



- To be read with Licence No. 191 of 2022 Dated 17/08/2022
- That this Layout plan for an area measuring 8.175 acres (Drawing no. DTPC 2579 Dated 15-10-22) comprised of developed by M/s. Chaudhry Saeed Chaudhry in collaboration with Adore Prop Build LLP in the revenue estate of village Nachauli, in sector-97, Faridabad is hereby approved subject to the following conditions:
- The this Layout Plan shall be read in conjunction with the clause appearing on the agreement executed under rule 11 and the bilateral agreement.
 - That the plotted area of the colony shall not exceed 62% of the net planned area of the colony. The entire area reserved for commercial purpose shall be taken as plotted for calculation of the area under plots.
 - That the demarcation plans as per size 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 suggestion of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC 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 DTPC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the parcel road, internal road circulation or for proper integration of the planning proposals of the adjoining area.
 - 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 licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensee.
 - 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 licensed 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 area under commercial use shall be deemed to be open space. The portion of the sector/development plan roads (green belts as provided) to 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(i)(iii) of the Act No.8 of 1975.
 - That the old use 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 licensee through give and take with the land that HUP 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 colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Carpool lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/51/2005-DPOWER dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued via 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.

(M. S. CHAUDHRY) DTP (HQ)
 (M. S. CHAUDHRY) DTP (HQ)
 (M. S. CHAUDHRY) DTP (HQ)
 (M. S. CHAUDHRY) DTP (HQ)

AREA STATEMENT		Area	Sqm.	%	Shape
Total Site Area		8.175	32085.00	A	
Permissible Area for Commercial (4% of total site)		0.327	1283.400	A	4.00%
Proposed Area for Commercial		0.327	1283.400	A	4.00%
Area for Residential Purpose (A + B)		7.848	31701.600	B	96.00%
Proposed area of plots		4.838	18966.707		58.12%
Reserved Community Facility					
Permissible area of Community Facility @33%		0.813	3133.20		10.00%
Proposed area of Community Facility		0.813	3133.20		10.00%
Green area		3.510	13590.00		42.79%
Permissible Green area 7.5% of total site area		0.613	2451.38		7.50%
Proposed Green area		3.510	13590.00		7.89%
POPULATION DENSITY					
Total No. of Males D.S. +		189			
Total Population of main D.S. +		368			
Total density		750	8.175	91.5	277%

No.	Description	Area of Plots (Sqm.)	Total No. of Plots	Plot No. (As per plan)	Total area of all Plots (Sqm.)	Total area of Plots (Acres)	
1	Type A	6,230 x 20,130	125,410	25	1 to 24	3125.20	0.775
2	Type B	6,198 x 17,130	106,117	54	34 to 87	106117.00	2.617
3	Type C	6,230 x 17,130	106,719	42	109 to 144	106719.00	2.638
4	Type D	6,286 x 17,130	107,679	24	145 to 168	107679.00	2.639
5	Type E	6,753 x 17,654	118,999	10	99 to 107	118999.00	2.939
6	Type F	7,209 x 18,130	130,603	5	66 to 69	130603.00	3.264
7	Type G	6,195 x 15,814	97,968	8	28 to 35	97968.00	2.414
Total Plots / area				168	13596.77	5.299	
Provided							
A	Plots/area Reserved @33%		86	103 to 144, 145 to 168	9455.312	2.334	
Plots/area Reserved @15%			27	124 to 126, 280-281	2785.62	0.718	

LAYOUT PLAN

ARCHITECT
 ARCH. RAJESH VASUDEVA
 MCA REG. NO CA/9417000
 J-9, GR. Sec-94, Ptd.
 M: 931012455, 931015455

AUTH. SIGNATORY
 For ADORE PROPBUILD LLP
 Authorized Signatory

M/s. ADORE PROPBUILD LLP.
 22 - 24, OZONE CENTRE, SECTOR - 12, FARIDABAD.

PLANNERS CLUB
 Ph: 8800092099, aore@procbuild.com@gmail.com

MAJOR PLANNING
 Major planning, housing, planning, violation, Project Management

PLOTTED COLONY FALLING UNDER DEEN DAYAL JAN AWAS YOJNA, AREA MEASURING 8.175 ACRES, VILLAGE NACHAULI, SECTOR-97, FARIDABAD. M/s. ADORE PROPBUILD LLP.