LC-5830

To be read with License No. 170 of 2026 Dated 26/08/2026.

That this layout plan for an area measuring 20.09375 acres (Drawing no. 2520 Dated 26/08/26) comprised of license which is issued in respect of Residential Plotted Colony being developed by Gyantech Services India Pvt. Ltd. in the revenue estate of village Dayalpur & Junhera, Sector-114, Faridabad 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 plotted area of the colony shall not exceed 55% 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.
3. That the layout 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 Haryana Building Code-2017 and the Zoning Plan approved by the Director Town & Country Planning, Haryana.
4. That the high-tension lines/gas pipeline 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.
5. 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,Hr. for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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 licences.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. 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.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 plots shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
17. That the coloniser 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.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
20. 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.
21. 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.

(RAJESH DUTT) SD(HQ) | (TARUN KUMAR) ATP(HQ) | (RAKESH BANSAL) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

LEGEND

- SITE BOUNDARY
- COMMERCIAL
- RESIDENTIAL PLOTS
- UD AREA
- GREEN AREA
- EWS PLOTS
- NPNL PLOTS
- SECTOR ROAD IN SITE BOUNDARY

Green Calculation

Name	width	length	Factor	area
OG-1	80.49	42.12	1	3390.24
	9.40	19.14	1	179.92
OG-2	45.62	18.55	1	846.25
OG-3	45.62	18.55	1	846.25
OG-4	37.65	18.55	1	698.41
OG-5	15.63	54.38	1	849.96
Total Green area provided			**Sqm**	**6811.02**
			Acres	**1.683**

Commercial Area Calculation

Name	width	length	Factor	area
Commercial-1	68.47	26.28	1	1799.39
	-5.43	17.55	0.5	-47.65
Commercial-2	33.47	19.14	1	640.62
Total Commercial area provided			**Sqm**	**2392.36**
			Acres	0.59

Area detail for the Residential Colony

Sr. No.		Factor	Acres	Sq. Mt.
1	**Total Land Area (A)**		**20.09375**	**81316.39**
2	Area under U.D. (B)		1.328	5374.63
	UD-1			1395.72
	UD-2			2935.55
	UD-3			289.56
	UD-4			527.92
	UD-5			225.88
3	**Land Availbale for Planning (A-B)**		**18.766**	**75941.76**

4	**Land Usage**	PERMISSIBLE			PROPOSED		
		%	Acres	Sq.Mt.	%	Acres	Sq.Mt.
5	**Maximum area for Commercial usage**	4.00%	0.75	3037.67	3.14%	**0.59**	2392.36
6	**Balance area for Residential usage**	51.00%	9.57	38730.30	**49.66%**	**9.32**	**37727.28**
7	**Total usage allowed**	55.00%	10.32	41767.97	52.80%	**9.91**	40119.639
8	**Density Details**	No. of Plots			Population		
9	Regular Plots @13.5 persons/plot	118.00			1593.00		
10	NPNL Plots @13.5 person/plot	54.00			729.00		
11	EWS Plots @9 persons/plot	44.00			396.00		
12	**Total Population**	**216.00**			**2718**		
13	**Desity Achieved**	**Persons / Acre**			144.84		

	Green Area Details			
		Persons	Green Area (in Sqm)	Green Area (in Acres)
14	Reqd Green area @Population of 2.50 Sq.m./Person	2718	6795.00	1.679
15	**Provided Green Area**		**6811.02**	**1.683**

PLOT AREA DETAIL

PLOT NO. FROM	PLOT NO. TO	W (in mt.)	x	L (in mt.)	Area (in Sqm)	Area (in Yds)	No. of Plots	Total Plot Area (in Sqm)
1	4	9.40	x	19.14	179.92	215.18	4	719.66
5	16	9.57	x	22.81	218.40	261.21	12	2620.83
17	33	11.54	x	22.81	263.23	314.82	17	4474.87
34	35	16.08	x	22.81	366.78	438.67	2	733.57
36	47	11.54	x	22.81	263.23	314.82	12	3158.73
48	48	16.08	x	22.81	366.78	438.67	1	366.78
49	64	9.57	x	22.81	218.29	261.08	16	3492.67
65	65	16.08	x	22.81	366.78	438.67	1	366.78
66	71	11.54	x	22.81	263.23	314.82	6	1579.36
72	84	9.28	x	18.82	174.65	208.88	13	2270.44
85	100	9.15	x	18.82	172.20	205.95	16	2755.25
101	114	9.28	x	18.82	174.65	208.88	14	2445.09
115	123	9.28	x	18.82	174.65	208.88	9	1571.85
124	127	8.60	x	18.82	161.85	193.57	4	647.41
128	135	9.15	x	18.82	172.20	205.95	8	1377.62
136	141	9.68	x	19.15	185.37	221.70	6	1112.23
142	145	9.68	x	19.15	185.37	221.70	4	741.49
146	151	9.68	x	19.15	185.37	221.70	6	1112.23
152	160	8.62	x	23.20	199.98	239.18	9	1799.86
161	172	9.40	x	19.14	179.92	215.18	12	2158.99
E-1	E-44	4.95		10.20	50.49	60.39	44	2221.56
							216	**37727.28**

DETAIL FOR NPNL PLOTS

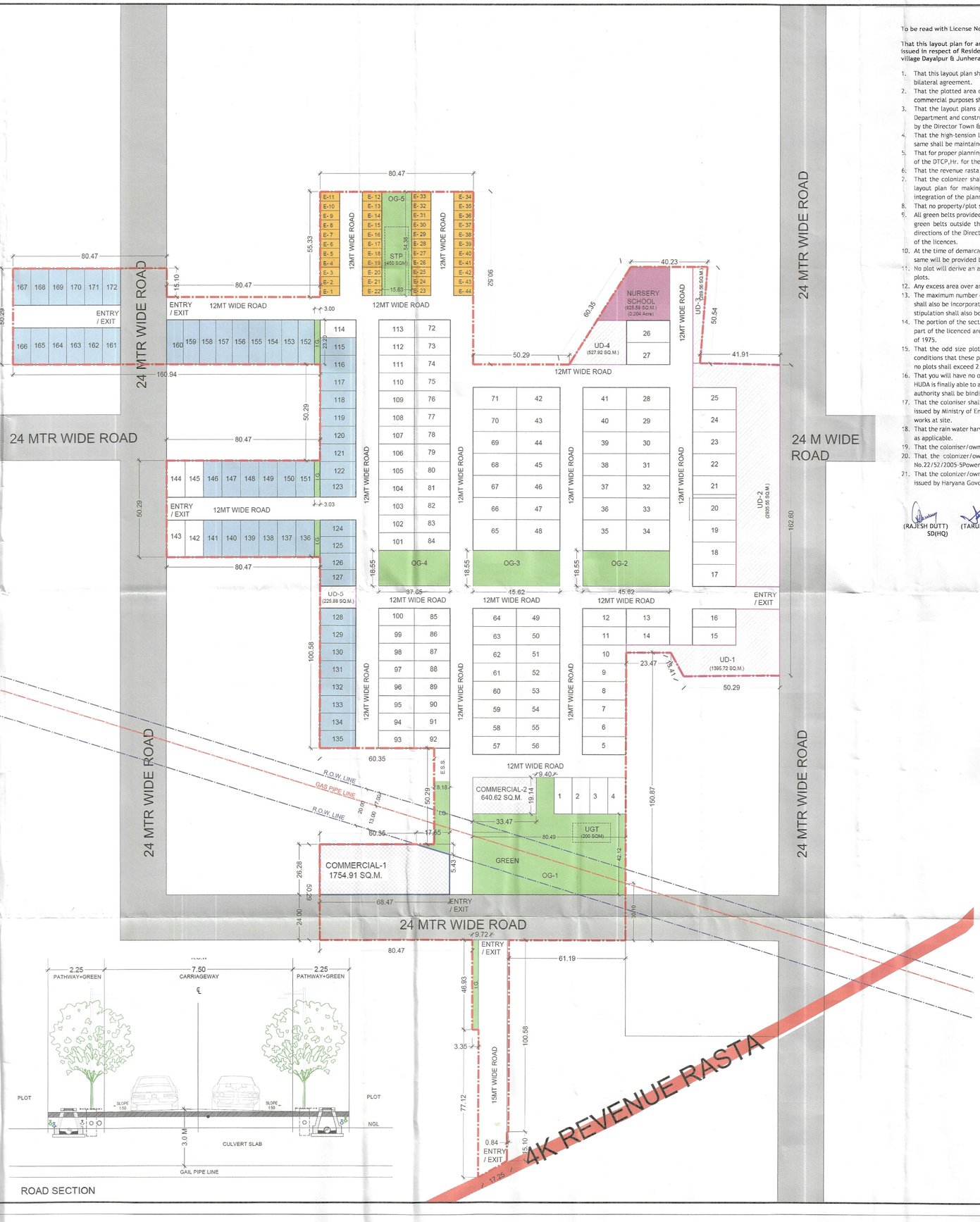
DESCRIPTION	QTY (IN NO.)
TOTAL NO. OF PLOTS	216
NO. OF PLOTS REQUIRED FOR NPNL (25% OF TOTAL PLOTS)	54
NO. OF PLOTS PROVIDED FOR NPNL	54

PLOT NO. FROM	PLOT NO. TO	W (in mt.)	x	L (in mt.)	Area (in Sqm)	No. of Plots	Total Plot Area (in Sqm)
115	123	9.28	x	18.82	174.65	9	1571.85
124	127	8.60	x	18.82	161.85	4	647.41
128	135	9.15	x	18.82	172.20	8	1377.62
136	141	9.68	x	19.15	185.37	6	1112.23
146	151	9.68	x	19.15	185.37	6	1112.23
152	160	8.62	x	23.20	199.98	9	1799.86
161	172	9.40	x	19.14	179.92	12	2158.99
NO. OF NPNL PLOTS PROVIDED						**54**	**9780.19**

DETAIL FOR EWS PLOTS

DESCRIPTION	QTY (IN NO.)
TOTAL NO. OF PLOTS	216
NO. OF PLOTS REQUIRED FOR EWS (20% OF TOTAL PLOTS)	43.2
NO. OF PLOTS PROVIDED FOR EWS	44

PLOT NO. FROM	PLOT NO. TO	W (in mt.)	x	L (in mt.)	Area (in Sqm)	No. of Plots	Total Plot Area (in Sqm)
E-1	E-44	4.95		10.20	50.49	44	2221.56
NO. OF EWS PLOTS PROVIDED						**44**	**2221.56**



ARCHITECTS

ACPL — ISO 9001:2015 — Architecture Management Planning

ACPL Design Ltd
E-24 South Extension -1 New Delhi 110049. India
T: +91 11 24622195 +91 11 24646209
F: +91 11 24634069
www.acplonline.com
E: contact@acplonline.com

PROJECT:-

RESIDENTIAL COLONY HAVING AREA MEASURING 20.09375 ACRES FALLING IN THE SECTOR 114, FARIDABAD, BEING DEVELOPED BY M/S GYANTECH SERVICES INDIA PRIVATE LIMITED.

DRAWING TITLE

LAYOUT PLAN

DRAWING NO.	SCALE :	N
A-1	1 : 750	

For Gyantech Services India Private Limited
Authorised Signatory

OWNER/AUTH. SIGNATURE

ANIL KHERA
Architect
CA/2005/35060

ARCHITECT'S SIGNATURE