

OWNER :- PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DEEN DAYAL JAN AWAS YOJANA SCHEME) IN THE REVENUE ESTATE OF PALWAL, AREA MEASURING 11.60 ACRES, SECTOR-7, PALWAL FOR MAHI BUILDCON PVT. LTD, FARIDABAD.

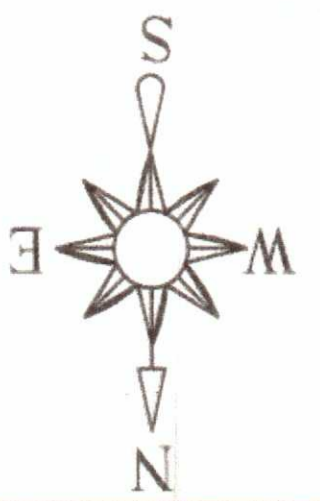
LAYOUT PLAN

DRAWING TITLE :- LAYOUT PLAN

ARCHITECT'S SIGNATURE

SCALE: NTS

DATE: 18-12-2018



ARCHITECTURAL CONSULTANT :- NIRMAN ARCHITECTS & INTERIOR DESIGNERS
1-8, 1st FLOOR, SECTOR-10, D.T.F.
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LEGENDS:-
 50% Area to be Freezed
 15% Area to be Mortgaged towards IDW (Part of 50% Area to be Freezed)

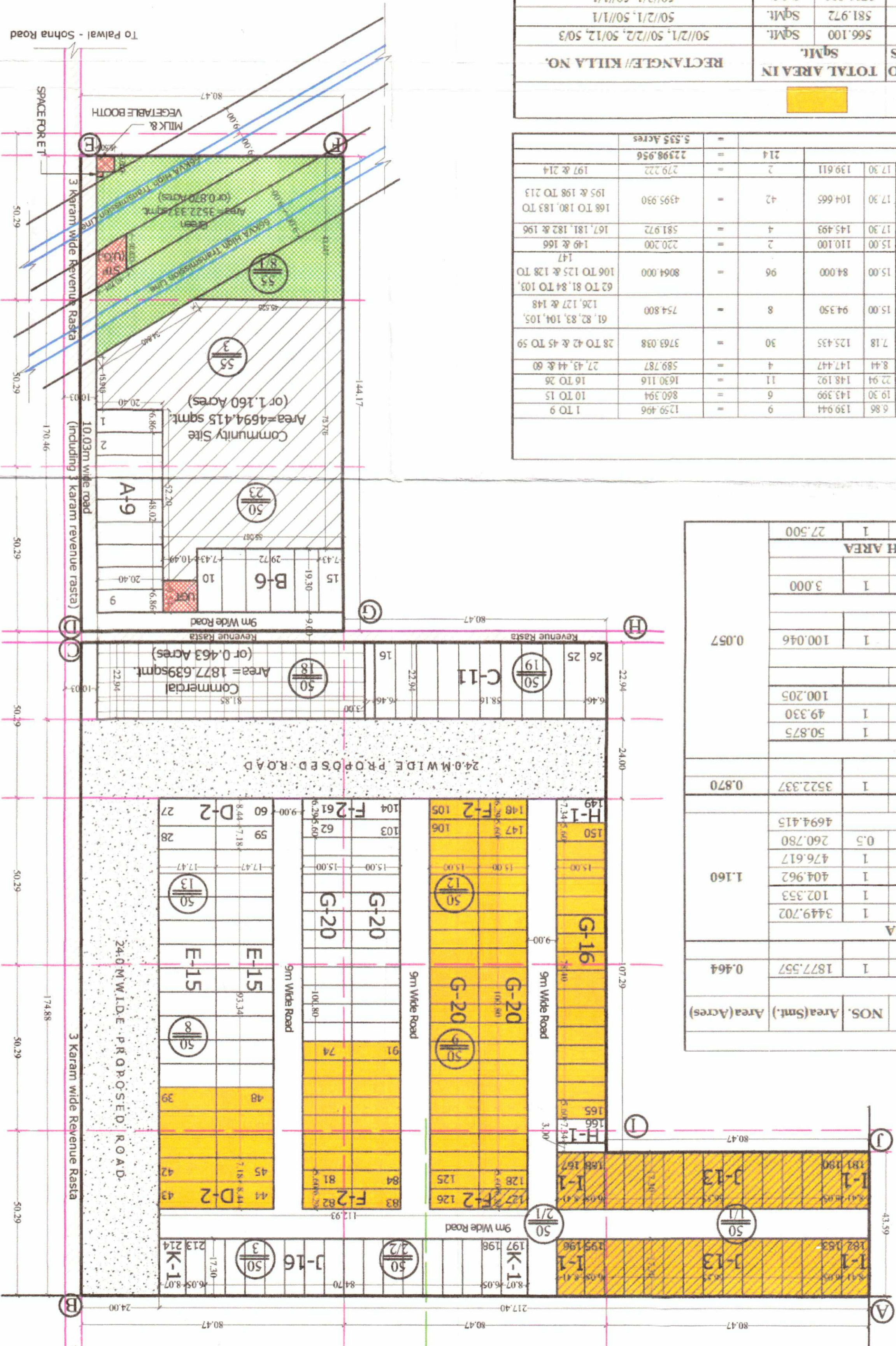
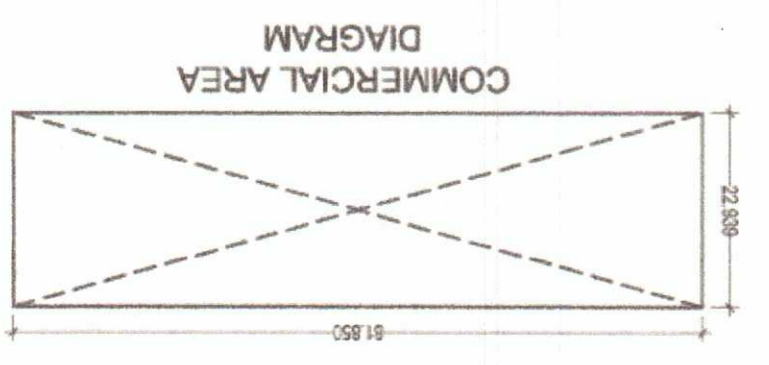
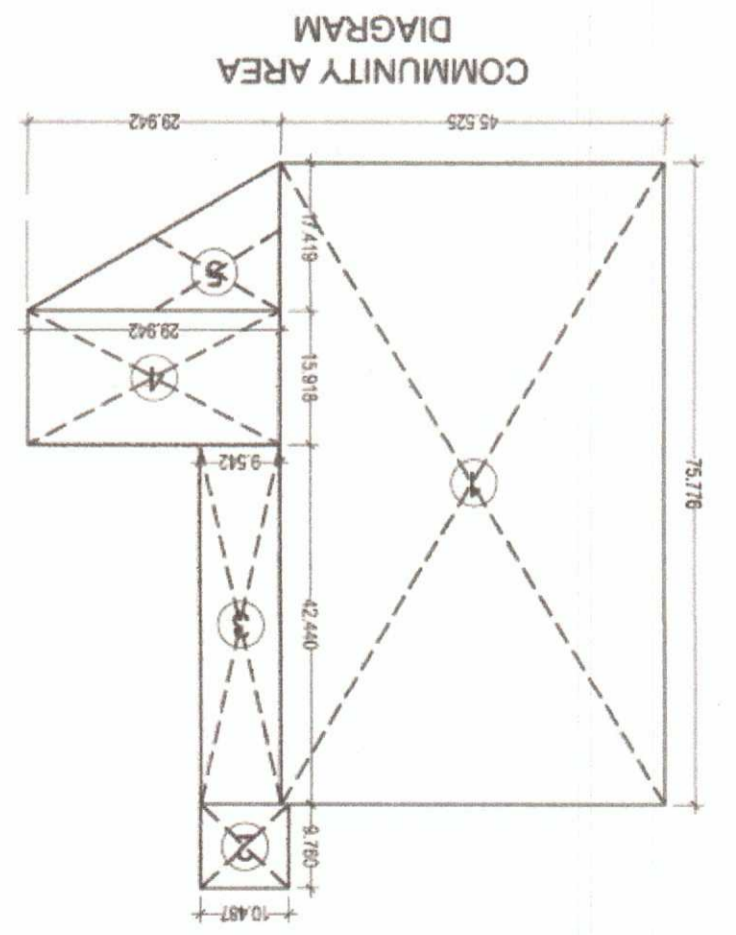
CATEGORY OF PLOTS	NO. OF PLOTS	TOTAL AREA IN Sq.M	RECTANGLE// KHILA NO.
F	1	94.350	50/2/1
I	4	581.972	50/2/1, 50/1/1
J	26	2721.290	50/2/1, 50/1/1
TOTAL	31	3397.612	Sq.M

Description	Area in Acres	Area in Sq.m
Total Area of the Scheme	11.600	4694.534
Required Green Area (7.501%)	0.870	3522.337
Proposed Green Area (7.501%)	0.870	3522.337
Permissible 10% Area to be transferred free of cost to the Government for provision of community facilities.	1.160	4694.533
Proposed Area to be transferred free of cost to the Government for provision of community facilities. (10.001%)	1.160	4694.533
Permissible Area Under Plots (61%)	7.076	28635.556
Proposed Area Under Plots (17.71%)	5.335	22398.956
Permissible Commercial Area (4%)	0.464	1877.741
Proposed Commercial Area (11.99%)	0.464	1877.741
Permissible Density	240-400 PPA	214
Total No. Of Persons (13.5x214 = 2889)	2889	
Plotted Development required	2.7675	11199.478
50% Area to be Freezed of Area under (Taking 13.5 Persons/ Plot)	249 PPA	-
15% Area (part of 50% Freezed Area) to be mortgaged towards IDW required	0.8302	3359.843
Freeable Area (27.71x3.99x51) (Part of 15% Area to be Mortgaged towards IDW)	247.76	545

DETAIL OF 50% FREEZED AREA	CATEGORY OF PLOTS	TOTAL AREA IN Sq.M	RECTANGLE// KHILA NO.
F	6	566.100	50/2/1, 50/2/2, 50/1/2, 50/3
I	4	581.972	50/2/1, 50/1/1
J	26	2721.290	50/2/1, 50/1/1
D	2	294.894	50/3
E	8	1003.477	50/3 & 50/8
G	72	6048.000	50/3, 50/2/2, 50/8, 50/9, 50/12, 50/2/1
TOTAL	118	11215.732	Sq.M

AREA UNDER PLOTS	S.No.	Width (m)	Length (m)	NOS.	Area (Smt.)	Area (Acres)
A	20.40	X	6.88	139.644	1.39	496
B	7.43	X	19.30	143.399	1.0	15
C	6.46	X	22.94	148.192	1.0	15
D	17.47	X	8.44	147.447	27.43	44 & 60
E	17.47	X	7.18	125.435	30	
F	6.29	X	15.00	94.350	8	
G	5.60	X	15.00	84.000	96	
H	7.34	X	15.00	110.100	2	
I	8.41	X	17.30	145.499	4	
J	6.05	X	17.30	104.665	42	
K	8.07	X	17.30	139.611	2	
TOTAL					214	5.535

AREA CALCULATION	S.No.	Width (m)	Length (m)	NOS.	Area (Smt.)	Area (Acres)
COMMERCIAL AREA	1	81.850	22.939	1	1877.557	0.464
COMMUNITY CENTER AREA	1	45.525	75.776	1	3449.702	
2	10.487	9.760	1	102.353		
3	9.542	42.942	1	404.962		
4	15.918	29.942	1	476.617		
5	29.942	17.419	0.5	260.780		
TOTAL AREA					4694.415	
GREEN AREA	1			1	3522.337	0.870
STP AREA (UG)	1	9.230	5.500	1	50.875	
2	9.250	5.333	1	49.330		
TOTAL AREA					100.205	
UGT AREA	1	10.487	9.540	1	100.046	
ET AREA CALCULATION					2.000	1.500
					3.000	
MILK & VEGETABLE BOOTH AREA					5.500	5.000
					27.500	



1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the conditions.
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 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 and 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 DCP for the modification of layout plans of the colony.
5. That the revenue rate falling in the colony shall be kept free for consultation/measurement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DCP, 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 or wider sector road if applicable. All other green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
9. 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.
10. 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.
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/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(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.5% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

ISSUED BY HARYANA GOVERNMENT RENEWABLE ENERGY DEPARTMENT FOR ENFORCEMENT OF THE ENERGY CONSERVATION BUILDING CODES.

(BRAIN MEHRA) (S.K. KAINI) (VANDANA SINGH) (RUPAK SINHA) (JITENDRA SINGH) (K. MAHENDRAN PANDEY, IAS) (DTP (HR)) (DTP (HR)) (DTP (HR)) (DTP (HR)) (DTP (HR))