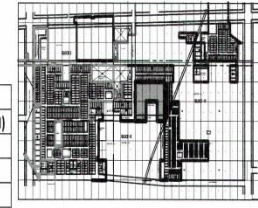
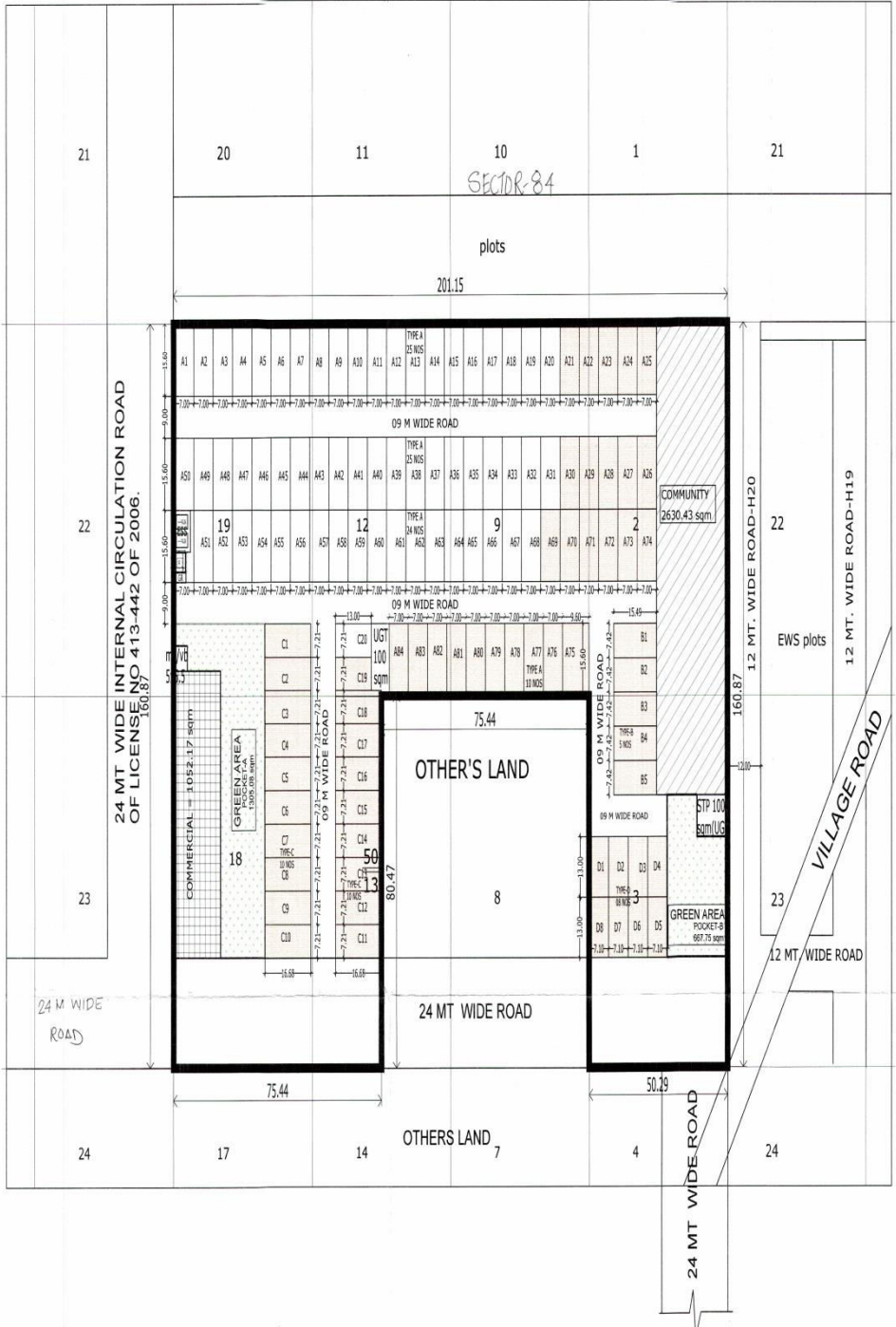


This Layout Plan for an area measuring 6.50 acres (Drawing No. DTCP-7014 dated 21.06.2019) comprising of license which is based in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by M/s. Designer Realtors Pvt. Ltd. in the revenue estate of Village Kheri Kalan, Sector-84, District-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 95% 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 size 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 DTCP for the modification of layout plans of the colony.
5. That the sewerage lines 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 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.
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 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.
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(1)(a)(ii) of the Act No.8 of 1971.
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 license through give and take with the land that HUDA is fully 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/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.22/5/2005/SP/Power 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. 19/6/2014-SP dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(Signatures of various officials)



AREA UNDER 24 M WIDE ROAD				
PLOT	SHAPE	PLOT DIMENSIONS		PLOT AREA(SQM)
		A	x	
R1	RECTANGLE	24	75.44	1810.56
R2	RECTANGLE	24	50.29	1206.96
TOTAL AREA OF SITE UNDER 24 MT WIDE ROAD				3017.52

KEY PLAN

PROPOSED 6.5 ACRE PROJECT UNDER DDJAY, SECTOR -84, FARIDABAD		
AREA STATEMENT		
TOTAL SITE AREA	Acres	SQM
6.50		26304.4
AREA UNDER 24 M WIDE ROAD		3017.52
PERMISSIBLE MAX AREA FOR RESIDENTIAL + COMMERCIAL (65%)		4.225
17097.6		
PERMISSIBLE MAX AREA COMMERCIAL (4%)		0.26
1052.17		
PERMISSIBLE AREA FOR RESIDENTIAL (61%)		3.9650
16045.66		
PROPOSED AREA FOR COMMERCIAL (4%)		0.26
1052.17		
AREA PROPOSED FOR RESIDENTIAL PLOTS(48.96)		3.182
12878.63		
TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS (52.96%)		3.442
13991		
PERMISSIBLE RESIDENTIAL PLOT (MINIMUM/MAXIMUM)		116
159		
ACHIEVED DENSITY (PPA)		243
PPA		
50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY		1.591
6493.31		
RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY - 2016 (PROPOSED-50.09%)		1.594
6451.30		
AREA RECD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES		0.6500
2630.44		
AREA PROPOSED FOR COMMUNITY FACILITIES (10%)		0.6500
2630.43		
AREA REQUIRED UNDER GREEN + 7.5% OF PLOT AREA		0.488
1972.83		
AREA PROPOSED UNDER GREEN (7.5%)		0.488
1972.83		
MINIMUM AREA REQ. IN SINGLE POKET UNDER CONSOLIDATED GREEN		0.3
1214.0475		
PROPOSED GREEN IN SINGLE POKET A		0.32
1305.08		
PROPOSED NUMBER OF RESIDENTIAL PLOT		117.00
PLOTS		

RESIDENTIAL PLOT AREA CALCULATIONS								
PLOT TYPE	PLOT NUMBERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	AREA/PLOT	TOTAL PLOT AREA
			L	X	B		SQM	SQM
A	A1-A74 & A76-A84	RECTANGLE	15.6	X	7	83	109.2	9063.60
	A75	RECTANGLE	15.6	X	9.6	1	149.8	149.76
B	B1-B5	RECTANGLE	15.49	X	7.42	5	114.9	574.68
	C1-C18	RECTANGLE	16.68	X	7.21	18	120.3	2164.73
C	C19-C20	RECTANGLE	13	X	7.21	2	93.7	187.46
	D1-D8	RECTANGLE	13	X	7.1	8	92.3	738.40
TOTAL						117.00		12878.63

POPULATION DENSITY CALCULATION		
TOTAL PLOT AREA		6.50 ACRES
NUMBER OF PERSONS / PLOT	13.5	PERSONS
MINIMUM NUMBER OF PLOTS REQUIRED	116	PLOTS
MAXIMUM NUMBER OF PLOTS REQUIRED	193	PLOTS
PROPOSED NUMBER OF PLOTS	117.00	PLOTS
ACHIEVED DENSITY (13.5X117 = 1597.5 Person)	243.00	PPA

50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY								
PLOT TYPE	PLOT NUMBERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	TOTAL PLOT AREA	
			L	B	D		SQM	
A	A21-A30, A69-A74 & A76-A84	RECTANGLE	15.6	X	7	25	109.2	2730.00
	A75	RECTANGLE	15.6	X	9.6	1	149.8	149.76
B	B1-B5	RECTANGLE	15.49	X	7.42	5	114.9	574.68
	C1-C18	RECTANGLE	16.68	X	7.21	18	120.3	2164.73
C	C19-C20	RECTANGLE	13	X	7.21	2	93.7	187.46
	D1-D8	RECTANGLE	13	X	7.1	8	92.3	738.40
TOTAL						58.00	6451.30	

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	2630.43

GREEN AREA CALCULATION			
PLOT / POKET	SHAPE	PLOT DIMENSIONS	PLOT AREA
		AREA P LINE	SQM
TOTAL AREA IN POKET A			
			1305.08
TOTAL GREEN = A+B			
			1972.83
MILK & VEGETABLE BOOTH	5	X	5.5
			27.5

TOTAL PLOT CALCULATION	
TYPE	NUMBER OF PLOTS
A	84
B	5
C	20
D	8
TOTAL	117

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	90
TOTAL AREA		290.00

SUBMISSION DRAWING

DRAWING TITLE : DTCP-7014

SITE PLAN : S-01-A

PROJECT TITLE : PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY SCHEME FOR AN AREA MEASURING 6.5 ACRES IN SECTOR-84, FARIDABAD

SCALE : 1CM = 10M

DATE : 28 OCT 2018

For DES : DESIGNER REALTORS Pvt Ltd

Authorised Signatory : *(Signature)*

Architect / Town Planner : *(Signature)*

CLIENT : DESIGNER REALTORS PVT. LTD
PLOT NO. 28, SEC-84, NOIDA
GAUTAM BUDDH NAGAR-201301