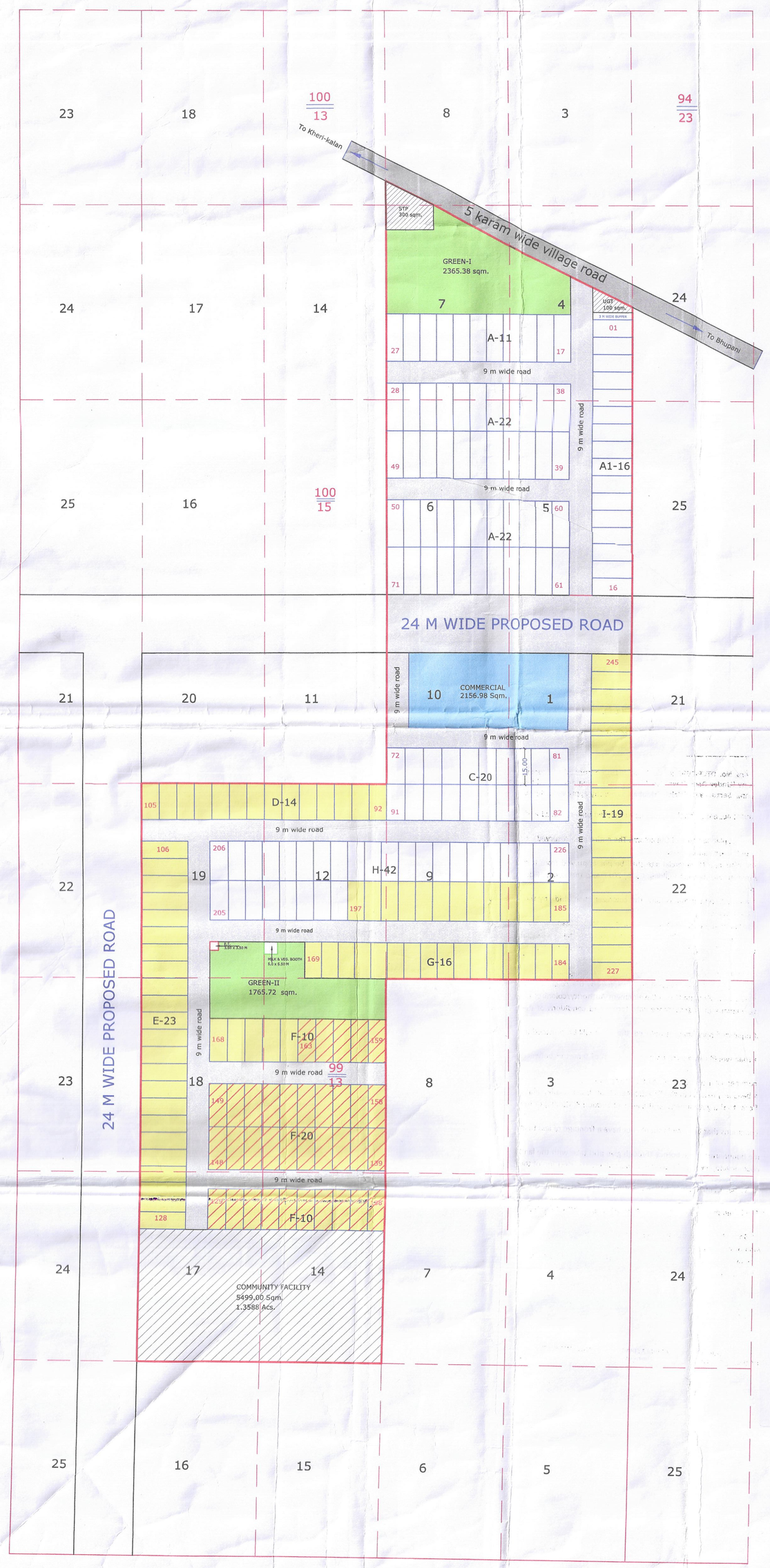

Area Freezed 50.48 % (29864.21 sqm of Total Saleable Area.)

PLOTS NO.	TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM. W	D	AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
92 to105	D	7.18	15.00	107.70	14	1507.80
106 to 128	E	7.07	19.00	134.33	23	3089.59
129 to 168	F	7.25	17.84	129.34	40	5173.60
169 to 184	G	6.80	14.82	100.78	16	1612.42
185 to 197	H	7.00	16.32	114.24	13	1485.12
227 to 245	I	7.20	16.15	116.28	19	2209.32
TOTAL.					125	15077.85

(3.725 acs.)

TOTAL AREA = 15077.85 X 100 / 29864.21 = 50.48 %

15.15 % Area (29864.21 sqm. of Total Saleable area) to be Mortgaged in Favour of DTCP Haryana.

PLOTS NO.	TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM. W	D	AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
129 to 163	F	7.25	17.84	129.34	35	4526.90
TOTAL.					35	4526.90

(1.12 acs.)

TOTAL AREA = 4526.90 X 100 / 7.3796 = 15.15 %

AREA STATEMENT :

DESCRIPTION	AREA IN SQ.METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIABLE
TOTAL AREA OF THE SCHEME	54988.597	13.588	—	65%
A - AREA UNDER PLOTS	29864.21	7.3796 (A)	54.309 %	ACHIEVED (A+B) 58.231%
B - AREA UNDER COMMERCIAL	2156.98	0.533 (B)	3.922 %	

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM. W	D	AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
A	6.85	19.58	134.12	55	7376.77
A1	7.10	16.15	114.67	16	1834.64
C	7.54	15.00	113.10	20	2262.00
D	7.18	15.00	107.70	14	1507.80
E	7.07	19.00	134.33	23	3089.59
F	7.25	17.84	129.34	40	5173.60
G	6.80	14.82	100.78	16	1612.42
H	7.00	16.32	114.24	42	4798.08
I	7.20	16.15	116.28	19	2209.32
TOTAL.				245	29864.21

TOTAL AREA UNDER PLOTS = 7.3796 ACS.

DETAIL OF GREEN

	AREA IN SQMTR.	AREA IN ACS.	AREA PROVIDE	AREA REQUIRED
GREEN-I	2365.38	0.5844	4.30 %	(4124.144 sqm.) 7.50 %
GREEN-II	1765.72	0.4363	3.21 %	
TOTAL	4131.10	1.0207	7.51 %	

1.3588 acres Land Reserved For Community Facilites for Transfer to Government.

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
245	13.5	3307.50	3307.50/13.588 = 243.413 PPA
			SAY = 243.00 PPA

To be read with Licence No. 97 of 2019 Dated 31/08/2019. LC-3819

That this Layout plan for an area measuring 13.588 acres (Drawing No. DTCP-7095 dated 16.08.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Soha Developers Pvt. Ltd. in the revenue estate of Village Bhupani, Sector- 98, District- Fridabad 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)(iii) 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) SD(HQ) | (NARENDER KUMAR) ATP (HQ) | (VIJENDER SINGH) DTP (HQ) | (P.C. SINGH) STP (E&V) HR | (JITENDER SHAG) CTP(HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

For Soha Developers Pvt. Ltd.
Director/Auth. Signatory

AUTHORIZED SIGNATORY

ARCH. RAKESH VASUDEVA
MCA REG. NO. C/94/17500
J-59, Gfl. Second Flrd.
M : 9310112455, 8010013455

ARCHITECT SIGNATURE

N

CLIENT:-
M/S SOHA DEVELOPERS PVT. LTD.
ADD. K-58, BATLA HOUSE, OKHLA- NEW DELHI-110 025

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY) AT SECTOR-98, AREA MEASURING 13.588 ACS. IN VILLAGE BHUPANI, DISTRICT-FARIDABAD, HARYANA.

SCALE :- 1:1000	DATE:- AUG-2019	DRAWN BY:-PANKAJ KAPOOR M-8800093157