



To be read with Licence No. 78 of 2023 Dated 10/4/23.

That this Layout plan for an area measuring 5.4125 acres (Drawing no. DGTCP/135 dated 11.04.23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by KBM Real Estate Development Pvt. Ltd. and D.G. Homes Pvt. Ltd. in the revenue estate of village-Unchagaon, Sector-63, 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 site 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 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 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.
- 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 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 licence.
- 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 licenced 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 4% under commercial use shall be deemed to be open space.
- 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.
- 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 you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HVP 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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/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 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 Codes.

(PARVEEN CHAUHAN) DTP (HQ)
 (VIJENDER SINGH) STP (HQ)
 (P.P. SINGH) ETP (HR)
 (T.L. SATYAPRAKASH, IAS) DGTCP (HR)
 (NARINDER KUMAR) JD (HQ)
 (OM PARKASH) DTP

AREA STATEMENT :

DESCRIPTION	AREA IN	AREA IN	AREA	AREA
	SQ.METER	ACRES	ACHIEVED	PERMISSIBLE
TOTAL AREA OF THE SCHEME	21903.57	5.4125	—	65%
A - AREA UNDER PLOTS	10350.53	2.558	47.26%	ACHIEVED (A+B) 51.26%
B - AREA UNDER COMMERCIAL	876.14	0.2165	4.00%	
TOTAL PLOTS	101			

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	6.49	23.00	149.27	2	298.54
B	6.85	15.62	107.00	33	3530.90
C	6.65	15.61	103.81	10	1038.07
D	6.30	15.61	98.34	20	1966.86
E	6.30	16.10	101.43	20	2028.60
F	8.24	14.65	120.72	1	120.72
G	6.22	14.65	91.12	15	1366.85
TOTAL.				101	10350.53

TOTAL AREA UNDER PLOTS = 2.558 ACS.

DETAIL OF GREEN

	AREA IN SQMTR.	AREA IN ACS.	AREA PROVIDE	AREA REQUIRED
GREEN-I	1658.20	0.40975	7.57 %	(1642.77 sqm.)
STP MUMTY AREA	15.43			

0.5413 acres Land Reserved For Community Facilities for Transfer to Government.

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
101	18	1818.00	1818.00 / 5.4125 = 335.89 PPA SAY =336.00 PPA

Seema Rani
SEEMA RANI
 CA/2015/72259

ARCHITECT SIGNATURE

CLIENT-I **M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD.**

ADDRESS:-
 A-20, MOLAR BAND EXTENSION, 60 FEET ROAD, BADARPUR NEW DELHI-110044.

For KBM Real Estate Development (P) Ltd.

Amir Kumar
 Director

AUTHORIZED SIGNATORY

CLIENT-II **M/S D G HOMES PVT. LTD.**

ADDRESS:-
 M-27, GREATER KAILASH-II, 60 MARKET, DELHI-48.

For D.G.HOMES PVT. LTD.

Pankaj Kapoor
 Director

AUTHORIZED SIGNATORY

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY) AT SECTOR-63, AREA MEASURING 5.4125 ACS. IN VILLAGE UNCHAGAON, DISTRICT-FARIDABAD, HARYANA.

SCALE :- 1:800 DATE:-MAR-2023 DESIGN BY:-PANKAJ KAPOOR M-8800093157