

PROPOSED 12.869 ACRE PROJECT AT SECTOR - 81, FARIDABAD, UNDER DDJAY PLOTTED COLONY

AREA STATEMENT		Acres	SQM
TOTAL SITE AREA		12.869	52078.91
AREA UNDER SECTOR ROAD		0.957	3873.80
BALANCE SITE AREA (A)		11.912	48205.11
50% OF THE AREA FALLING UNDER SECTOR ROAD (B)		0.479	1936.90
NET PLANNED AREA-A+B		12.391	50142.01
PERMISSIBLE MAX AREA FOR RESIDENTIAL-COMMERCIAL (65%)		8.054	32559.94
PERMISSIBLE MAX AREA FOR COMMERCIAL (4%)		0.496	2005.78
PERMISSIBLE AREA FOR COMMERCIAL (65%)		7.559	30588.16
PROPOSED AREA FOR COMMERCIAL (4%)		0.496	2005.69
AREA PROPOSED FOR RESIDENTIAL PLOTS (48.03%)		5.952	24027.24
TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS (52.03%)		6.448	26092.93
PERMISSIBLE DENSITY (PPA)			240-400
PERMISSIBLE RESIDENTIAL PLOT (MINIMUM/MAXIMUM)		220	367
ACHIEVED DENSITY (PPA)			240 PPA
50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY - 2016 (REQUIRED)		2.976	12043.62
RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY - 2016 (PROPOSED = 50.29%)		2.999	12113.40
AREA REQD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES		1.287	5207.89
AREA PROPOSED FOR COMMUNITY FACILITIES (10%)		1.287	5207.89
AREA REQUIRED UNDER GREEN = 7.5% OF PLOT AREA		0.965	3905.92
AREA PROPOSED UNDER GREEN (7.5%)		0.965	3905.92
MINIMUM AREA REQ. IN SINGLE PLOT UNDER CONSOLIDATED GREEN		0.300	1214.06
PROPOSED GREEN IN SINGLE PLOT AREA		0.965	3905.92
PROPOSED NUMBER OF RESIDENTIAL PLOT		220	PLOTS

TOTAL RESIDENTIAL PLOT AREA CALCULATIONS								
PLOT TYPE	PLOT NUMBERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	PLOT AREA SQM	TOTAL PLOT AREA SQM
			L	X	B			
A	A1-A83	RECTANGLE	17.50	X	7.00	83	122.5	10167.50
	B1-B6	RECTANGLE	15.62	X	7.00	6	109.34	656.04
	B7	RECTANGLE	15.62	X	9.00	1	140.58	140.58
	B8-B23	RECTANGLE	15.62	X	7.15	16	111.683	1786.93
B	B24-B35	RECTANGLE	15.62	X	7.00	12	109.34	1312.08
	B36-B43	RECTANGLE	15.62	X	7.15	8	111.683	893.46
	B44-B49	RECTANGLE	15.62	X	6.20	6	96.844	581.06
	C1-C72	RECTANGLE	13.56	X	7.00	72	94.92	6834.24
C	D1-D7	RECTANGLE	14.79	X	7.00	7	103.53	724.71
	D10-D16	RECTANGLE	14.79	X	7.00	7	103.53	724.71
D	D8-D9	RECTANGLE	14.79	X	8.99	2	132.9621	265.92
	TOTAL					220		24087.24

50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY - 2016 DETAIL OF PLOTS								
PLOT TYPE	PLOT NUMBERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	PLOT AREA SQM	TOTAL PLOT AREA SQM
			L	X	B			
A	A1-A8	RECTANGLE	17.50	X	7.00	8	122.50	980.00
	A30-A49	RECTANGLE	17.50	X	7.00	20	122.50	2450.00
	A74-A83	RECTANGLE	17.50	X	7.00	10	122.50	1225.00
B	B1-B6	RECTANGLE	15.62	X	7.00	6	109.34	656.04
	B7	RECTANGLE	15.62	X	9.00	1	140.58	140.58
	B8-B23	RECTANGLE	15.62	X	7.15	16	111.683	1786.93
	B24-B35	RECTANGLE	15.62	X	7.00	12	109.34	1312.08
C	B36-B43	RECTANGLE	15.62	X	7.15	8	111.683	893.46
	B44-B49	RECTANGLE	15.62	X	6.20	6	96.84	581.06
	C1-C10	RECTANGLE	13.56	X	7.00	10	94.92	949.20
	C33-C44	RECTANGLE	13.56	X	7.00	12	94.92	1139.04
TOTAL					109		12113.40	

AREA OF SITE FALLING UNDER SECTOR ROAD		
PLOT/POCKET	SHAPE	PLOT AREA (SQM)
Under Sector Road	AREA PLINE	3873.80
TOTAL AREA		3873.80

AREA PROPOSED FOR COMMERCIAL			
PLOT NO	SHAPE	PLOT DIMENSIONS	PLOT AREA
		L x B	SQM
S1	RECTANGLE	117.98 x 17.00	2005.69
TOTAL AREA UNDER COMMERCIAL			2005.69

TRANSFER OF 10% OF AREA OF LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES			
COMMUNITY FACILITIES AREA CALCULATION			
PLOT	SHAPE	PLOT AREA (SQM)	
C1	PLINE AREA	5207.89	
TOTAL AREA UNDER COMMUNITY FACILITIES		5207.89	

GREEN AREA CALCULATION			
PLOT/POCKET	SHAPE	PLOT AREA (SQM)	
A	AREA PLINE	3905.92	
TOTAL AREA IN POCKET - A		3905.92	

AREA FOR MILK & VEGETABLE BOOTH			
5.00	X	5.50	27.50

POPULATION DENSITY CALCULATION			
NET PLANNED AREA	12.391	ACRES	
PERMISSIBLE DENSITY			
NUMBER OF PERSONS / PLOT	13.5	PERSONS	
MINIMUM NUMBER OF PLOTS	220	PLOTS	
MAXIMUM PERMISSIBLE NUMBER OF PLOTS	367	PLOTS	
PROPOSED NUMBER OF PLOTS	220	PLOTS	
TOTAL PERSONS = 220 X 13.5 PERSONS	2970	PERSONS	
ACHIEVED DENSITY	240	PPA	

TOTAL PLOT CALCULATION		
BLOCK	NUMBER OF PLOTS	
A	83	
B	49	
C	72	
D	16	
TOTAL PLOT CALCULATION	220	

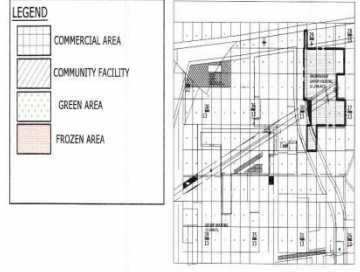
DETAIL OF STP, UGT & ET		
PLOT TYPE	SHAPE	AREA SQM
STP (UG)	PLINE AREA AS/DRAWING	100.00
UGT	PLINE AREA AS/DRAWING	100.00
ESS	PLINE AREA AS/DRAWING	120.00
TOTAL		320.00

To be read with Licence No. 84 of 2019 Dated 26/07/2019 LC-3998.

This Layout Plan for an area measuring 12.869 acres (an area 11.269 acres under migration from Licence No. 16 of 2011 (G) and an area 0.50 acres from Licence No. 1172-177 of 2006 (Plotted - 51.10 acres) and an additional area measuring 1.10 acres). (Drawing No. DTCP-7031 dated 26.06.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Countrywide Promoters Pvt. Ltd in the revenue estate of Village Butera, Sector-81, Faridabad 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 area 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 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 granted 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)(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 7.5% 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 HSP 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.22/51/2005-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. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- That you shall get re-align 220 KV HT line otherwise shall submit the revised layout plan for approval duly providing/maintaining the required ROW under the same. The plots provided below the HT line shall be freeze till shifting of the same"

(VJENDER SINGH) DTP(HQ)
 (RUP SINGH) STP/ET/HQ
 (JITENDER SHAG) T/P (H)
 (K.NARAYAN PANDEY) AS/ DTCP (H)
 (HARISHCHANDER KUMAR) ATHQ
 (DINESH KUMAR) SO/HQ
 (RAMANSHAR) JO/HQ



SUBMISSION DRAWING	
DRAWING TITLE	DRG NUMBER
SITE PLAN	S 01-A

PROJECT TITLE :
 PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY SCHEME FOR AN AREA MEASURING 12.869 ACRE IN SECTOR - 81, FARIDABAD

SCALE	1CM = 10MTR
DATE	5 DEC 18

Authorized Signatory:
 Architect / Town Planner

CLIENT :
 COUNTRYWIDE PROMOTERS PVT. LTD
 REGD OFFICE: M-11, MIDDLE CIRCLE
 CONNAUGHT CIRCUS, NEW DELHI-110001