

TOTAL LAND AREA		7.9375	ACRE OR	32121.871	SQM
MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	4.8419	ACRE OR	19594.3413	SQM
PROPOSED AREA UNDER PLOTTING	47.68%	3.7847	ACRE OR	15316.259	SQM
AREA FOR COMMAN FACILITIES TO BE					
HANDED OVER TO GOVT.	10%	0.7937	ACRE OR	3212.187	SQM
AREA PROVIDED FOR COMMAN FACILITIES					
TO BE HANDED VER TO GOVT.	10.00%	0.7941	ACRE OR	3213.469	SQM
MIN. GREEN AREA.	7.5%	0.5953	ACRE OR	2409.140	SQM
PROVIDED GREEN AREA	7.57%	0.6007	ACRE OR	2430.916	SQM
MAXI. PERM. AREA UNDER COMMERCIAL	4%	0.3175	ACRE OR	1284.875	SQM
PROPOSED AREACOMMERCIAL	4.00%	0.3174	ACRE OR	1284.571	SQM
PERMISSIBLE POPULATION	240-400	143 x 13.5	1930.5 Person/7.9375		PERSONS
PROPOSED POPULATION		PPA - 243.21	OR		POP/AC

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S.NO	PLOT NO	WID	THINM	LENGTH IN MTR.	AREA/PLOT	AREA/PLOT	NO OF PLOTS	
			18.000	4.003	72.054	86.177	FLUIS	IN SQM 149.475
1	1	(4 855	+18.000)/2	6.775	a second a s	and the second se	1	
2	2 TO 22	(4.000	6.362	18.000			21	2404.836
3	23		6.918	18.000	124.524		1	124.524
4	24	0.5	9.249	18.000	83.241		1	83.24
5	25	A	5+3.000)/2	16.541	120.137	143.68	1	120.13
6	26 TO 55		5.854	16.541	96.831	the second second second second second	30	2904.93
7	56,57		5.763	16.541	95.326			190.65
8	58 TO 61	-	6.213	15.000			4	372.78
9	62 TO 74	1	6.213	18.000	111.834		13	1453.84
	75 TO 78,							
10			6.650	15.617	103.853	124.208	5	519.26
11	79	(14.192	+14.765)/2	6.650	96.282		1	96.282
12	80		+15.338)/2	6.650	100.092		1	100.092
			15.617	3.405	53.176			2001001
13	81	(15.338	+15.617)/2	3.245	50.354		1	103.530
14			+22.554)/2	6.589	and the second state of the second	and the second second second	1	128.76
15	84	(22.554	+15.500)/2	6.589	125.369		1	125.36
16	85 TO 95		6.589	15.500	New York and the second state of the second s		11	1123.42
		(6.589-	+13.178)/2	7.054		and the second	1	141.999
17	96		3+3.938)/2	8.446	the design of the set of the set of the set			
18	97	(18.679	+24.711)/2	6.600	143.187	171.252	1	143.18
19	98	(18.679	+12.646)/2	6.600	103.373	123.634	1	103.373
20	99	0.5	13.837	12.646	87.491	104.640	1	87.49
21	100 TO 102		7.000	19.956	139.692	167.072	3	419.076
	103		3.991	19.956	79.644	95.255	1	149.027
22		(19.956	+16.475)/2	3.809	69.383	82.982	1	
23	104	0.5	18.025	16.475	148.481	177.583	1	148.48
	105		10.394	9.789	101.747	121.689	1	149.245
24		(9.789	+3.000)/2	7.428	47.498	56.808	T	
25	106 TO 127		6.358	17.822	113.312	135.521	22	2492.87
26	128 TO 130		5.900	17.822	105.150	125.759	3	315.449
	131		13.106	5.900	77.325	92.481	1	94.987
27	131	(5.900	+1.590)/2	4.716	17.661	21.123	1	
28	132	(13.106	5+6.651)/2	5.900	58.283	69.707	1	58.28
29	133 TO 143		5.486	16.764	91.967	109.993	11	1011.640
			TOTAL	AREA	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		143	15316.259

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То	be read with Licence No. 175 of 2023 dated .01/09/2023
wh	at this Layout plan for an area measuring 7.9375 acres (Drawing no. DG,TCP- <u>9559</u> dated <u>01-09-</u>) comprised of licence tich is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Corre trastructure & Developers and others in Sector-1, Farukhnagar 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
2.	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
3.	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
4.	Director General, 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
5. 6.	of the DG,TCP 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 DG,TCP, Haryana and accordingly shall make necessary changes in the
0.	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.
7.	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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the
9.	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
10.	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
13.	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
	HSVP 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18.	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.
19.	That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Harvana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
(SA	ANJANNARANG) (R.S. BATTH) (HITESH SHARMA) (P.P. SINGH) (T.L. SATYAPRAKASH, 1AS)
	ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DG,TCP (HR)
(RA	AM ANTAR BASSI)
	JD (HQ)
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	LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN
	AWAS YOJANA LAND MEASURING 7.9375 ACRES AT SECTOR-1,
	VILL & TELL EADDING NACAD DIGTT OUDOADA
	VILL. & TEH FARRUKHNAGAR DISTT GURGARM
	FOR M/S CORRE INFRASTRUCTURE AND DEVELOPERS
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LC-4860