



PROPOSED 5.575 ACRE PROJECT AT SECTOR 85 FARIDABAD, UNDER DDJAY PLOTTED COLONY		
AREA STATEMENT		
	Acre	SQM
TOTAL SITE AREA	5.575	22561.19
PERMISSIBLE MAX AREA FOR RESIDENTIAL + COMMERCIAL (65%)	3.624	14664.77
PERMISSIBLE MAX AREA COMMERCIAL (4%)	0.223	902.45
PERMISSIBLE AREA FOR RESIDENTIAL (61%)	3.401	13762.33
PROPOSED AREA FOR COMMERCIAL (4%)	0.223	902.45
AREA PROPOSED FOR RESIDENTIAL PLOTS (60.99%)	3.401	13761.32
TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS (64.99%)	3.624	14663.77
PERMISSIBLE DENSITY (PPA)	240-400	
PERMISSIBLE RESIDENTIAL PLOT (MINIMUM/MAXIMUM)	74	124
ACHIEVED DENSITY (PPA)	323	
50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016 (REQUIRED)	1.701	6880.66
RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016 (PROPOSED = 50.16%)	1.706	6904.85
AREA REQD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	0.5575	2256.12
AREA PROPOSED FOR COMMUNITY FACILITIES(10%)	0.558	2256.12
AREA REQUIRED UNDER GREEN = 7.5% OF PLOT AREA	0.418	1692.09
AREA PROPOSED UNDER GREEN (8.14%)	0.454	1836.53
MINIMUM AREA REQ. IN SINGLE POCKET UNDER CONSOLIDATED GREEN	0.300	1214.06
PROPOSED GREEN IN SINGLE POCKET A	0.317	1284.65
PROPOSED NUMBER OF RESIDENTIAL PLOT	100	PLOTS

POPULATION DENSITY CALCULATION		
TOTAL PLOT AREA	5.575	ACRES
PERMISSIBLE DENSITY		
NUMBER OF PERSONS /PLOT	18	PERSONS
MINIMUM NUMBER OF PLOTS	74	PLOTS
MAXIMUM PERMISSIBLE NUMBER OF PLOTS	124	PLOTS
PROPOSED NUMBER OF PLOTS	100	PLOTS
TOTAL PERSONS @18 PERSONS	1800	PERSONS
ACHIEVED DENSITY	323	PPA

TOTAL PLOT CALCULATION		
BLOCK	NUMBER OF PLOTS	
1 TO 100	100	
TOTAL PLOT CALCULATION	100	

DETAIL OF STP, UGT & ESS		
PLOT TYPE	SHAPE	AREA SQM
STP (UG)	PLINE AREA AS/DRAWING	450.00
UGT	PLINE AREA AS/DRAWING	200.00
ESS	PLINE AREA AS/DRAWING	100.00
TOTAL AREA		750.00

DETAIL OF PLOTS						
PLOT NUMBERS	SHAPE	PLOT DIMENSIONS (M)			NO. OF PLOTS	PLOT AREA SQM
		A	B	H		
TYPE - A	RECTANGLE	21.00		7.14	2	149.94
TYPE - B	TRAPEZOID	AS PER P-LINE			1	149.94
TYPE - C	RECTANGLE	21.00		7.13	52	149.73
TYPE - D	RECTANGLE	16.50		7.13	7	117.65
TYPE - E1A	TRAPEZOID	15.51	15.84	7.13	1	111.76
TYPE - E1	TRAPEZOID	15.84	16.16	7.13	1	114.08
TYPE - E2	TRAPEZOID	16.16	16.47	7.13	1	116.33
TYPE - E3	TRAPEZOID	16.47	16.79	7.13	1	118.57
TYPE - E4	TRAPEZOID	16.79	17.11	7.13	1	120.85
TYPE - E5	TRAPEZOID	17.11	17.42	7.13	1	123.10
TYPE - E6	TRAPEZOID	17.42	17.74	7.13	1	125.35
TYPE - E7	TRAPEZOID	17.74	18.06	7.13	1	127.63
TYPE - E8	TRAPEZOID	13.56	13.88	7.13	1	97.82
TYPE - E9	TRAPEZOID	13.88	14.20	7.13	1	100.11
TYPE - E10	TRAPEZOID	14.20	14.51	7.13	1	102.35
TYPE - E11	TRAPEZOID	14.51	14.83	7.13	1	104.60
TYPE - E12	TRAPEZOID	14.83	15.15	7.13	1	106.88
TYPE - E13	TRAPEZOID	15.15	15.46	7.13	1	109.12
TYPE - E14	TRAPEZOID	15.46	15.78	7.13	1	111.37
TYPE - E15	TRAPEZOID	15.78	16.10	7.13	1	113.65
TYPE - E16	TRAPEZOID	16.10	16.41	7.13	1	115.90
TYPE - E17	TRAPEZOID	16.41	16.73	7.13	1	118.14
TYPE - E18	TRAPEZOID	16.73	17.05	7.13	1	120.43
TYPE - E19	TRAPEZOID	17.05	17.36	7.13	1	122.67
TYPE - E20	TRAPEZOID	17.36	17.68	7.13	1	124.92
TYPE - E21	TRAPEZOID	17.68	18.00	7.13	1	127.20
TYPE - E22	TRAPEZOID	18.00	18.33	7.13	1	129.52
TYPE - E23	TRAPEZOID	18.33	18.63	7.13	1	131.76
TYPE - E24	TRAPEZOID	18.63	18.95	7.13	1	133.97
TYPE - E25	TRAPEZOID	18.95	19.26	7.13	1	136.22
TYPE - E26	TRAPEZOID	19.26	19.58	7.13	1	138.46
TYPE - E27	TRAPEZOID	19.58	19.90	7.13	1	140.75
TYPE - E28	TRAPEZOID	6.28	7.23	21.35	1	144.22
TYPE - F	RECTANGLE	21.40		7.00	5	149.80
TYPE - G	RECTANGLE	16.50		7.05	4	116.33
TOTAL					100	13761.32

To be read with Licence No. 80 of 2019 Dated 30.07.2019

That this Revised Layout plan for an area measuring 5.575 acres (Drawing no. DTCPS-2019-277) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Ridge Craft Homes Pvt. Ltd. in Sector-85, Faridabad is hereby approved subject to the following conditions:-

- That this Revised 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 DTCPL 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 DTCPL, 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 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 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 aive 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

LEGEND	
	COMMERCIAL AREA
	COMMUNITY FACILITY
	GREEN AREA
	FROZEN PLOTS

SUBMISSION DRAWING	
DRAWING TITLE	DRG. NUMBER
SITE PLAN	S 01-A
PROJECT TITLE : REVISED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY SCHEME LICENSE NO 80 OF 2019 DATED 30.07.2019 FOR AN AREA MEASURING 5.575 ACRE IN SECTOR -85, FARIDABAD	
SCALE	1CM =10MTR
DATE	20 APR 2022
Ridgecraft Homes Private Limited Authorized Signatory	 DEEPAK VASHISTA CA/309/32557 Architect / Town Planner

CLIENT :
RIDGECRAFT HOMES PVT. LTD
3RD FLOOR, NEXTDOOR, U-BLOCK,
SECTOR-76, FARIDABAD

(LALIT BAZAD)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(P. P. SINGH)
DTP (HR)

(K. MAKRAJ PANDURANG, IAS)
DTCPL (HR)

(NARINDER KUMAR)
AD (HQ)

(DIVYA DOGRA)
ATP (HQ)