

LEGEND:-

- ALREADY LICENCE GRANTED FOR RESIDENTIAL PLOTTED COLONY (UNDER DDJAY) AREA MEASURING-9.28125 acs. (LICENCE NO-158 of 2023 (Dt. 10.08.2023.))
- ALREADY LOI GRANTED ADDITIONAL AREA FOR RESIDENTIAL PLOTTED COLONY (UNDER DDJAY) AREA MEASURING-9.28125 acs. (LOI NO-35393 of 2023 (Dt. 20.10.2023.))
- COMMERCIAL
- GREEN / OPEN SPACE
- COMMUNITY FACILITY
- 9M WIDE ROAD

AREA STATEMENT :

DESCRIPTION	AREA IN	AREA IN	AREA	AREA
	SQ.METER	ACRES	ACHIEVED	PERMISSIBLE
TOTAL AREA OF THE SCHEME	74790.84	18.48125	—	65%
A - AREA UNDER PLOTS	41354.498	10.219	55.293%	ACHIEVED
B - AREA UNDER COMMERCIAL	2991.60	0.7392	4.00 %	(A+B) 59.293%
TOTAL PLOTS	329			

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	7.050	19.510	137.546	5	687.728
B	7.080	17.500	123.900	26	3221.400
C	7.110	19.440	138.218	46	6358.046
D	6.650	16.500	109.725	21	2304.225
E	7.270	19.400	141.038	48	6769.824
F	6.500	19.150	124.475	4	497.900
G	7.170	19.150	137.306	12	1647.666
H	7.180	19.500	140.010	21	2940.210
I	7.180	18.240	130.963	14	1833.485
J	6.910	16.810	116.157	13	1510.042
K	7.110	18.600	132.246	56	7405.776
L	6.660	16.500	109.890	16	1758.240
M	6.630	17.500	116.025	10	1160.250
N	6.705	17.500	117.338	15	1760.063
O	6.130	11.120	68.166	22	1499.643
<b>TOTAL.</b>				<b>329</b>	<b>41354.498</b>

TOTAL AREA UNDER PLOTS = 10.219 ACS.

DETAIL OF GREEN

	AREA OF PLOTS IN SQM.	AREA IN ACRES	AREA REQUIRED
GREEN-I	1424.30	0.3520	<b>5609.31 sqm. (1.386 acs.)</b>
GREEN-II	2068.60	0.5112	
GREEN-III	1655.20	0.4090	
GREEN-IV	482.10	0.1191	
<b>TOTAL.</b>	<b>5630.20</b>	<b>1.3913</b>	

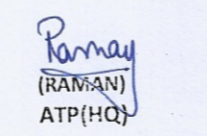
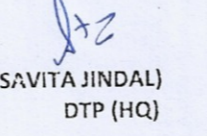
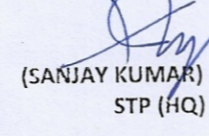
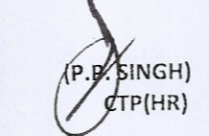
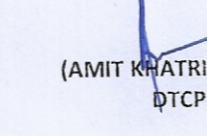
1.8483 acres Land Reserved For Community Facilities for Transfer to Government.

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
329	13.5	4441.50	4441.50 / 18.48125 = 240.32 PPA
			SAY = 240.00 PPA

To be read with Licence No. 259 of 2023 Dated 06/10/2023.

This layout plan for an additional area measuring 9.20 acres (Drawing No. 9850 Dated: 06/10/23) in addition to licensed Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) area measuring 9.28125 acres comprising of License No. 158 of 2023 dated 10.08.2023, thereby making the total scheme area measuring 18.48125 acres falling in sector-5, Palwal being developed by Associate Real Estate Developers LLP. is hereby approved subject to the following conditions:

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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.
- 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.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- 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 licence.
- 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.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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(3)(a)(iii) of the Act No.8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

 (PARVEEN KUMAR) ID(HQ)  
 (SAVITA JINDAL) DTP (HQ)  
 (SANJAY KUMAR) STP (HQ)  
 (P. SINGH) DTP(HR)  
 (AMIT KHATRU, IAS) DTCP (HR)

Associate Real Estate Developers LLP.  
  
 AUTHORIZED SIGNATORY  
 Seema Rani  
 SEEMA RANI  
 CA/2015/72259  
 ARCHITECT SIGNATURE

M/S ASSOCIATE REAL ESTATE DEVELOPERS LLP.

CLIENT:- 660/16A 1st Floor, Faridabad Sector-16, Haryana-121002.

REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY) AT SECTOR-05, AREA MEASURING 18.48125 ACS. IN VILLAGE ALAPUR, DISTRICT-PALWAL, HARYANA.

SCALE :- 1:1200 DATE:-23-OCT-2023 DESIGN BY:-PANKAJ KAPOOR M-8800093157