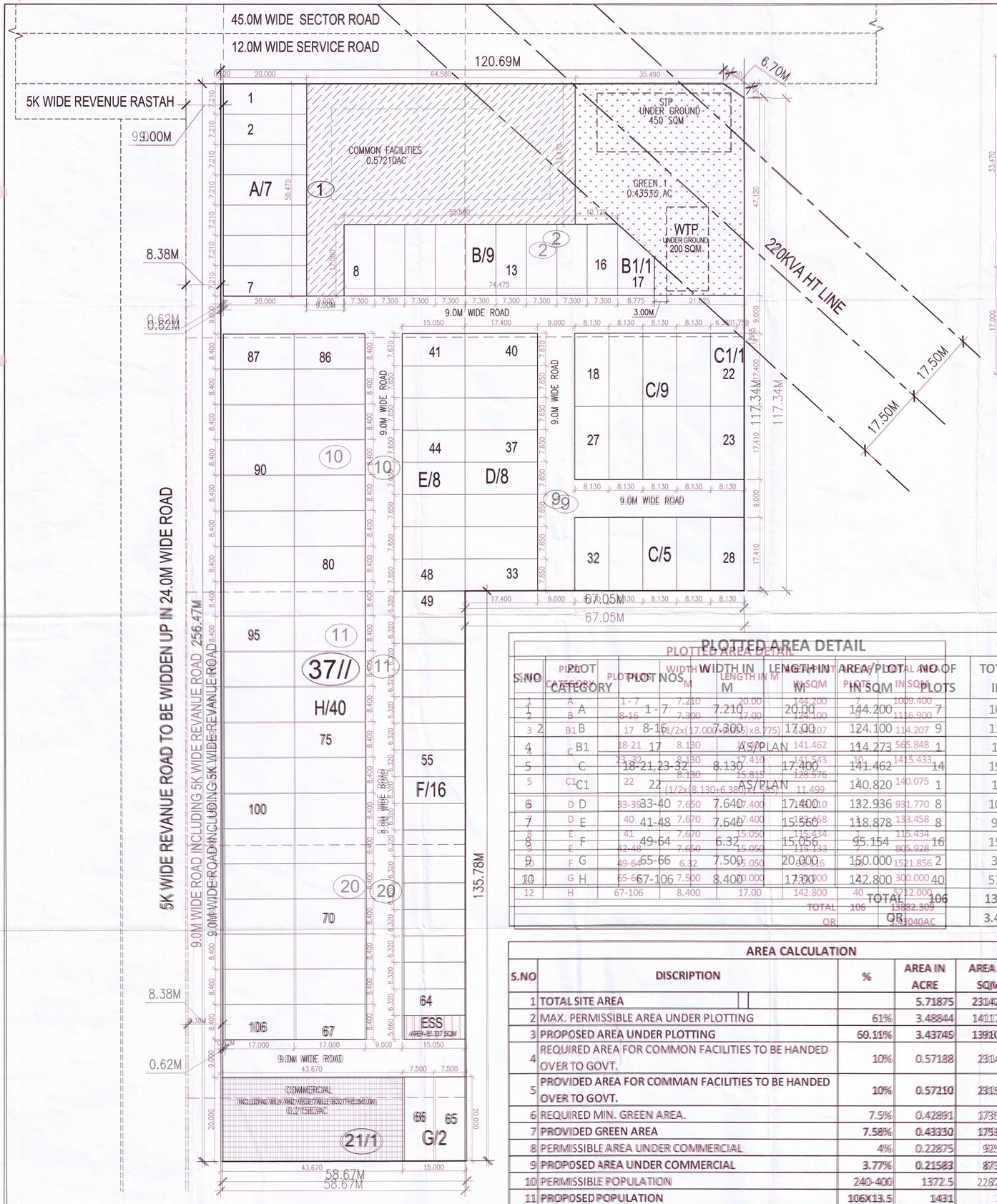
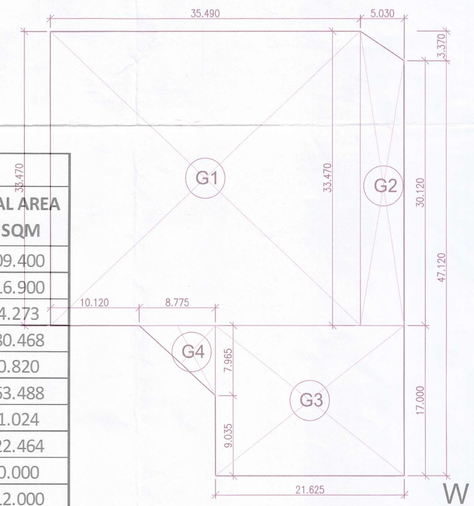


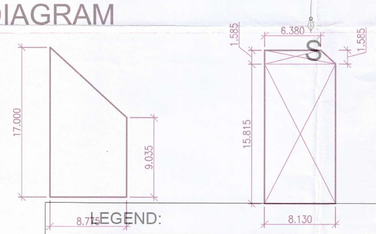
COMMON FACILITY AREA DIAGRAM

COMMON FACILITIES AREA CALCULATION				
S.NO	TYPE	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
1	F1	64.580	33.470	2161.493
2	F2	9.000	17.000	153.000
	TOTAL			2314.493
	IN ACRE			0.57192



GREEN AREA DIAGRAM

GREEN AREA(G1) CALCULATION				
S.NO	TYPE	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
1	G1	35.490	33.470	1187.850
2	G2	1/2(30.120+33.470)X5.030		159.929
2	G3	21.625	17.000	367.625
2	G4	1/2(8.775X7.965)		34.946
				1750.350
	IN ACRE			0.43252



PLOT NO 17, PLOT NO 22

LEGEND:

- COMMUNITY FACILITIES
- COMMERCIAL AREA
- GREEN AREA

PLOTTED AREA DETAIL

S.NO	PLOT CATEGORY	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A	1 - 7	7.210	20.00	144.200	7	1009.400
2	B	8-16	7.300	17.00	124.100	9	1116.900
3	B1	17	(1/2x(17.000+33.000)x8.775)		114.207	1	114.273
4	B1	18-21	8.130	AS/PLAN	141.462	4	565.848
5	C	18-21,23-32	8.130	17.400	141.543	10	1415.433
5	C1	22	8.130	15.815	128.576	1	128.576
6	D	33-39	(1/2x(8.130+6.380)x15.815)	AS/PLAN	11.499	7	80.493
7	D	40	7.650	17.400	132.936	1	132.936
8	E	41-48	7.670	17.400	133.458	8	1063.488
9	E	49-64	7.670	15.050	115.434	16	1846.944
10	F	65-66	6.32	15.050	95.154	2	190.308
11	F	67-106	7.500	20.000	150.000	40	6000.000
12	G	107-146	7.500	17.000	127.500	40	5100.000
13	H	147-186	8.400	17.00	142.800	40	5712.000
				TOTAL	13882.309	106	13910.837
				OR	3.43040AC		3.43745AC

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM	
1	TOTAL SITE AREA		5.71875	23142.941	
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.48844	14117.194	
3	PROPOSED AREA UNDER PLOTTING	60.11%	3.43745	13910.837	
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.57188	2314.294	
5	PROVIDED AREA FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.57210	2315.196	
6	REQUIRED MIN. GREEN AREA.	7.5%	0.42891	1735.721	
7	PROVIDED GREEN AREA	7.58%	0.43330	1753.500	
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.22875	925.718	
9	PROPOSED AREA UNDER COMMERCIAL	3.77%	0.21583	873.430	
10	PERMISSIBLE POPULATION	240-400	1372.5	2287.500	PERSONS
11	PROPOSED POPULATION	106X13.5	1431	2250	PERSONS/AC

To be read with Licence No. 136 of 2024 Dated 04/11/2024

That this layout plan for an area measuring 5.71875 acres (Drawing no. DTCP-/0565 Dated 26/1/24) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Yashvi Builders Pvt. Ltd. in Sector-03, Farukhnagar 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 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 the 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 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 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 agreement.
9. At the time of demarcation plan, if required, percentage of planned open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from the roads/streets wide less than the prevailing minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/developed land green/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)(iii) of the Act No.8 of 1975.
13. That the odd size plots falling in the corner or those having irregular shape or those having 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 awe 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. 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.
19. 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.

COMMERCIAL AREA DIAGRAM

COMMERCIAL AREA CALCULATION				
S.NO	TYPE	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
1	A	15.050	17.000	873.400
			TOTAL	873.400

ESS AREA CALCULATION				
S.NO	TYPE	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
1	A	15.050	17.000	85.183
			TOTAL	85.183

(SANJEEP KUMAR) ATP(HQ) | (SANJAY NARANG) DTP (HQ) | (JITESH SHARMA) STP (HQ) | (JITENDER SIHAG) CTP(HR) | (DR. SHAILENDER SHEORAN, IAS) DTCP (HR) | (PARVEEN KUMAR) DTP(HQ)

LEGEND:

- COMMUNITY FACILITIES
- COMMERCIAL AREA
- GREEN AREA

PROJECT:

DEMARCATION PLAN FOR PLOTTED COLONY LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEENDAYAL JANTA AWAS YOJNA (AFFORDABLE HOUSING) IN SECTOR-3, VILL. FARUKHNAGAR, TEH. FARUKHNAGAR, DISTT.-GURGAON FOR M/S YASHVI BUILDERS PVT. LTD.

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DAP ARCHITECTS LLP

Architecture | Interior | Planning | Vastu

TITLE :- DEMARCATION PLAN

SCALE :- 1:500

OWNER/AUTH. SIGN. | ARCHITECT'S SIGN.