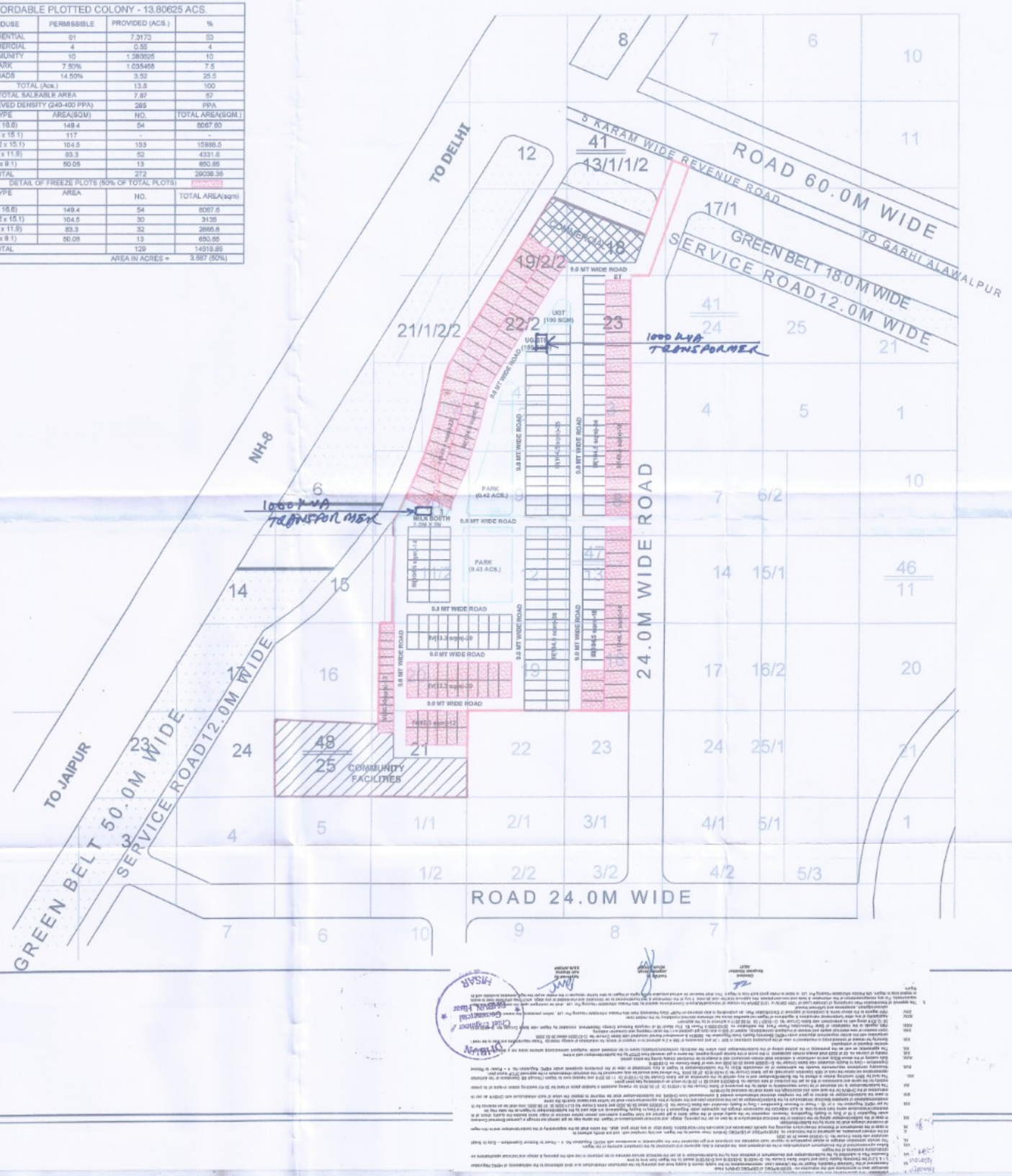
AFFORDABLE PLOTTED COLONY - 13.80625 ACS.				
S. NO.	LANDUSE	PERMISSIBLE	PROVIDED (ACS.)	%
1	RESIDENTIAL	61	7.3173	53
2	COMMERCIAL	4	0.55	4
3	COMMUNITY	10	1.380625	10
4	PARK	7.50%	1.035468	7.5
5	ROADS	14.50%	3.52	25.5
	TOTAL (Acs.)		13.8	100
	TOTAL SALEABLE AREA		7.87	57
	ACHIEVED DENSITY (240-400 PPA)		285	PPA
S.NO.	TYPE	AREA(SQM)	NO.	TOTAL AREA(SQM.)
1	I (9.0 x 19.8)	148.4	54	8067.60
2	II (7.75 x 15.1)	117		
3	III (6.82 x 15.1)	104.5	153	15988.5
4	IV (7.0 x 11.9)	83.3	52	4331.6
5	V (5.5 x 9.1)	50.05	13	650.65
	TOTAL		272	29038.35
	DETAIL OF FREEZE PLOTS (50% OF TOTAL PLOTS)			
S. NO.	TYPE	AREA	NO.	TOTAL AREA(sqm)
1	I (9.0 x 16.6)	149.4	54	8067.6
2	III (6.82 x 15.1)	104.5	30	3135
3	IV (7.0 x 11.9)	83.3	32	2665.6
4	V (5.5 x 9.1)	50.05	13	650.65
	TOTAL		129	14518.85
			AREA IN ACRES =	3.587 (50%)



LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 OVER AN AREA MEASURING 13.80625 ACRES IN VILLAGE MALPURA, SECTOR - 7, DHARUHERA, DISTT. REWARI BEING DEVELOPED BY PARDOS AFFORDABLE HOUSING PVT.LTD.

LC-4045

To be read with Licence no. 02 Dated 07/01/2020

That this Layout plan for an area measuring 13.80625 acres (Drawing no. DTCP- 7266 dated 03.12.2019) comprised of LOI which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Mohali Affordable Housing Development Pvt. Ltd. now known as PARDOS Affordable Housing in Village Malpura, Sector-7, Dharuhera Distt. Rewari, 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 or modify the plan (including addition/alteration 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 HSVP 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) fixing 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.

(BIMESH KUMAR) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (D.N. [illegible]) STP (M) HQ | (JITENDER [illegible]) CTP (HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SD (HQ) | (NEHA HANDEL) JD (HQ)

DRAWING NO.

SCALE:

SHEET TITLE: -
LAYOUT PLAN

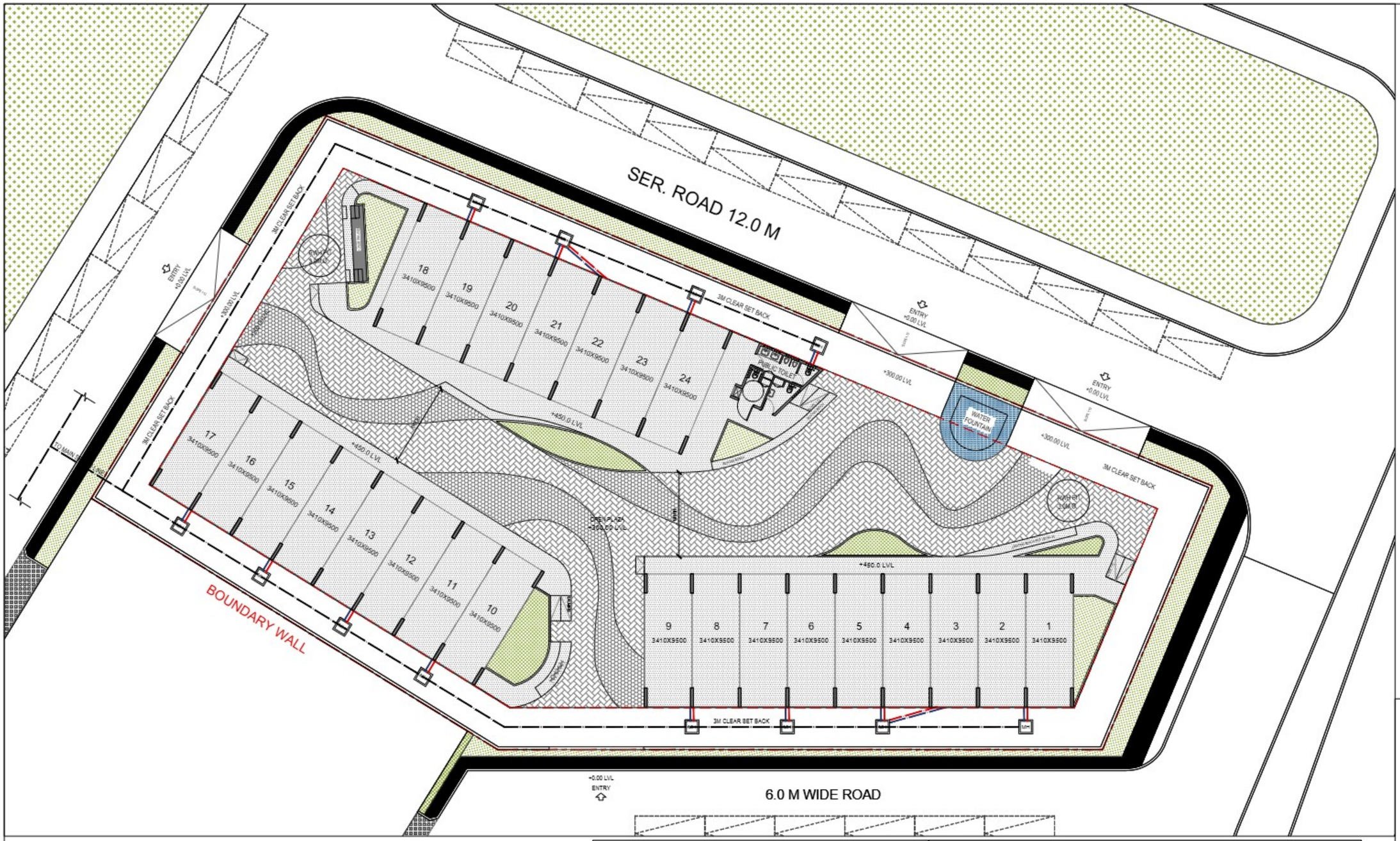
DEALT BY-
RAJESH BINDLISH

LEGEND:
LICENCE BOUNDARY
COMMUNITY FACILITIES
GREEN AREA
COMMERCIAL
NON-SALEABLE PLOTS

SANDEEP KUMAR
TOWN PLANNER
LTP1 - 05172
TOWN PLANNER SIGN.

Pardos Affordable Housing Pvt. Ltd.
Authorised Signatory
AUTH. SIGN.

PARDOS AFFORDABLE HOUSING PVT.LTD.



Typology	Area (Sqm)	Area (Sqft)
Internal Roads	574.01	6178.586239
Pavement/ Plaza		
Pavers Type A	169.85	1828.248415
Pavers Type B	370.55	3988.563145
Greens and Landscaping	913.44	9832.176816
Plinth	102.7	1105.45253

AREA STATEMENT

A.PLOT AREA: 0.548 ACRE	2221.51 SQM
B.PERMISSIBLE GROUND COVERAGE @35%	777.5285 SQM
C.PERMISSIBLE FAR @105%	2332.585 SQM

AREA OF SCO

	FLOOR	UNIT TYPE	WIDTH	LENGTH	NO	SUB TOTAL
D	GROUND FLOOR	M1	3.41	9.5	24	777.48
E	FIRST FLOOR	M1	3.41	9.5	24	777.48
F	SECOND FLOOR	M1	3.41	9.5	24	777.48

H. TOTAL PROPOSED FAR (D+E+F)= 2332.44 SQM (104.993%)
J. TOTAL PROPOSED GROUND COVERAGE: (D)= 777.48 SQM (34.998%)
K. AREAS NOT INCLUDED IN FAR:
PUBLIC TOILET: 17.89 SQM

S.NO.	DATE	DESCRIPTION

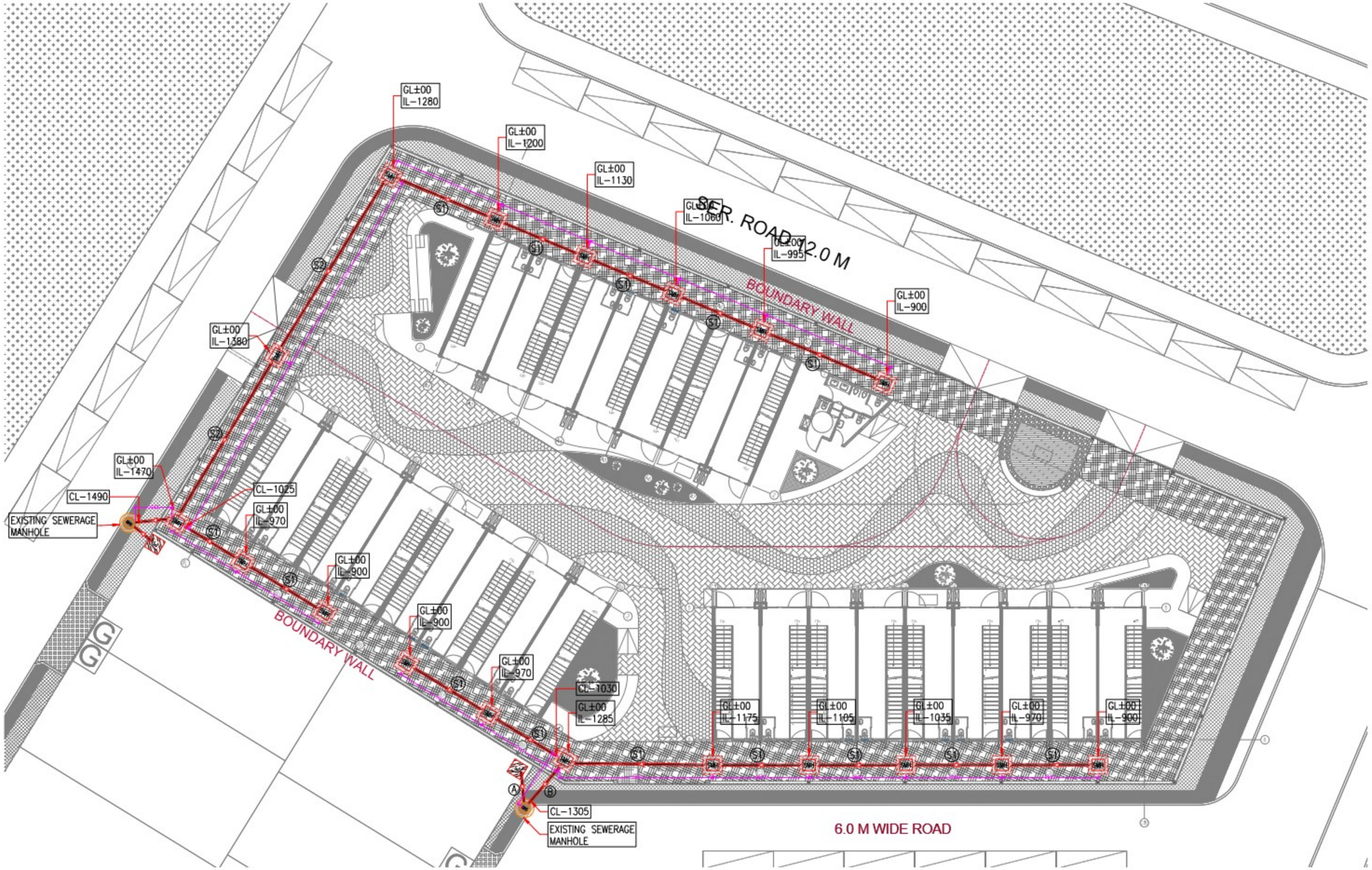
PROJECT TITLE:
PROPOSED STD.DESIGN OF SCO'S MEASURING 0.54895 ACRES IN DDJAY RESIDENTIAL PLOTTED COLONY (LIC.NO.02 OF 2020 DTD.07.01.2020) ADMEASURING 13.80625 ACRES BEING DEVELOPED BY PARDOS AFFORDABLE HOUSING PVT.LTD IN VILLAGE MALPURA, SECTOR -7 DHARUHERA, DISTRICT REWARI

SHEET TITLE:
SITE PLAN & LANDSCAPING

DEALT BY	DATE	DRAWING NO.
RKR	10.10.2023	SCO/ SD/ 101
CHECKED BY	**SCALE**	**SHEET NO.**
RKG	1:200	SD-01

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE



SEWERAGE LEGEND :-

S1	150ø SEWAGE LINE SLOPE- 1:100
S2	200ø SEWAGE LINE SLOPE- 1:150
	SEWERAGE MANHOLE (1200MMø)
	SEWERAGE MANHOLE (900X800MM)

N

Revisions:

REV.	DESCRIPTION	DATE	DRAWN BY	CHKD. BY
R0	FOR APPROVAL	10.05.2023	P.K.	S.P.

ARCHITECT-

inCUBIS ARCHITECTS

Client Name:
PARDOS AFFORDABLE HOUSING PRIVATE LIMITED

Project Name: PROPOSED STP DESIGN OF SCOTS MEASURING 0.5495 ACRES IN DDJAY RESIDENTIAL PLOTTED COLONY (LIC NO.02 OF 2020 DTD.07.01.2020) &CMEASURING 11.6605 ACRES BEING DEVELOPED BY PARDOS AFFORDABLE HOUSING PVT.LTD IN VILLAGE MALPURA, SECTOR -7 DHARUHERA, DISTRICT REWARI

Drawing Title.
EXTERNAL SEWERAGE LAYOUT

Rev. No
R0

MEP CONSULTANTS:-

V&G BUILDING DESIGN CONSULTANTS
V&G DESIGN CONSULTANTS
Plot 68, Okhla Industrial Estate Phase-3,
New Delhi, 110020

DRG. NO- VG-SCO-PL-100		DRAWN BY	A.K.
SCALE	1:100 (A0)	DESIGNED BY	A.K.
DATE	28.07.2023	CHECKED BY	S.P.



STORM LEGEND :–

(01)	400ø STORM WATER LINE SLOPE– 1:550
	STORM MANHOLE (1200MMØ)
	CHAMBER 450X450MM

N

Revisions:

REV	DESCRIPTION	DATE	DRAWN BY	CHKD. BY
R0	FOR APPROVAL	10.05.2023	P.K.	S.P.

ARCHITECT-

imCUBIS ARCHITECTS
404-405, Emaar The Palm Square, Sector-66, Golf Course Extension Road, Gurugram-122003, India
Telephones +91 124-4214720
Email - incubis@incubis.net

Client Name: PARDOS AFFORDABLE HOUSING PRIVATE LIMITED

Project Name: PROPOSED STP DESIGN OF SCO'S h MEASURING 0.54885 ACRES IN DGAY RESIDENTIAL PLOTTED COLONY LIC.NO.02 OF 2020 DTD.07.01.2020 AND MEASURING 13.00625 ACRES BEING DEVELOPED BY PARDOS AFFORDABLE HOUSING PVT.LTD IN VILLAGE MALPURA, SECTOR-7 DHARUHERA, DISTRICT REWARI

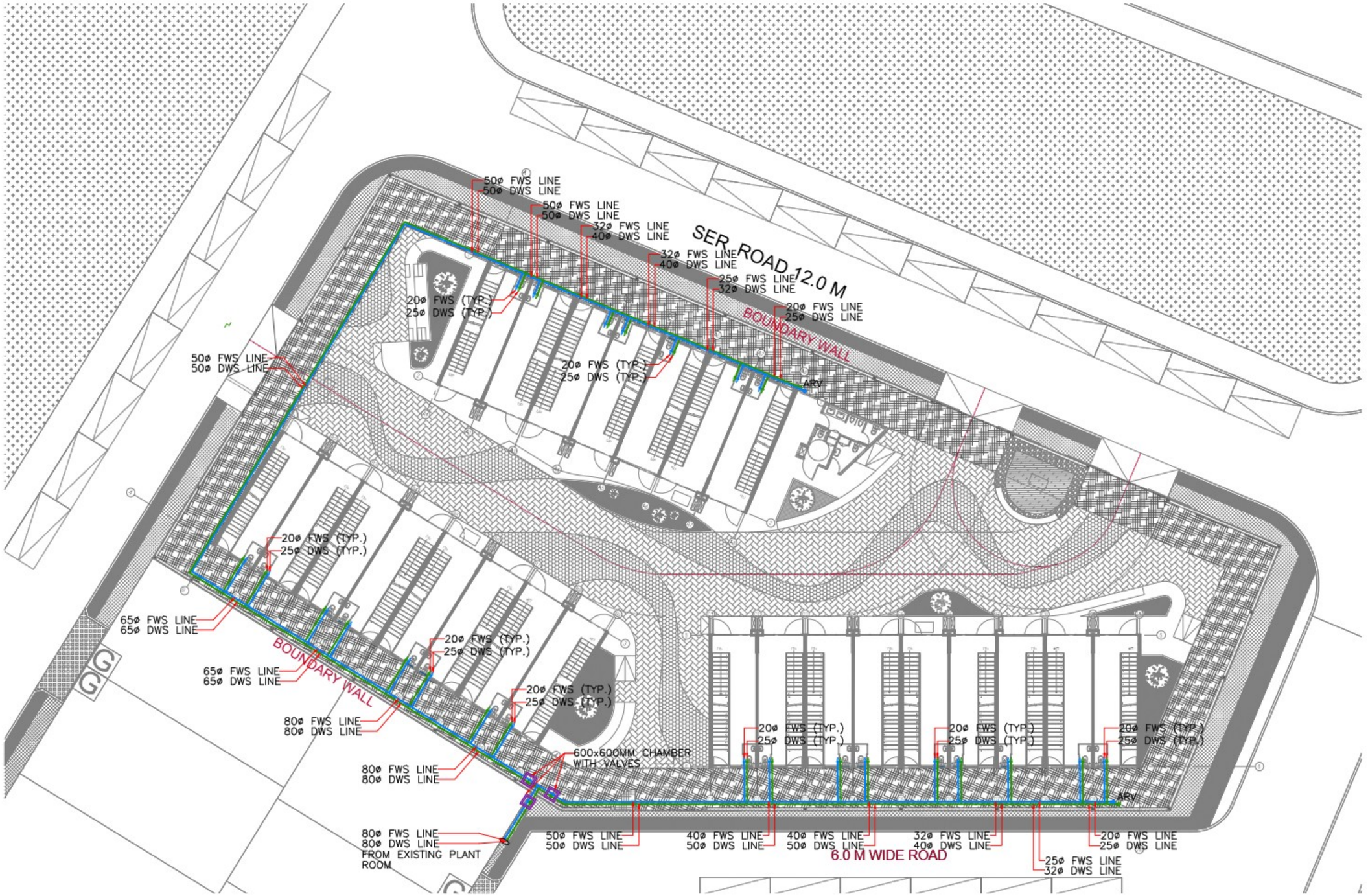
Drawing Title. EXTERNAL DRAINAGE/ STORM WATER LAYOUT

Rev. No R0

MEP CONSULTANTS:-

V&G BUILDING DESIGN CONSULTANTS
V&G DESIGN CONSULTANTS
Plot 68, Okhla Industrial Estate Phase-3, New Delhi, 110020

DRG. NO- VG-SCO-PL-101		DRAWN BY	A.K.
SCALE	1:100 (A0)	DESIGNED BY	A.K.
DATE	28.07.2023	CHECKED BY	S.P.



DOMESTIC WATER LEGEND :–

	DOMESTIC WATER SUPPLY LINE
	MUNICIPAL WATER SUPPLY LINE
	FLUSHING WATER SUPPLY LINE
	ISOLATION VALVE
	AIR RELEASE VALVE
	VALVE CHAMBER (600X600MM)

N

Revisions:

REV.	DESCRIPTION	DATE	DRAWN BY	CHKD. BY
R0	FOR APPROVAL	10.05.2023	P.K.	S.P.

ARCHITECT-

imCUBIS ARCHITECTS

Client Name:
PARDOS AFFORDABLE HOUSING PRIVATE LIMITED

Project Name: PROPOSED STP DESIGN OF SCO'S MEASURING 0.5495 ACRES IN DDJAY RESIDENTIAL PLOTTED COLONY (LIC NO.02 OF 2020 DTD.07.01.2020) AC MEASURING 11.80625 ACRES BEING DEVELOPED BY PARDOS AFFORDABLE HOUSING PVT LTD IN VILLAGE MAJPURA, SECTOR -7 DHARUHERA, DISTRICT REWARI

Drawing Title.
EXTERNAL WATER SUPPLY LAYOUT

Rev. No
R0

MEP CONSULTANTS:-

V&G BUILDING DESIGN CONSULTANTS
V&G DESIGN CONSULTANTS
Plot 68, Okhla Industrial Estate Phase-3,
New Delhi, 110020

DRG. NO- VG-SCO-PL-102		DRAWN BY	A.K.
SCALE	1:100 (A0)	DESIGNED BY	A.K.
DATE	28.07.2023	CHECKED BY	S.P.