

PROPOSED 5.575 ACRE PROJECT AT SECTOR 85 FARIDABAD, UNDER DDJAY PLOTTED COLONY		
AREA STATEMENT		
	Acre	SQM
TOTAL SITE AREA	5.575	22561.19
PERMISSIBLE MAX AREA FOR RESIDENTIAL+COMMERCIAL (65%)	3.624	14664.77
PERMISSIBLE MAX AREA COMMERCIAL (4%)	0.223	902.45
PERMISSIBLE MAX AREA FOR RESIDENTIAL (61%)	3.401	13762.33
PROPOSED AREA FOR COMMERCIAL (4%)	0.223	902.45
AREA PROPOSED FOR RESIDENTIAL PLOTS (57.35%)	2.863	11587.06
TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS (55.35%)	3.086	12489.51
PERMISSIBLE DENSITY (PPA)		240-400
PERMISSIBLE RESIDENTIAL PLOT (MINIMUM/MAXIMUM)	99	165
ACHIEVED DENSITY (PPA)		312
50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016 (REQUIRED)	1.43	5793.53
RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016 (PROPOSED=50.6%)	1.45	5862.50
AREA REQD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	0.5575	2256.12
AREA PROPOSED FOR COMMUNITY FACILITIES(10%)	0.558	2256.12
AREA REQUIRED UNDER GREEN = 7.5% OF PLOT AREA	0.418	1692.09
AREA PROPOSED UNDER GREEN (7.5%)	0.418	1692.09
MINIMUM AREA REQ. IN SINGLE POKET UNDER CONSOLIDATED GREEN	0.300	1214.06
PROPOSED GREEN IN SINGLE POKET A	0.307	1242
PROPOSED NUMBER OF RESIDENTIAL PLOT	129	PLOTS

50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016								
DETAIL OF PLOTS								
PLOT TYPE	PLOT NUMBERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	AREA /PLOT SQM	TOTAL PLOT AREA SQM
			A	B	H			
A	A19-A52 & A91-A106	RECTANGLE	13	7	50	50	91.00	4550.00
	B10	TRAPEZOID	11	11.31	7	1	78.09	78.09
	B11	TRAPEZOID	11.31	11.62	7	1	80.26	80.26
	B12	TRAPEZOID	11.62	11.93	7	1	82.43	82.43
	B13	TRAPEZOID	11.93	12.24	7	1	84.60	84.60
	B14	TRAPEZOID	12.24	12.55	7	1	86.77	86.77
	B15	TRAPEZOID	12.55	12.86	7	1	88.94	88.94
	B16	TRAPEZOID	12.86	13.17	7	1	91.11	91.11
B	B17	TRAPEZOID	13.17	13.48	7	1	93.28	93.28
	B18	TRAPEZOID	13.48	13.79	7	1	95.45	95.45
	B19	TRAPEZOID	13.79	14.11	7	1	97.62	97.62
	B20	TRAPEZOID	14.11	14.42	7	1	99.79	99.79
	B21	TRAPEZOID	14.42	14.73	7	1	102.03	102.03
	B22	TRAPEZOID	14.73	15.04	7	1	104.20	104.20
	B23	TRAPEZOID	15.04	15.41	8.4	1	127.89	127.89
TOTAL						64.00		5862.50

AREA PROPOSED FOR COMMERCIAL			
PLOT NO	SHAPE	PLOT DIMENSIONS	PLOT AREA SQM
		L x B	
COMMERCIAL	RECTANGLE	46.32 x 19.48	902.45

TRANSFER OF 10% OF AREA OF LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES AREA CALCULATION			
PLOT	SHAPE	PLOT DIMENSIONS	PLOT AREA SQM
		L x H	
COMMUNITY/AS/DRAWING			2256.12

DETAIL OF PLOTS								
PLOT TYPE	PLOT NUMBERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	AREA /PLOT SQM	TOTAL PLOT AREA SQM
			A	B	H			
A	A1-A106	RECTANGLE	13	7	106	106	91.00	9646.00
	B1	TRAPEZOID	8.07	8.44	8.48	1	70.00	70.00
	B2	TRAPEZOID	8.44	8.82	8.48	1	73.18	73.18
	B3	TRAPEZOID	8.82	9.13	7	1	62.83	62.83
	B4	TRAPEZOID	9.13	9.44	7	1	65.00	65.00
	B5	TRAPEZOID	9.44	9.75	7	1	67.17	67.17
	B6	TRAPEZOID	9.75	10.06	7	1	69.34	69.34
	B7	TRAPEZOID	10.06	10.37	7	1	71.51	71.51
	B8	TRAPEZOID	10.37	10.68	7	1	73.68	73.68
	B9	TRAPEZOID	10.68	11	7	1	75.86	75.86
	B10	TRAPEZOID	11	11.31	7	1	78.09	78.09
	B11	TRAPEZOID	11.31	11.62	7	1	80.26	80.26
	B12	TRAPEZOID	11.62	11.93	7	1	82.43	82.43
	B13	TRAPEZOID	11.93	12.24	7	1	84.60	84.60
	B14	TRAPEZOID	12.24	12.55	7	1	86.77	86.77
	B15	TRAPEZOID	12.55	12.86	7	1	88.94	88.94
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	B17	TRAPEZOID	13.17	13.48	7	1	93.28	93.28
	B18	TRAPEZOID	13.48	13.79	7	1	95.45	95.45
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	B21	TRAPEZOID	14.42	14.73	7	1	102.03	102.03
	B22	TRAPEZOID	14.73	15.04	7	1	104.20	104.20
	B23	TRAPEZOID	15.04	15.41	8.4	1	127.89	127.89
TOTAL						129.00		11587.06

POPULATION DENSITY CALCULATION		
TOTAL PLOT AREA	5.575 ACRES	
PERMISSIBLE DENSITY		
NUMBER OF PERSONS /PLOT	13.5	PERSONS
MINIMUM NUMBER OF PLOTS	99	PLOTS
MAXIMUM PERMISSIBLE NUMBER OF PLOTS	165	PLOTS
PROPOSED NUMBER OF PLOTS	129	PLOTS
TOTAL PERSONS @13.5 PERSONS	1742	PERSONS
ACHIEVED DENSITY	312	PPA

GREEN AREA CALCULATION			
PLOT /POCKET	SHAPE	PLOT DIMENSIONS	PLOT AREA SQM
		L x H	
A	AS/DWG	P-LINE AREA	1242.20
B	AS/DWG	P-LINE AREA	449.89
TOTAL GREEN AREA=A+B			1692.09
MLX & VEGETABLE BOOTH	5	x 5.5	27.5

TOTAL PLOT CALCULATION		
BLOCK	NUMBER OF PLOTS	
A	106	
B	23	
TOTAL PLOT CALCULATION	129	

DETAIL OF STP, UGT & ESS		
PLOT TYPE	SHAPE	AREA SQM
STP	P-LINE AREA AS/DRAWING	178.90
UGT	P-LINE AREA AS/DRAWING	100.00
ESS	P-LINE AREA AS/DRAWING	75.00
TOTAL AREA		353.90

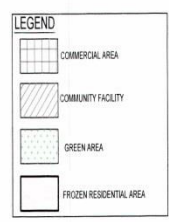
To be read with Licence No. 3077/2019 LC 3845.

This Layout Plan for an area measuring 5.575 acres (Drawing No. DTCF-7033 dated 27.06.2019) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Ridgcraft Homes Pvt. Ltd. in revenue estate of Village Bushera, Sector-85, Distt. Faridabad is hereby approved subject to the following conditions:

- That this Layout Plan shall be read in conjunction with the causes 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 get 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCF for the modification of layout plans of the colony.
- That the revenue roads 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 DTCF, 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 license.
- 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(2)(a)(ii) 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 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.
- 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) for interior lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of G.O. No. 22/2005-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. 156/2016-SP dated 12.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Authorised Signatory: (Name) (Designation) (Signature) (Date)

Authorised Signatory: (Name) (Designation) (Signature) (Date)



**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 5.575 ACRE IN SECTOR-85, FARIDABAD**

SCALE: 1CM=10MTR

DATE: 5 DEC 2018

Authorised Signatory: *(Signature)*  
**SUNIL KUMAR JHA**  
 ARCHITECT  
 CA/89/24568  
 Architect / Town Planner

**CLIENT:**  
**RIDGECRAFT HOMES PVT. LTD**  
 3RD FLOOR, NEXTDOOR, U-BLOCK, SECTOR-76 FARIDABAD