

**AREA STATEMENT**

TOTAL AREA OF THE SCHEME	=	5.31875	Acres	..... A
	=	21524.18344	Sq.mt.	..... B
<b>NET PLANNED AREA (B)</b>	=	<b>21524.18344</b>	<b>Sq.mt.</b>	<b>% AGE</b>
AREA UNDER COMMERCIAL	=	831.53000	Sq.mt.	3.863
AREA UNDER KIOSK	=	27.50000	Sq.mt.	0.128
AREA UNDER PLOTS	=	11970.43580	Sq.mt.	55.614
TOTAL SALEBLE AREA	=	12829.46580	Sq.mt.	59.605

AREA UNDER PLOTS					
TYPE	SIZE		AREA	TOTAL PLOTS	TOTAL AREA
A	8.620	x 17.400	149.988	21	3149.748 Sq.Mt
B	6.435	x 17.400	111.969	24	2687.256 Sq.Mt
C	7.543	x 15.500	116.917	6	701.499 Sq.Mt
D	6.896	x 16.500	113.784	10	1137.840 Sq.Mt
D1	7.543	x 16.870	127.250	12	1527.005 Sq.Mt
E	7.066	x 16.870	119.203	14	1668.848 Sq.Mt
F	6.864	x 16.000	109.824	10	1098.240 Sq.Mt
<b>TOTAL</b>				<b>97</b>	<b>11970.436 Sq.Mt</b>
<b>OR</b>					<b>2.95796 Acres</b>

DENSITY CALCULATION			
TOTAL DENSITY	=	97	x 13.50 @ Person's per Plot
	=	1309.5	÷ 5.31875 Acres
	=	<b>246.204</b>	<b>PPA</b> Against 240 - 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	=	1614.313758	Sq.mt. 7.50% of Total area of the Scheme
GREEN AREA PROVIDED			
ORGANISED GREEN	=	GREEN-1	= 1615.970 Sq.mt.
<b>TOTAL GREEN PROVIDED</b>	=	<b>1615.970</b>	<b>Acres 7.51 %</b>

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	2152.41834	Sq.mt. 10.00%
PROVIDED AREA	=	2153.08000	Sq.mt. 10.00%

DETAIL OF 50% FREEZED AREA				DETAIL OF 15% (OUT OF 50%) MORTGAGED AREA		
Category of Plots	Total No of Plots	Total Area		Total No of Plots	Total Area in Sq.Mt	Rectangle//Killa No. and Area Detail
A	7	1049.916	Sq.Mt			
B	12	1343.628	Sq.Mt	2	223.938	Sq.Mt 19//14 (242.583 Sq. mt.),
D	6	682.704	Sq.Mt			
D1	10	1272.504	Sq.Mt			
E	14	1668.848	Sq.Mt	14	1668.848	Sq.Mt 19//12 (1131.12 Sq. mt.), 19//13/1 (537.65 Sq. mt.)
<b>Total</b>	<b>49.00</b>	<b>6017.60</b>	<b>Sq.Mt</b>	<b>16</b>	<b>1892.786</b>	<b>Sq.Mt</b>
	<b>OR</b>	<b>1.49</b>	<b>Acres</b>	<b>OR</b>	<b>0.47</b>	<b>Acres</b>
	<b>OR</b>	<b>50.271</b>	<b>%</b>	<b>OR</b>	<b>15.81</b>	<b>%</b>

**Earlier Approved Site Plan**

To be read with Licence No. 111 of 2019 Dated 11/09/2019 LL-3532

- That this Layout plan for an area measuring 5.31875 acres (Drawing no. DTCP-7133 dated 02.09.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Renu Realtech Pvt. Ltd. in Sector-36, Bahadurgarh, District-Sonapat 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 metres or wider sector road if applicable.
  - 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 & 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 licenced area.
  - 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.
  - 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 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.
  - 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 coloniser/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.

(JADEEP) ATP (HQ) (SAVITA JINDAL) DTP (HQ) (D.N. NIMBOKAR) STP (M) HE (JITENDER SHARMA) CTP (HR) (K. MAKEND PANDURANG, IAS) DTCP (HR) (NARINDER KUMAR) AD (HQ) (DINESH JIMAR) SD (2)

PROJECT	ARCHITECT:	COMPANY:	ARCHITECT SIGNATURE	OWNER SIGNATURE
PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY ON AN AREA MEASURING 5.31875 ACRES FALLING SECTOR-36, BAHADURGARH, HARYANA.		RENU REALTECH PVT. LTD.		
DATE: 02.05.2019	DRAWING TITLE:- LAYOUT PLAN	PH. NO:- 011-46556600, FAX:- 011-46556601		
SCALE: 1:1000				

REVISED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN ADDITIONAL AREA MEASURING 3.26875 ACRES IN ALREADY LICENSED DDJAY COLONY(LICENCE NO.111 OF 2019 DATED 11.09.2019) OF AREA 5.31875 ACRES THE REVENUE ESTATE OF VILL. KHERKA MUSALMAN, SECTOR-36, TEHSIL BAHADURGARH & DISTT. JHAJJAR (HARYANA), -LANDWAYS DEVELOPERS INDIA LLP.

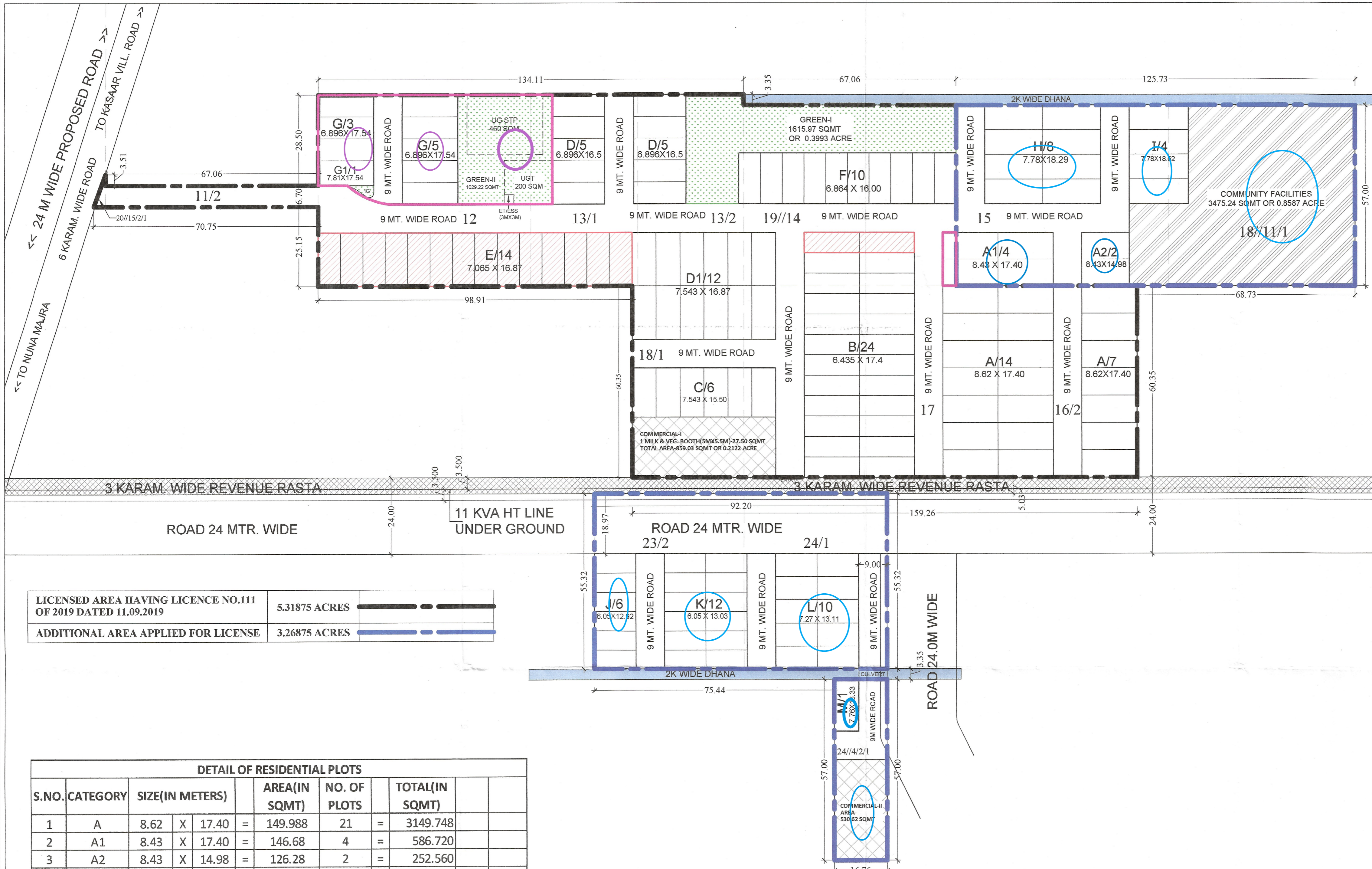
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	LICENSED AREA HAVING LICENCE NO.111 OF 2019 DATED 11.09.2019	5.31875	-	-	-
2	ADDITIONAL AREA APPLIED FOR LICENSE	3.26875	-	-	-
3	NOW, AREA OF THE SCHEME	8.5875	-	-	-
4	AREA UNDER RESIDENTIAL PLOTS	4.48	52.17%	5.2383	61.00%
5	AREA UNDER COMMERCIAL	0.3433	4.00%	0.3435	4.00%
6	TOTAL SALEABLE AREA(4 + 5)	4.8233	56.17%	5.5818	65.00%
7	OPEN SPACE/PARKS	0.6536	7.61%	0.6440	7.50%
8	COMMUNITY FACILITIES	0.8587	10.00%	0.8587	10.00%

## REVISED LAYOUT PLAN

1. Plots G1,G3,G5 and Park over UGT and STP marked as Pink.

2. Plots H8,I4,A1,A2 and Community Site marked as Blue.

3. Plots J6,K12,L10,M1,Commercial Site marked as Blue.



LICENSED AREA HAVING LICENCE NO.111 OF 2019 DATED 11.09.2019	5.31875 ACRES	
ADDITIONAL AREA APPLIED FOR LICENSE	3.26875 ACRES	

DETAIL OF RESIDENTIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	8.62	X 17.40	= 149.988	21	= 3149.748
2	A1	8.43	X 17.40	= 146.68	4	= 586.720
3	A2	8.43	X 14.98	= 126.28	2	= 252.560
4	B	6.435	X 17.40	= 111.969	24	= 2687.256
5	C	7.543	X 15.50	= 116.917	6	= 701.499
6	D	6.896	X 16.50	= 113.784	10	= 1137.840
7	D1	7.543	X 16.87	= 127.250	12	= 1527.005
8	E	7.066	X 16.87	= 119.203	14	= 1668.848
9	F	6.864	X 16.00	= 109.824	10	= 1098.240
10	G	6.896	X 17.54	= 120.96	8	= 967.680
11	G1	7.81	X 17.54	= 136.99	1	= 136.990
12	H	7.78	X 18.29	= 142.30	8	= 1138.400
13	I	7.78	X 18.62	= 144.86	4	= 579.440
14	J	6.05	X 12.92	= 78.17	6	= 469.020
15	K	6.05	X 13.03	= 78.83	12	= 945.960
16	L	7.27	X 13.11	= 95.31	10	= 953.100
17	M	7.76	X 16.33	= 126.72	1	= 126.720
18	TOTAL				153	= 18127.026 SQMT 4.48 ACRES 52.16%

DETAILS OF MORTGAGED AREA IN ALREADY LICENSED COLONY UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST IDW SHOWN THUS

DETAIL OF MORTGAGED PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	B	6.435	X 17.40	= 111.969	2	= 223.938
2	E	7.066	X 16.87	= 119.203	14	= 1668.848
3	TOTAL				16	= 1892.786 SQMT 0.47 ACRE

NOTES:  
1. REVISED AREA SHOWN THUS   
2. TOTAL REVISED AREA IS 2533.94 SQMT.

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of Inviting Objection from the general public

GURPREET KHEPAR AD (HQ) NEHA YADAV ATP(HQ) S.K. SEHRAWAT DTP(HQ) HITESH SHARMA STP (HQ) JITENDER SIHAG CTP (HR.) AMIT KHATRI, IAS D/CP (HR.)

**DIVINE ARCHITECTS & PLANNERS**

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LEGEND:  
ET/ESS (3MX3M)  
PARKS / OPEN SPACES  
COMMERCIAL AREA  
COMMUNITY FACILITIES  
KILLA LINE  
DHANA  
MORTGAGE PLOTS

ABBREVIATIONS-  
ET = ELECTRIC TRANSFORMER  
UGT = UNDERGROUND WATER TANK  
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

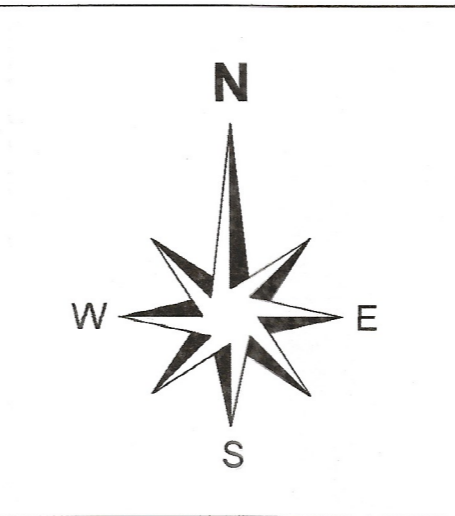
(SCALE-N.T.S.)

DENSITY CALCULATION(PPA)-  
NUMBER OF PLOTS = 153  
UNITS ALLOWED = 3  
POPULATION ALLOWED PER UNIT = 4.5  
DENSITY CALCULATION = 153 X 3 X 4.5  
= 2065.50 / 8.5875  
= 240.52, SAY 241 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

COMMERCIAL AREA CALCULATION:-  
= COMMERCIAL-I + COMMERCIAL-II  
= 859.03 + 530.62  
= 1389.65 SQMT OR 0.3433 ACRE

GREEN AREA CALCULATION:-  
= GREEN-I + GREEN-II  
= 1615.97 + 1029.22  
= 2645.19 SQMT OR 0.6536 ACRE



SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

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