



PROPOSED 7.7625 ACRE PROJECT UNDER DDJAY, SECTOR - 86, FARIDABAD		
AREA STATEMENT		
	Acre	SQM
TOTAL SITE AREA	7.7625	31413.67
PERMISSIBLE MAX AREA FOR RESIDENTIAL+COMMERCIAL (65%)	5.046	20418.89
PERMISSIBLE MAX AREA COMMERCIAL (4%)	0.311	1256.54
PERMISSIBLE AREA FOR RESIDENTIAL (61%)	4.735	18962.34
PROPOSED AREA FOR COMMERCIAL	0.310	1256.54
AREA PROPOSED FOR RESIDENTIAL PLOTS (55.10%)	4.277	17308.34
TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS (59.10%)	4.587	18564.88
PERMISSIBLE RESIDENTIAL PLOT (MINIMUM/MAXIMUM)	138	230
ACHIEVED DENSITY (PPA)		242 PPA
50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY (REQUIRED)	2.138	8654.17
RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY - 2016 (PROPOSED - 50.20%)	2.147	8688.29
AREA REQD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	0.776	3141.37
AREA PROPOSED FOR COMMUNITY FACILITIES (10%)	0.776	3141.37
AREA REQUIRED UNDER GREEN - 7.5% OF PLOT AREA	0.582	2356.03
AREA PROPOSED UNDER GREEN (7.5%)	0.582	2356.03
MINIMUM AREA REQ. IN SINGLE PLOT UNDER CONSOLIDATED GREEN	0.300	1214.06
PROPOSED GREEN IN SINGLE PLOT A	0.582	2356.03
PROPOSED NUMBER OF RESIDENTIAL PLOT	138	PLOTS

RESIDENTIAL PLOT AREA CALCULATIONS								
PLOT TYPE	PLOT NUMBERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	PLOT AREA	PLOT AREA
			L	X	D			
A	A1-A9	RECTANGLE	7.16	X	14.00	9	100.24	900.16
	A10-A33	RECTANGLE	7.16	X	20.65	24	147.85	3548.50
B	B1-B21	RECTANGLE	7.50	X	16.76	21	125.76	2641.04
C	C1-C36	RECTANGLE	7.00	X	13.20	36	92.40	3326.40
D	D1-D20	RECTANGLE	7.16	X	20.65	20	147.85	2957.08
	D21-D29	RECTANGLE	7.26	X	20.65	9	149.92	1349.27
	D30-D38	RECTANGLE	7.00	X	20.65	9	144.55	1300.95
E	E1-E5	RECTANGLE	8.26	X	14.50	5	119.77	598.85
F	F1-F2	RECTANGLE	7.50	X	13.90	2	104.25	208.50
G	G1	TRAPEZIUM	AS/DRAWING			1	93.60	93.60
	G2	TRAPEZIUM	AS/DRAWING			1	110.40	110.40
	G3	TRAPEZIUM	AS/DRAWING			1	127.30	127.30
	G4	TRAPEZIUM	AS/DRAWING			1	144.30	144.30
						TOTAL	138	17308.34

50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY								
PLOT TYPE	PLOT NUMBERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	PLOT AREA	PLOT AREA
			L	X	D			
A	A1-A4	RECTANGLE	7.16	X	14.00	4	100.24	400.96
B	B1-B7	RECTANGLE	7.50	X	16.76	7	125.70	879.90
C	C1-C36	RECTANGLE	7.00	X	13.20	36	92.40	3326.40
D	D1-D20	RECTANGLE	7.16	X	20.65	1	147.85	147.85
	D21-D29	RECTANGLE	7.26	X	20.65	9	149.92	1349.27
	D30-D38	RECTANGLE	7.00	X	20.65	9	144.55	1300.95
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	G2	TRAPEZIUM	AS/DRAWING			1	110.40	110.40
	G3	TRAPEZIUM	AS/DRAWING			1	127.30	127.30
	G4	TRAPEZIUM	AS/DRAWING			1	144.30	144.30
						TOTAL	77	8688.29

COMMERCIAL PLOT AREA DETAIL			
PLOT NO	SHAPE	PLOT DIMENSIONS	PLOT AREA
		L x B	SQM
S1	RECTANGLE	17 x 73.914	1256.54
TOTAL AREA UNDER COMMERCIAL			1256.54

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 DIMENSIONS	PLOT AREA (SQM)
COMMUNITY	AS/DRAWING	Area P Line	3141.37

GREEN AREA CALCULATION			
PLOT / POKET	SHAPE	PLOT DIMENSIONS	PLOT AREA (SQM)
A	AS/DRAWING	AREA P LINE	2092.0
B	AS/DRAWING	AREA P LINE	324.03
TOTAL OF A+B			2356.03

AREA FOR MILK & VEGETABLE BOOTH			
S	X	S.S	27.50

TOTAL PLOT CALCULATION		
BLOCK	NUMBER OF PLOTS	
A	33	
B	21	
C	36	
D	38	
E	5	
F	2	
G	4	
TOTAL PLOT CALCULATION	139	

POPULATION DENSITY CALCULATION		
TOTAL PLOT AREA	7.7625	ACRES
PERMISSIBLE DENSITY		
NUMBER OF PERSONS / PLOT	13.5	PERSONS
MINIMUM NUMBER OF PLOTS REQUIRED	138	PLOTS
MAXIMUM NUMBER OF PLOTS REQUIRED	230	PLOTS
PROPOSED NUMBER OF PLOTS	139	PLOTS
ACHIEVED DENSITY	242	PPA

DETAIL OF STP, UGT & ET		
PLOT TYPE	SHAPE	AREA
		SQM
STP (UG)	PLINE AREA AS/DRAWING	200.00
UGT	PLINE AREA AS/DRAWING	100.00
ET	PLINE AREA AS/DRAWING	75.00
TOTAL AREA		275.00

- That this Layout plan for an area measuring 7.7625 acres (Drawing No. DTPC-7039 dated 01.07.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Ridge Craft Homes Pvt. Ltd. in revenue estate of Village Budhena, Sector-86, Distt. Faridabad 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 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.
 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 DTPC for the modification of layout plans of the colony.
 5. That the revenue rassa 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 DTPC, 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 licensed areas 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.
 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(i)(a)(ii) 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 75% of the standard frontage when demarcated.
 14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSNP 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.22/50/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 18. That the colonizer/owner shall strictly comply with the directions issued 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.
 19. 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 freed till shifting of the same"

(NULENDER SINGH) DTPC(HQ)
 (P.P. SINGH) STP(HQ)
 (JITENDER SHAG) CTP (HR)
 (KUMARAND PANJOURANG, IAS) DTPC (HR)
 (RAHUL SINGLA) ATP(HQ)
 (DINESH KUMAR) SD(HQ)
 (RAM MEHAR) JD(HQ)



SUBMISSION DRAWING	
DRAWING TITLE	DRG NUMBER
SITE PLAN	S01-A
PROJECT TITLE :	
PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY SCHEME FOR AN AREA MEASURING 7.7625 ACRE IN SECTOR -86, FARIDABAD	
SCALE	1CM = 10MTR
DATE	5 DEC 18
Ridgecraft Homes Private Limited Authorized Signatory SUNIL KUMAR JHA ARCHITECT CA/19/24568 Architect / Town Planner	
CLIENT :	
RIDGECRAFT HOMES PVT. LTD 3RD FLOOR, NEXTDOOR, U-BLOCK, SECTOR-76 FARIDABAD	