OWNER :-
 LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDIAY) OVER AN AREA MEASURING 9.06875 ACRES IN SECTOR-7, DISTRICT-PALWAL BEING DEVELOPED BY BASERA VENTURE LLP.

ARCHITECTURAL CONSULTANT:
 NIRMAN

DATE : 21-10-2024

SCALE :- NTS

DRAWING TITLE :
 LAYOUT PLAN

