



| AREA STATEMENT | | |
|----------------|----------|---------------------------|
| Description | Size | Area(Sqms) |
| 1 | ESS | 17,957 X 5,569 = 100,000 |
| 2 | UCT | 25,000 X 8,000 = 200,000 |
| 3 | STP | 25,000 X 18,000 = 450,000 |
| 4 | MH Booth | 5,000 X 5,500 = 27,500 |

| AREA STATEMENT | | | | |
|--|-------------------|-----------|---------------------|------------------------|
| | Area | Sq. Ft. | Approved Percentage | Permissible Percentage |
| Total Site Area | 6,000 | 24291 | | 85.7% |
| Not Planned Area | 6,000 | 24291 | | |
| Area for Residential Purpose | 5,790 | 23598.78 | | |
| Approved Area for Commercial | (21,500 X 44,700) | 961,200 | 4% | 4% |
| Proposed Area of Plots | 3,002 | 14778.871 | | |
| Reserved for Community Facility | | | | |
| Area for Community Facility (15,442 X 20,214 + 20,214 X 4) | 0.610 | 2429.1 | 10% | 10% |
| Green Area | | | | |
| Green Area 1 | 0.148 | 589.2487 | 2.7% | 2.50% |
| Green Area 2 | 0.317 | 1282.7533 | | |
| POPULATION DENSITY | | | | |
| Total No. of main G.U. | 187 | Area | | |
| Total Population of Main G.U. | 107 | X 13.5 = | 1445 | No. of |
| Total Density | 1445 | X 7.95 = | 290.888 | % |

| DETAIL OF PLOTS | | | | | | | | | |
|--------------------|---------------|----------------------|--------------------|---------------------|----------------------------|-------------------------------|-------|--|--|
| Description / Type | Size of Plots | Area of Plots (Sqmt) | Total No. of Plots | Plot Area (sq. ft.) | Total Area of Plots (Sqmt) | Total Area of Plots (Sq. Ft.) | | | |
| 1 | Type A | 6,700 X 21,402 | 143,203 | 23 | 58,29 | 2389.039 | 9315 | | |
| 2 | Type B | 6,700 X 22,008 | 148,257 | 21 | 68,102 | 2772.367 | 10686 | | |
| 3 | Type C | 6,700 X 21,810 | 146,127 | 19 | 30,41 | 1753.514 | 6732 | | |
| 4 | Type D | 6,700 X 22,389 | 149,993 | 18 | 30,94 | 1821.008 | 6939 | | |
| 5 | Type E | 7,018 X 20,066 | 140,787 | 8 | 37,59 | 1287.773 | 4913 | | |
| 6 | Type F | 6,470 X 21,000 | 135,870 | 7 | 61,67 | 3915.110 | 15028 | | |
| 7 | Type G | 6,470 X 21,000 | 135,870 | 8 | 45,48 | 3115.230 | 12011 | | |
| 8 | Type H | 6,000 X 22,389 | 134,328 | 6 | 39,36 | 1511.642 | 5786 | | |
| 9 | Type I | 7,134 X 21,000 | 149,814 | 3 | 51,52 | 3468.442 | 13111 | | |
| 10 | Type J | 5,790 X 20,066 | 116,201 | 2 | 50,85 | 348.173 | 1326 | | |
| 11 | Type K | 6,000 X 21,402 | 128,412 | 1 | 29 | 126.412 | 4832 | | |
| 12 | Type M | 6,470 X 20,000 | 129,400 | 1 | 39 | 158.400 | 5982 | | |
| 13 | Type N | 6,000 X 20,000 | 120,000 | 1 | 36 | 140.000 | 5300 | | |
| 14 | Type P | 7,000 X 20,400 | 142,800 | 1 | 54 | 160.000 | 6107 | | |
| 15 | Type R | 6,700 X 18,000 | 120,600 | 1 | 32 | 130.000 | 4928 | | |
| 16 | Type S | 5,790 X 21,810 | 125,790 | 1 | 48 | 120.790 | 4580 | | |
| 17 | Type T | 6,000 X 21,810 | 130,860 | 1 | 42 | 160.860 | 6032 | | |
| 18 | Type U | 5,790 X 18,000 | 104,040 | 1 | 39 | 158.040 | 5982 | | |
| Total | | | 107 | | 14778.871 | 5552 | | | |
| Community Facility | | | 6 | | | | | | |
| Total | | | 113 | | | | | | |

To be read with Licence No. 57 of 2022 dated 06/02/2022 LC-4382

- That this Layout plan for an area measuring 6.0 acres (Drawing No. DTP-2515 dated 14.12.21) comprised of blocks which is based in respect of Affordable Priced Colony (Under Seven Day's Job Area) to be developed by M/s. MAURIA UDYOG LTD. in the revenue estate of village-Gaunchi, Sector-55, District-Faridabad is 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 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 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 integration of services in the area adjacent to the colony, the colonizer shall, at the directions of the DTP for the modification of layout plans of the colony.
 - That the revenue rates falling in the colony shall be kept free for circulation movement, as down in the layout plan.
 - That the colonizer shall, at the directions of the DTP, 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 adjoining areas.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if that no plot will derive an access from area then 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
 - 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 license.
 - 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 area then 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 road, 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 issue of Section 213A(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 this plan will have no objection to the regularization of the boundaries of the license through give and take with the land that HSVP is really able to acquire in the interest of genuine 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 Central lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/22/2005-SHOW dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

| DETAIL OF 50% FREEZED PLOTS | | | | | | | |
|-----------------------------|---------------|----------------------|--------------------|---------------------|----------------------------|-------------------------------|-------|
| Description / Type | Size of Plots | Area of Plots (Sqmt) | Total No. of Plots | Plot Area (sq. ft.) | Total Area of Plots (Sqmt) | Total Area of Plots (Sq. Ft.) | |
| 1 | Type A | 5,700 X 21,402 | 121,993 | 11 | 58,10-15,19-22 | 1,01,000 | 3,780 |
| 2 | Type B | 6,580 X 20,888 | 137,247 | 7 | 61,68 | 824.329 | 3,128 |
| 3 | Type C | 6,700 X 21,810 | 146,127 | 5 | 20,33-30 | 730.035 | 2,780 |
| 4 | Type D | 6,700 X 22,008 | 148,257 | 6 | 30,34-37,10-22 | 905.993 | 3,323 |
| 5 | Type E | 7,018 X 20,066 | 140,787 | 5 | 55,50 | 703.668 | 2,674 |
| 6 | Type G | 6,470 X 21,000 | 135,870 | 1 | 43 | 138.870 | 5103 |
| 7 | Type H | 6,000 X 22,389 | 134,328 | 8 | 39,36 | 1511.642 | 5786 |
| 8 | Type J | 7,134 X 21,000 | 149,814 | 3 | 51,52 | 3468.442 | 13111 |
| 9 | Type K | 6,700 X 21,000 | 140,700 | 3 | 50,85 | 348.173 | 1326 |
| 10 | Type L | 6,000 X 21,402 | 128,412 | 1 | 29 | 126.412 | 4832 |
| 11 | Type M | 6,470 X 20,000 | 129,400 | 1 | 39 | 158.400 | 5982 |
| 12 | Type N | 6,000 X 20,000 | 120,000 | 1 | 36 | 140.000 | 5300 |
| 13 | Type P | 7,000 X 20,400 | 142,800 | 1 | 54 | 160.000 | 6107 |
| 14 | Type R | 6,700 X 18,000 | 120,600 | 1 | 42 | 160.790 | 6032 |
| 15 | Type S | 5,790 X 21,810 | 125,790 | 1 | 48 | 120.790 | 4580 |
| 16 | Type T | 6,000 X 21,810 | 130,860 | 1 | 42 | 160.860 | 6032 |
| 17 | Type U | 5,790 X 18,000 | 104,040 | 1 | 39 | 158.040 | 5982 |
| Total | | | 58 | | 7408.301 | 2808.2790 | |

18 M WIDE FRONT ROAD
EXISTING SECTOR - 55

(SHERA) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(P.P. SINGH) CTP (HQ)
(K.NARRANO PANDURANG, IAS) DTP (HQ)
(NARINDER KUMAR) AD (HQ)
(DIVYA DOGRA) ATP (HQ)

PLOTTED SCHEME

M/s. MAURIA UDYOG LTD.
Sector Road, Sector - 55, Faridabad

DEEN DAYAL JAIN ARAS UDYOG
87, SARVJIT, SECTOR - 55, FARIDABAD

PLANNERS CLUB

PLOTTED PLAN OF DEEN DAYAL JAIN ARAS UDYOG, MEASURING 6.00 ACRES, FALLING IN SECTOR-55, VILLAGE GAUNCHI, DISTT. - FARIDABAD, BEING DEVELOPED BY M/s. MAURIA UDYOG LTD.