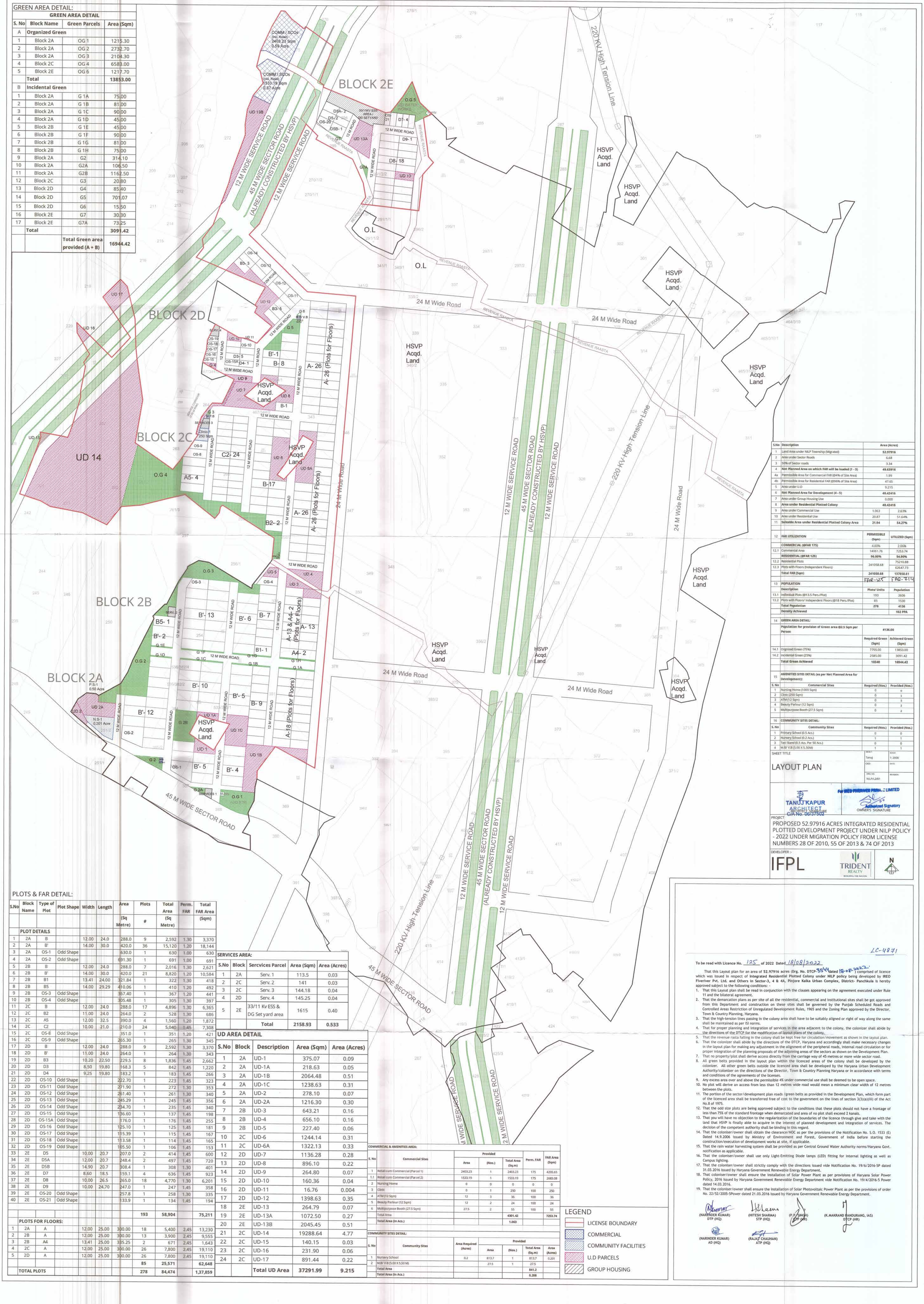
GREEN AREA DETAIL:

GREEN AREA DETAIL			
S. No	Block Name	Green Parcels	Area (Sqm)
A	**Organized Green**		
1	Block 2A	OG 1	1215.30
2	Block 2A	OG 2	2732.70
3	Block 2A	OG 3	2104.30
4	Block 2C	OG 4	6583.00
5	Block 2E	OG 6	1217.70
	Total		**13853.00**
B	**Incidental Green**		
1	Block 2A	G 1A	75.00
2	Block 2A	G 1B	81.00
3	Block 2A	G 1C	90.00
4	Block 2A	G 1D	45.00
5	Block 2B	G 1E	45.00
6	Block 2B	G 1F	90.00
7	Block 2B	G 1G	81.00
8	Block 2B	G 1H	75.00
9	Block 2A	G2	314.10
10	Block 2A	G2A	106.50
11	Block 2A	G2B	1162.50
12	Block 2C	G3	20.80
13	Block 2D	G4	85.40
14	Block 2D	G5	701.07
15	Block 2D	G6	15.50
16	Block 2E	G7	30.30
17	Block 2E	G7A	73.25
	Total		**3091.42**
		Total Green area provided (A + B)	**16944.42**



S.No	Description	Area (Acres)	
1	Land Area under NILP Township (Migrated)	**52.97916**	
2	Area under Sector Roads	6.68	
3	50% of Sector roads	3.34	
4	**Net Planned Area on which FAR will be loaded (1 - 3)**	**49.63916**	
4a	Permissible Area for Commercial FAR (@4% of Site Area)	1.99	
4b	Permissible Area for Residential FAR (@96% of Site Area)	47.65	
5	Area under U.D	9.215	
6	**Net Planned Area for Development (4 - 5)**	**40.42416**	
7	Area under Group Housing Use	0.000	
8	**Area under Residential Plotted Colony**	**40.42416**	
9	Area under Commercial Use	1.063	2.63%
10	Area under Residential Use	20.87	51.64%
11	**Saleable Area under Residential Plotted Colony Area**	**21.94**	**54.27%**
12	**FAR UTILIZATION**	**PERMISSIBLE (Sqm)**	**UTILIZED (Sqm)**
	COMMERCIAL (@FAR 175)	4.00%	2.06%
12.1	Commercial Area	14061.76	7253.74
	RESIDENTIAL (@FAR 125)	**96.00%**	**54.90%**
12.2	Residential Plots	241058.68	75210.88
12.3	Plots with Floors (Independent Floors)		62647.73
	Total FAR (Sqm)	**241058.68**	**137858.61**
		FAR-125	FAR-71.9
13	**POPULATION**		
	Description	**Plots/ Units**	**Population**
13.1	Individual Plots (@13.5 Pers./Plot)	193	2606
13.2	Plots with Floors/ Independent Floors (@18 Pers./Plot)	85	1530
	Total Population	**278**	**4136**
	Density Achieved		**102 PPA**
14	**GREEN AREA DETAIL:**		
	Population for provision of Green area @2.5 Sqm per Person	**4136.00**	
		Required Green (Sqm)	**Achieved Green (Sqm)**
14.1	Orgnized Green (75%)	7755.00	13853.00
14.2	Incidental Green (25%)	2585.00	3091.42
	Total Green Achieved	**10340**	**16944.42**
15	**AMENITIES SITES DETAIL (as per Net Planned Area for Development):**		
S. No	**Commercial Sites**	**Required (Nos.)**	**Provided (Nos.)**
1	Nursing Home (1000 Sqm)	0	0
2	Clinic (250 Sqm)	0	1
3	ATM (12 Sqm)	0	3
4	Beauty Parlour (12 Sqm)	0	2
5	Multipurpose Booth (27.5 Sqm)	0	2
16	**COMMUNITY SITES DETAIL:**		
S. No	**Community Sites**	**Required (Nos.)**	**Provided (Nos.)**
1	Primary School (0.5 Acs.)	0	0
2	Nursery School (0.2 Acs.)	1	1
3	Taxi Stand (0.5 Acs. Per 50 Acs.)	0	0
4	M.B/ V.B (5.00 X 5.50M)	1	1

SHEET TITLE

LAYOUT PLAN

DRAWN:	SCALE:
Tanuj	1: 2000
CKD:	DATE:
DRG. NO.: NILP/L2/01	REVISION:

TANUJ KAPUR
ARCHITECT
ARCHITECT SIGNATURE
C/A No. 06/37502

For IREO FIVERIVER PRIVATE LIMITED
Authorized Signatory
OWNER'S SIGNATORY

PROJECT

PROPOSED 52.97916 ACRES INTEGRATED RESIDENTIAL PLOTTED DEVELOPMENT PROJECT UNDER NILP POLICY - 2022 UNDER MIGRATION POLICY FROM LICENSE NUMBERS 28 OF 2010, 55 OF 2013 & 74 OF 2013

DEVELOPER :-

IFPL

TRIDENT REALTY

PLOTS & FAR DETAIL:

S.No	Block Name	Type of Plot	Plot Shape	Width	Length	Area (Sq Metre)	Plots #	Total Area (Sq Metre)	Perm. FAR	Total FAR Area (Sqm)
	PLOT DETAILS									
1	2A	B		12.00	24.0	288.0	9	2,592	1.30	3,370
2	2A	B'		14.00	30.0	420.0	36	15,120	1.20	18,144
3	2A	OS-1	Odd Shape			630.0	1	630	1.00	630
4	2A	OS-2	Odd Shape			691.30	1	691	1.00	691
5	2B	B		12.00	24.0	288.0	7	2,016	1.30	2,621
6	2B	B'		14.00	30.0	420.0	21	8,820	1.20	10,584
7	2B	B1		13.41	24.00	321.84	1	322	1.30	418
8	2B	B5		14.00	29.29	410.06	1	410	1.20	492
9	2B	OS-3	Odd Shape			367.40	1	367	1.20	441
10	2B	OS-4	Odd Shape			305.48	1	305	1.30	397
11	2C	B		12.00	24.0	288.0	17	4,896	1.30	6,365
12	2C	B2		11.00	24.0	264.0	2	528	1.30	686
13	2C	A5		12.00	32.5	390.0	4	1,560	1.20	1,872
14	2C	C2		10.00	21.0	210.0	24	5,040	1.45	7,308
15	2C	OS-8	Odd Shape			351.0	1	351	1.20	421
16	2C	OS-9	Odd Shape			265.30	1	265	1.30	345
17	2D	B		12.00	24.0	288.0	9	2,592	1.30	3,370
18	2D	B'		11.00	24.0	264.0	1	264	1.30	343
19	2D	B3		10.20	22.50	229.5	8	1,836	1.45	2,662
20	2D	D3		8.50	19.80	168.3	5	842	1.45	1,220
21	2D	D4		9.25	19.80	183.2	1	183	1.45	266
22	2D	OS-10	Odd Shape			222.70	1	223	1.45	323
23	2D	OS-11	Odd Shape			271.90	1	272	1.30	353
24	2D	OS-12	Odd Shape			261.40	1	261	1.30	340
25	2D	OS-13	Odd Shape			245.29	1	245	1.45	356
26	2D	OS-14	Odd Shape			234.70	1	235	1.45	340
27	2D	OS-15	Odd Shape			136.60	1	137	1.45	198
28	2D	OS-15A	Odd Shape			176.0	1	176	1.45	255
29	2D	OS-16	Odd Shape			125.10	1	125	1.45	181
30	2D	OS-17	Odd Shape			115.39	1	115	1.45	167
31	2D	OS-18	Odd Shape			113.58	1	114	1.45	165
32	2D	OS-19	Odd Shape			105.50	1	106	1.45	153
33	2E	D5		10.00	20.7	207.0	2	414	1.45	600
34	2E	D5A		12.00	20.7	248.4	2	497	1.45	720
35	2E	D5B		14.90	20.7	308.4	1	308	1.30	401
36	2E	D7		8.60	18.5	159.1	4	636	1.45	923
37	2E	D8		10.00	26.5	265.0	18	4,770	1.30	6,201
38	2E	D9		10.00	24.70	247.0	1	247	1.45	358
39	2E	OS-20	Odd Shape			257.8	1	258	1.30	335
40	2E	OS-21	Odd Shape			133.9	1	134	1.45	194
							193	58,904		75,211
	PLOTS FOR FLOORS:									
1	2A	A		12.00	25.00	300.00	18	5,400	2.45	13,230
2	2B	A		12.00	25.00	300.00	13	3,900	2.45	9,555
3	2B	A4		13.41	25.00	335.25	2	671	2.45	1,643
4	2C	A		12.00	25.00	300.00	26	7,800	2.45	19,110
5	2D	A		12.00	25.00	300.00	26	7,800	2.45	19,110
							85	25,571		62,648
	TOTAL PLOTS						278	84,474		1,37,859

SERVICES AREA:

S.No	Block	Sercvices Parcel	Area (Sqm)	Area (Acres)
1	2A	Serv. 1	113.5	0.03
2	2C	Serv. 2	141	0.03
3	2C	Serv. 3	144.18	0.04
4	2D	Serv. 4	145.25	0.04
5	2E	33/11 Kv ESS & DG Set yard area	1615	0.40
		Total	**2158.93**	**0.533**

UD AREA DETAIL

S.No	Block	Description	Area (Sqm)	Area (Acres)
1	2A	UD-1	375.07	0.09
2	2A	UD-1A	218.63	0.05
3	2A	UD-1B	2064.48	0.51
4	2A	UD-1C	1238.63	0.31
5	2A	UD-2	278.10	0.07
6	2A	UD-2A	1216.30	0.30
7	2B	UD-3	643.21	0.16
8	2B	UD-4	656.10	0.16
9	2B	UD-5	227.40	0.06
10	2C	UD-6	1244.14	0.31
11	2C	UD-6A	1322.13	0.33
12	2D	UD-7	1136.28	0.28
13	2D	UD-8	896.10	0.22
14	2D	UD-9	264.80	0.07
15	2D	UD-10	160.36	0.04
16	2D	UD-11	16.76	0.004
17	2D	UD-12	1398.63	0.35
18	2E	UD-13	264.79	0.07
19	2E	UD-13A	1072.50	0.27
20	2E	UD-13B	2045.45	0.51
21	2C	UD-14	19288.64	4.77
22	2C	UD-15	140.15	0.03
23	2C	UD-16	231.90	0.06
24	2C	UD-17	891.44	0.22
		Total UD Area	**37291.99**	**9.215**

COMMERCIAL & AMENITIES AREA:

S. No	Commercial Sites	Provided Area	Provided (Nos.)	Total Area (Sq.m)	Perm. FAR	FAR Area (Sqm)
1	Retail cum Commercial (Parcel 1)	2403.23	1	2403.23	175	4205.65
1.1	Retail cum Commercial (Parcel 2)	1533.19	1	1533.19	175	2683.08
2	Nursing Home	0	0	0	0	0
3	Clinic	0	1	250	100	250
4	ATM (12 Sqm)	12	3	36	100	36
5	Beauty Parlour (12 Sqm)	12	2	24	100	24
6	Multipurpose Booth (27.5 Sqm)	27.5	2	55	100	55
	Total Area			**4301.42**		**7253.74**
	Total Area (In Acs.)			**1.063**		

COMMUNITY SITES DETAIL:

S. No	Community Sites	Area Required (Acres)	Provided Area	Provided (Nos.)	Total Area (Sq.m)	Area (Acres)
1	Nursery School	0.2	813.7	1	813.7	0.201
2	M.B/ V.B (5.00 X 5.50 M)		27.5	1	27.5	
	Total Area				**841.2**	
	Total Area (In Acs.)				**0.208**	

LEGEND

- LICENSE BOUNDARY
- COMMERCIAL
- COMMUNITY FACILITIES
- U.D PARCELS
- GROUP HOUSING

LC-4871

To be read with Licence No. 125 of 2022 Dated 18/08/2022

That this Layout plan for an area of **52.97916** acres (**Drg. No. DTCP-3544 dated 18-08-2022.**) comprised of licence which was issued in respect of **Integrated Residential Plotted Colony under NILP policy** being developed by **IREO Fiveriver Pvt. Ltd. and Others in Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District- Panchkula** 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 demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
3. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
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 road, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
7. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
9. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
10. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
11. The portion of the sector/development plan roads /green belts as provided in the Development Plan, 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.
12. 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 and area of no plot shall exceed 2 kanals.
13. 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.
14. That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site, if applicable.
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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the coloniser/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.
18. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
19. That the coloniser/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.

(NARENDER KUMAR) DTP (HQ) — (HITESH SHARMA) STP (HQ) — (P.P. SINGH) STP (HR) — (K.MAKRAND PANDURANG, IAS) DTCP (HR)

(NARINDER KUMAR) AD (HQ) — (RAJAT CHAUHAN) ATP (HQ)