



PLOTS DETAIL OF INDIVIDUAL PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM		AREA OF PLOTS IN SQM	NO OF PLOTS	AREA UNDER PLOTS	PERMISSIBLE FAR	ACHIEVED FAR
	W	D					
A	7.16	16.35	117.07	12	1404.79	1.45	2036.95
B	6.71	18.17	121.92	12	1463.05	1.45	2121.42
C	7.01	16.70	117.07	14	1638.94	1.45	2376.46
D	8.04	18.60	149.54	5	747.72	1.45	1084.19
E	7.24	16.00	115.84	60	6950.40	1.45	10078.08
F	7.24	16.47	119.24	15	1788.64	1.45	2593.53
G	7.93	19.00	150.67	2	301.34	1.45	436.94
H	8.18	20.47	167.41	20	3348.89	1.45	4855.89
I	7.06	18.17	128.29	8	1026.24	1.45	1488.05
J	8.00	18.82	150.56	12	1806.72	1.45	2619.74
K	7.31	18.82	137.57	8	1100.59	1.45	1595.86
TOTAL				168	21577.33		31287.13

(5.332 acs.) (7.73123 acs.)

DETAIL OF COMMUNITY SITE

REQUIRED AREA	PROPOSED AREA
4909.34 (10.00 %)	4929.99 (10.06%)

To be read with Licence No. 260 of 2025 Dated 24-12-2025.

This layout plan for an area measuring 12.10625 acres (Drawing No. 1145) Dated 24-12-2025 comprised of licence which is issued in respect of Residential Plotted Colony (under NILP) being developed by HHC Realtors LLP, Sector-107, Faridabad 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 as allowed under NILP policy 2016.
- That the demarcation plans as per site of all the Residential and Commercial and Community 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.
- 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.
- That for proper planning and integration of services in the area adjacent to the colony, the co-owner 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 co-owner 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 calculation or for proper integration of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the co-owner. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/co-owner on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
- 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.
- 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)(ii) of the Act No. 8 of 1975.
- That you will have no objection to the reparation of the boundaries of the licence through one and take with the land that HHC 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 co-owner shall obtain the Clearance/HOC 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- That the co-owner/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the co-owner/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 co-owner/owner shall strictly comply with the directions issued vide Notification No. 19/8/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SAVITA JINDAL) DTCP(HR)
 (SHIVANI TRIPATHI) ATR(HR)
 (VJENDER SINGH) CTP(HR)
 (DIRESH KUMAR) PA(HR)
 (BHUVESH KUMAR) CTP(HR)
 (VARINDER KUMAR) ATR(HR)
 (AMIT KHATRI, IAS) DTCP(HR)

LAND DETAILS

TOTAL AREA OF THE SCHEME	12.10625
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Remaining area will be applicable for development of Residential Component. 11.83225 acres (after excluding 4% area of commercial)

DETAIL OF FAR

PERMISSIBLE	PROPOSED
Permissible FAR = 59854.17 sqm or 14.79031 acres (1.25 on the area of 11.83225 acres)	Proposed FAR = 31287.13 sqm. or 7.73123 acres (65.34%)

AREA STATEMENT

Net planned area of the colony	12.10625 acs.
Max. permissible area for commercial component	1959.68 sqm (0.484 acre) (4% of NPA)
Proposed area for commercial component	1109.40 sqm (0.274 acres) (2.26% of NPA)
permissible FAR under commercial component	1664.10 sqm. (150%)
Proposed FAR under commercial component	1664.10 sqm. (150%)
Permissible Residential component under plotted	6.1742 acres (51% of NPA)
Proposed Residential component under plotted	5.332 acres (21577.33 sqm.) (44.04%)
Permissible saleable area (residential + commercial)	6.658 acres (55%)
Proposed saleable area (residential + commercial)	5.606 acres (46.31%)

DETAIL OF GREEN

	AREA OF PLOTS IN SQM	AREA IN ACRES	AREA PROVIDED IN PERCENTAGE
GREEN-I	2217.00	0.5478	4.5159
GREEN-II	1986.20	0.4908	4.0458
GREEN-III	1550.20	0.3831	3.1577
TOTAL	5753.40	1.4217	11.72

Population	Required Green	Total Green Required	Proposed Green
2268 Person	@ 2.5 sqm: per persons as per provisions of FDP-2021 AD of Faridabad	5670.00 sqm. (1.401 acs.)	5753.40 sqm. (1.4217 acs.)

POPULATION DESCRIPTION

Permissible: Density as per amended policy dated 11.05.2022	300 PPA on the area of 11.83225 acres (after excluding 4% area of commercial)
Proposed Density Total No. of plots = 168 nos. Proposed density = 2268 persons (@ 13.5 persons per plot)	Plotted = 191.68 PPA

ARCHITECT SIGNATURE: *Seema Rani*
SEEMA RANI
 CA/2015/72359

HHC REALTORS LLP
 AUTH SIGNATORY

ARCHITECT SIGNATURE: _____
 AUTHORIZED SIGNATORY

M/S HHC REALTORS LLP.

CLIENT ADDRESS: 2/3PURANI CHUNGI OLD FARIDABAD, HARYANA-121002.

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER (NILP) AT SECTOR-107, AREA MEASURING 12.10625 ACRES. IN VILLAGE BADROLA DISTRICT-FARIDABAD, HARYANA.

SCALE: 1:1200 DATE: DEC-2025 DESIGN BY:-PANKAJ KAPOOR M-8800093157