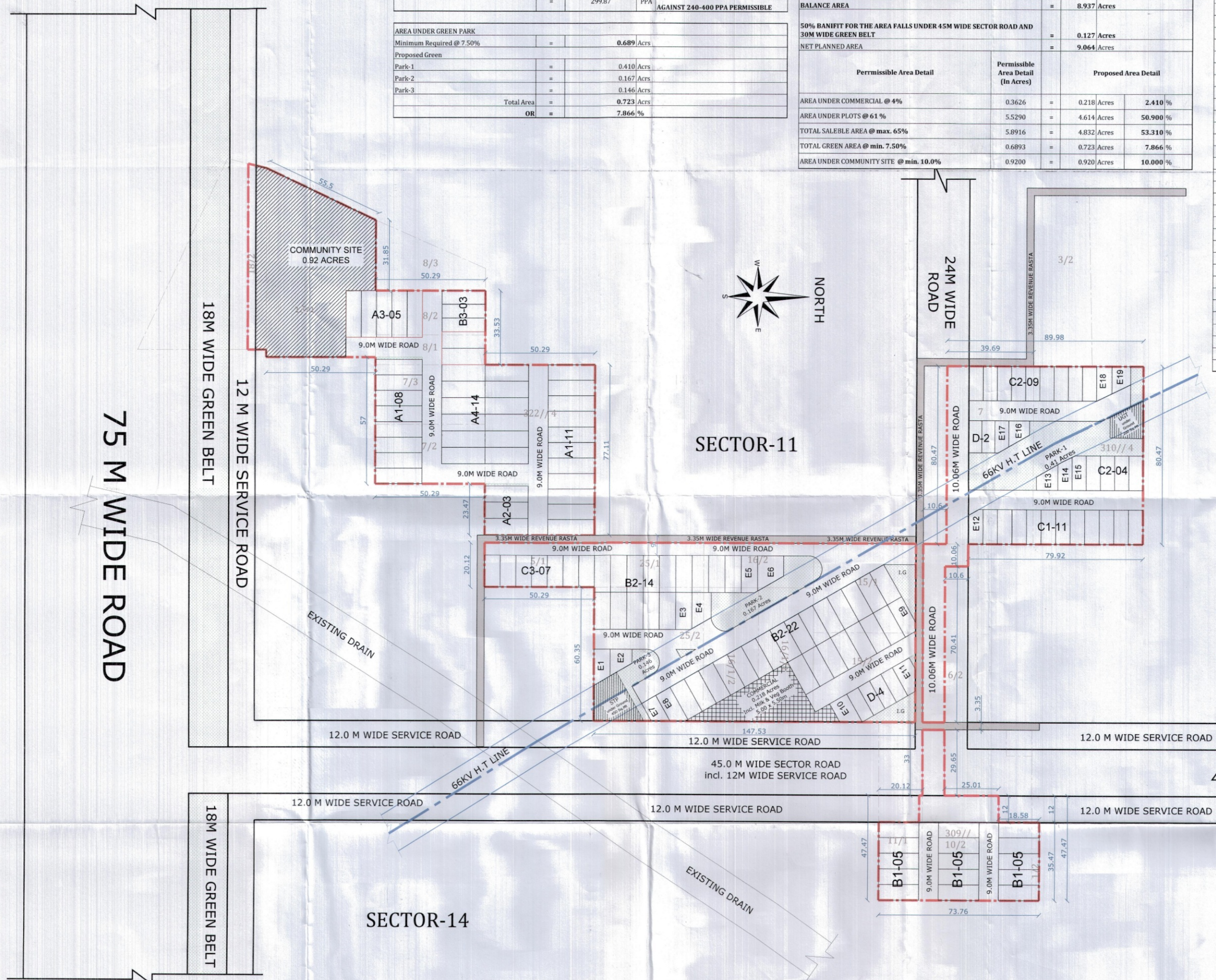


DENSITY CALCULATION				
TOTAL DENSITY	=	151	X	18.00 @ Person Per Plot
	=	2718.00	÷	9.0640
	=	299.87	PPA	AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK				
Minimum Required @ 7.50%	=	0.689	Acres	
Proposed Green				
Park-1	=	0.410	Acres	
Park-2	=	0.167	Acres	
Park-3	=	0.146	Acres	
Total Area	=	0.723	Acres	
OR	=	7.866	%	

AREA STATEMENT				
TOTAL AREA OF THE SCHEME	=	9.191	Acres	
AREA FALLS UNDER 45M WIDE SECTOR ROAD AND 30M WIDE GREEN BELT	=	0.254	Acres	
BALANCE AREA	=	8.937	Acres	
50% BANIFFT FOR THE AREA FALLS UNDER 45M WIDE SECTOR ROAD AND 30M WIDE GREEN BELT	=	0.127	Acres	
NET PLANNED AREA	=	9.064	Acres	
Permissible Area Detail	Permissible Area Detail (In Acres)	Proposed Area Detail		
AREA UNDER COMMERCIAL @ 4%	0.3626	=	0.218	Acres
AREA UNDER PLOTS @ 61 %	5.5290	=	4.614	Acres
TOTAL SALEBLE AREA @ max. 65%	5.8916	=	4.832	Acres
TOTAL GREEN AREA @ min. 7.50%	0.6893	=	0.723	Acres
AREA UNDER COMMUNITY SITE @ min. 10.0%	0.9200	=	0.920	Acres

PLOTS AREA DETAIL						
S.no	Plot No	Size	Area Sq.Mt	No's	Total Area	
1	A1	7.00 x 21.42	149.94	19	2848.86	Sq.mt
2	A2	7.50 x 19.87	149.03	3	447.08	Sq.mt
3	A3	7.00 x 21.18	148.26	5	741.30	Sq.mt
4	A4	7.44 x 19.87	147.83	14	2069.66	Sq.mt
5	B1	7.09 x 18.58	131.73	15	1975.98	Sq.mt
6	B2	7.50 x 16.75	125.63	36	4522.50	Sq.mt
7	B3	6.22 x 19.87	123.59	3	370.77	Sq.mt
8	C1	6.66 x 15.61	103.96	11	1143.59	Sq.mt
9	C2	6.50 x 15.61	101.47	13	1319.05	Sq.mt
10	C3	7.18 x 14.47	103.89	7	727.26	Sq.mt
11	D	6.00 x 14.50	87.00	6	522.00	Sq.mt
12	E1	ODD SIZE	106.56	1	106.56	Sq.mt
13	E2	ODD SIZE	92.05	1	92.05	Sq.mt
14	E3	ODD SIZE	125.49	1	125.49	Sq.mt
15	E4	ODD SIZE	121.34	1	121.34	Sq.mt
16	E5	ODD SIZE	125.00	1	125.00	Sq.mt
17	E6	ODD SIZE	149.05	1	149.05	Sq.mt
18	E7	ODD SIZE	83.49	1	83.49	Sq.mt
19	E8	ODD SIZE	115.07	1	115.07	Sq.mt
20	E9	ODD SIZE	122.00	1	122.00	Sq.mt
21	E10	ODD SIZE	107.00	1	107.00	Sq.mt
22	E11	ODD SIZE	109.30	1	109.30	Sq.mt
23	E12	ODD SIZE	97.36	1	97.36	Sq.mt
24	E13	ODD SIZE	86.71	1	86.71	Sq.mt
25	E14	ODD SIZE	86.87	1	86.87	Sq.mt
26	E15	ODD SIZE	101.00	1	101.00	Sq.mt
27	E16	ODD SIZE	85.97	1	85.97	Sq.mt
28	E17	ODD SIZE	85.53	1	85.53	Sq.mt
29	E18	ODD SIZE	97.88	1	97.88	Sq.mt
30	E19	ODD SIZE	87.67	1	87.67	Sq.mt
TOTAL				151	18673.382	Sq.mt
				OR	4.614	Acres
				OR	50.90	%



To be read with Licence No. 30 of 2025 Dated 21/03/2025

That this Layout plan for an area measuring 9.191 acres (Drawing No. 10993 Dated 01-03-25) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Omaxe Forest SPA and Hills Developers Ltd., Sector-11 & 14, 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 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 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 licenced 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 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.
- 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.
- 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.22/52/2009-SPower 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. 1916/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SAVITA JINDAL) DTP(HQ)
(TARUN KUMAR) ATP(HQ)
(VIJENDER SINGH) STP(HQ)
(DINESH KUMAR) PA(HQ)
(JITENDER SINGH) CTP(HR)
(AJMIT KHATRI, IAS) DTCP(HR)

LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY (UNDER DDJAY POLICY-2016) MEASURING 9.191 ACRES IN SECTOR-11 & 14, PALWAL HARYANA BEING DEVELOPED BY OMAXE FOREST SPA AND HILLS DEVELOPERS LTD

ARCHITECT

Ar. Parveen Kumar
CA/2015/72115

OWNER

For Omaxe Forest SPA and Hills Developers Ltd.
[Signature]