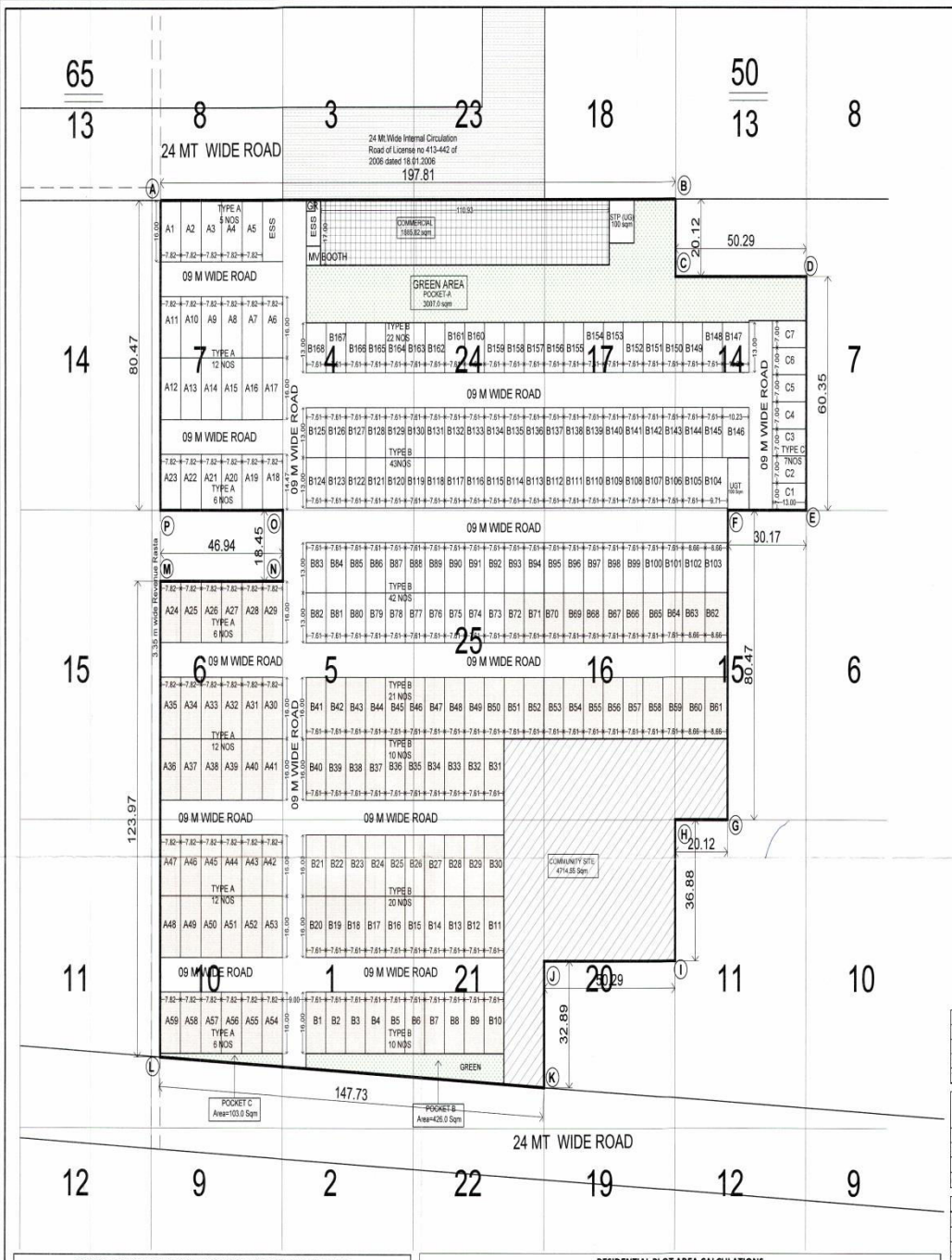


LC-4012.

To be read with Licence No. 82 of 2019 Dated 30/7/2019

That this **Layout plan for an area** measuring **11.65 acres (Drawing No. DTCP-7037 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 Designer Realtors Pvt. Ltd. in revenue estate of Village Kheri Kalan, Sector-84, 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 DTCP for the modification of layout plans of the colony.
5. That the revenue rasta 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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(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 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM MEHAR) JD (HQ) | (DINESH KUMAR) SO(HQ) | (RAHUL SINGLA) ATP (HQ) | (VIJENDER SINGH) DTP (HQ) | (P.P. SINGH) STP (UGV) HR | (JITENDER SIHAG) CTP(HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

COMMERCIAL PLOT AREA DETAIL					
PLOT NO	SHAPE	PLOT DIMENSIONS			PLOT AREA
		L	x	B	sqm
S1	RECTANGLE	17	x	110.93	1885.82
TOTAL AREA UNDER COMMERCIAL					1885.82

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	4714.55

GREEN AREA CALCULATION			
PLOT /POCKET	SHAPE	PLOT DIMENSIONS	PLOT AREA
			SQM
A		AREA P LINE	3007.00
B		AREA P LINE	426.00
C		AREA P LINE	103.00
TOTAL GREEN = A+B			3536.0
MILK & VEGETABLE BOOTH	5	X 5.5	27.5

POPULATION DENSITY CALCULATION		
TOTAL PLOT AREA	11.65	ACRES
NUMBER OF PERSONS /PLOT	13.5	PERSONS
MINIMUM NUMBER OF PLOTS REQUIRED	207	PLOTS
MAXIMUM NUMBER OF PLOTS REQUIRED	345	PLOTS
PROPOSED NUMBER OF PLOTS	234.00	PLOTS
ACHIEVED DENSITY	271.16	PPA

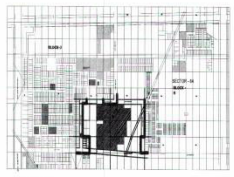
TOTAL PLOT CALCULATION	
BLOCK	NUMBER OF PLOTS
A	59
B	168
C	7
TOTAL PLOT CALCULATION	234

STP, UGT & ET		
PLOT TYPE	SHAPE	AREA
		SQM
STP	PLINE AREA AS/DRAWING	100.00
UGT (UG)	PLINE AREA AS/DRAWING	100.00
ESS	PLINE AREA AS/DRAWING	120
TOTAL AREA		320.00

PROPOSED 11.65 ACRE PROJECT UNDER DDJAY, SECTOR -84, FARIDABAD		
AREA STATEMENT		
	Acre	SQM
TOTAL SITE AREA	11.65	47145.51
PERMISSIBLE MAX AREA FOR RESIDENTIAL +COMMERCIAL (65%)	7.5725	30644.58
PERMISSIBLE MAX AREA COMMERCIAL (4%)	0.466	1885.82
PERMISSIBLE AREA FOR RESIDENTIAL (61%)	7.1065	28758.76
PROPOSED AREA FOR COMMERCIAL (4%)	0.466	1885.82
AREA PROPOSED FOR RESDENTIAL PLOTS(55.45%)	6.460	26143.78
TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS (59.45%)	6.926	28029.60
PERMISSIBLE RESIDENTIAL PLOT (MINIMUM/MAXIMUM)	207	345
ACHIEVED DENSITY (PPA)	271 PPA	
50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY	3.230	13071.89
RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016(PROPOSED=50.00%)	3.232	13080.81
AREA REQD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	1.1650	4714.55
AREA PROPOSED FOR COMMUNITY FACILITIES(10%)	1.1650	4714.55
AREA REQUIRED UNDER GREEN = 7.5% OF PLOT AREA	0.874	3535.91
AREA PROPOSED UNDER GREEN(7.5%)	0.874	3536.00
MINIMUM AREA REQ. IN SINGLE POCKET UNDER CONSOLIDATED GREEN	0.300	1214.05
PROPOSED GREEN IN SINGLE POCKET A	0.743	3007.00
PROPOSED NUMBER OF RESIDENTIAL PLOT	234	PLOTS

RESIDENTIAL PLOT AREA CALCULATIONS								
PLOT TYPE	PLOT NUMAERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	AREA/PLOT	TOTAL PLOT AREA
			A	A	H		SQM	SQM
A	A1-A17	RECTANGLE	16	X	7.82	17	125.1	2127.0
	A18-A23	RECTANGLE	14.47	X	7.82	6	113.2	678.9
	A24-A59	RECTANGLE	16	X	7.82	36	125.1	4504.3
B	B1-B10, B11-B30, B31-B59	RECTANGLE	16	X	7.61	59	121.8	7183.8
	B60-B61	RECTANGLE	16	X	8.66	2	138.6	277.1
	B62-B63, B102-B103	RECTANGLE	13	X	8.66	4	112.6	450.3
	B64-B101	RECTANGLE	13	X	7.61	38	98.9	3759.3
	B104	RECTANGLE	13	X	9.71	1	126.2	126.2
	B-105-B145	RECTANGLE	13	X	7.61	41	98.9	4056.1
	B146, B147	RECTANGLE	13	X	10.23	2	133.0	266.0
	B148- B168	RECTANGLE	13	X	7.61	21	98.9	2077.5
C	C1-C7	RECTANGLE	13	X	7	7	91.0	637.0
TOTAL						234.00		26143.8

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	B	D			
			A	A	H		SQM	SQM
A	A24-A59	RECTANGLE	16	X	7.82	36	125.1	4504.3
B	B1-B10, B11-B30, B31-B59	RECTANGLE	16	X	7.61	59	121.8	7183.8
	B60-B61	RECTANGLE	16	X	8.66	2	138.6	277.1
	B62-B63	RECTANGLE	13	X	8.66	2	112.6	225.2
	B64-B72	RECTANGLE	13	X	7.61	9	98.9	890.4
TOTAL						108.00		13080.8



KEY PLAN

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 11.65 ACRE IN SECTOR -84, FARIDABAD

SCALE	1CM =10MTR
DATE	25 OCT 2018

For DESIGNER REALTORS Pvt Ltd.
Authorized Signatory

DEEPAK VASHISTA CA/2003/32557

Authorized Signatory | Architect / Town Planner

LEGEND
- COMMERCIAL AREA
- COMMUNITY FACILITY
- GREEN AREA
- LICENCE ROAD
- FROZEN AREA

CLIENT :
DESIGNER REALTORS PVT. LTD
PLOT NO. 2B, SEC-94, NOIDA
GAUTAM BUDH NAGAR-201301