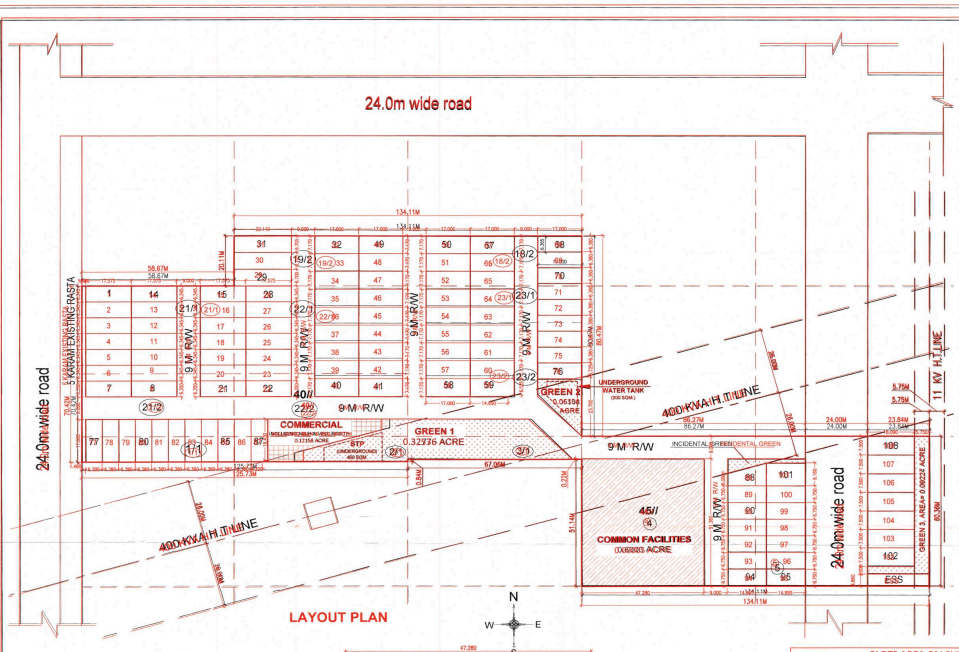

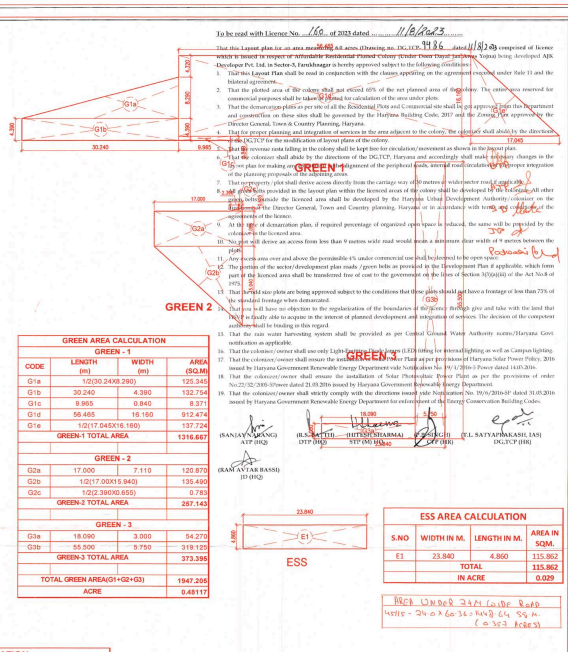

To be read with Licence No. 160 of 2023 dated 11/8/2023

That this Layout plan for an area measuring 6.0 acres (Drawing no. DG:TCP: 3986 dated 11/8/23 comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed AJK Developer Pvt. Ltd. in Sector-3, Farukhnagar 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 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as planned for calculation of the area under plots.
3. 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 General, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DGTCP, Haryana and accordingly shall make necessary changes in the lay-out plan for making arrangement for the alignment of the peripheral roads, internal road circulation etc. for proper integration of the planning proposals in the surrounding areas.
7. That no property / plot shall derive access directly from the carriage way of 30 metres or wider/sector road & green strip.
8. That all the roads provided in the layout plan within the licensed areas of the colony shall be developed by the licencee. All other roads falling outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the instructions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
9. 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.
10. No plot will derive an access from less than 9 metres wide road would make a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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(5)(a)(ii) of the Act No.8 of 1975.
13. That normal 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.
14. That you will have no objection to the regularization of the boundaries of the colony through give and take with the land that may be 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notifications as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode (LED) lighting for external lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of Haryana Solar Power Policy 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 99/1/2016-5 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.22/32/2005-5Power 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 31.05.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY VASUJANG) ATP (HQ)

(R.S. SATTI) DTP (HQ)

(HITESH SHARMA) STP (W) HSVP

(P.C. SINGH) CTP (HQ)

(T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

(RAM AVTAR BASSI) JD (HQ)

GREEN AREA CALCULATION

CODE	LENGTH (m)	WIDTH (m)	AREA (SQ.M)
GREEN - 1			
G1a	1/2(30.240X8.290)		125.345
G1b	30.240	4.390	132.754
G1c	8.995	0.840	8.371
G1d	56.485	16.160	912.474
G1e	1/2(17.045X16.160)		137.724
GREEN-1 TOTAL AREA			1316.667
GREEN - 2			
G2a	17.000	7.110	120.870
G2b	1/2(17.00X15.940)		135.490
G2c	1/2(2.390X0.655)		0.783
GREEN-2 TOTAL AREA			257.143
GREEN - 3			
G3a	18.090	3.000	54.270
G3b	55.500	9.750	319.125
GREEN-3 TOTAL AREA			373.395
TOTAL GREEN AREA(G1+G2+G3)			1947.205
ACRE			0.48117

ESS AREA CALCULATION

S.NO	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
E1	23.840	4.860	115.862
TOTAL			115.862
IN ACRE			0.029

AREA UNDER 24M WIDE ROAD
WIDTH - 24.0 x 60.34 = 1448.64 SQ.M.
(0.357 ACRES)

PLOTS AREA CALCULATION

S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	1-28,	6.345	17.575	111.513	28	3122.375
2	29-31,	6.705	22.110	148.247	3	444.741
3	32 - 39, 42 - 57, 60 - 67	7.000	17.000	119.000	32	3808.000
4	68 - 75, 77 - 87	6.365	17.000	108.205	19	2055.895
5	40, 41, 58, 59	6.925	21.000	144.925	4	579.700
6	76	6.480	17.000	110.160	1	110.160
7	88	ODD SIZE		106.450	1	106.450
8	89 - 100	6.750	14.985	101.149	12	1213.785
9	101	9.155	14.985	137.188	1	137.188
10	102 - 106	7.500	18.090	135.675	7	949.725
	TOTAL				108	12528.018
	IN ACRE					3.09574

COMMERCIAL AREA CALCULATION

S.NO	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
C1	13.850	17.000	235.450
C2	30.240	4.320	130.637
C3	1/2(30.240X8.290)		125.344
C4	1/2(2.060X0.570)		0.587
TOTAL			492.018

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM.
1	TOTAL SITE AREA		6.00000	24281.12
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.66000	14811.48
3	PROPOSED AREA UNDER PLOTTING	51.61%	3.09574	12528.01
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.60000	2428.11
5	AREA PROVIDED FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10.00%	0.60000	2428.12
6	REQUIRED MIN. GREEN AREA.	7.5%	0.45000	1821.08
7	PROVIDED GREEN AREA	8.02%	0.48109	1946.90
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.24000	971.124
9	PROPOSED AREA UNDER COMMERCIAL	2.03%	0.12158	492.00
10	PERMISSIBLE POPULATION	240/400	1440.00	2400.00
11	PROPOSED POPULATION	108X13.5	1458	243 PERSONS/AC.

PLOTS AREA CALCULATION

S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	1-20, 23-28,	6.345	17.575	111.513	24	2676.312
2	21-22,	6.350	17.575	111.601	4	446.404
3	29,	6.700	22.110	148.137	1	148.137
4	30 -31	6.705	22.110	148.248	2	296.496
5	32, 56, 60-67	7.170	17.000	121.890	35	4266.150
6	59	AS PER CALCULATION			1	121.138
7	68, 75, 77-86	6.380	17.000	108.460	18	1952.280
8	76	AS PER CALCULATION			1	107.677
9	87	AS PER CALCULATION			1	107.873
10	88	AS PER CALCULATION			1	106.615
11	89 - 100	6.750	14.995	101.216	12	1214.592
12	101	9.160	14.995	137.354	1	137.354
13	102 - 108	7.500	18.090	135.675	7	949.725
	TOTAL				108	12530.753
	IN ACRE					3.09642

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM.
1	TOTAL SITE AREA		6.00000	24281.118
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.66000	14811.482
3	PROPOSED AREA UNDER PLOTTING	51.61%	3.09642	12530.753
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.60000	2428.112
5	AREA PROVIDED FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10.00%	0.60005	2428.301
6	REQUIRED MIN. GREEN AREA.	7.5%	0.45000	1821.084
7	PROVIDED GREEN AREA	8.02%	0.48117	1947.205
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.24000	971.245
9	PROPOSED AREA UNDER COMMERCIAL	2.03%	0.12158	492.018
10	PERMISSIBLE POPULATION	240-400	1440.00	2400.000
11	PROPOSED POPULATION	108X13.5	1458	243 PERSONS/AC.

GREEN AREA CALCULATION

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	1326.32776	0.32776
2	GREEN 2	247.20	0.06108
3	GREEN 3	373.30	0.09224
TOTAL GREEN AREA CALCULATED		1946.90	0.48109

COMMON FACILITIES AREA CALCULATION

S.NO	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	TOTAL AREA. (SQM)
F1	51.360	47.280	2428.301	2428.301
TOTAL				2428.301
IN ACRE				0.60005

COMMON FACILITIES

PLOT NO. 87

PLOT NO. 87 AREA CALCULATION

S.NO	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
A	17.000	4.320	73.440
B	1/2(17+10.430) X 2.06		14.435
TOTAL			107.873

PLOT NO. 76

PLOT NO. 76 AREA CALCULATION

S.NO	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
A	14.610	6.380	93.232
B	1/2(5.380+5.725) X 2.090		14.445
TOTAL			107.677

PLOT NO. 88

PLOT NO. 88 AREA CALCULATION

S.NO	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
A	14.995	5.060	75.875
B	1/2(14.995X4.1)		30.790
TOTAL			106.665

LEGEND
- UNPAVED OPEN AREA MEANT TO BE GOVT. FOR COMMON FACILITIES
- COMMERCIAL AREA
- GREEN AREA

N W E S

DEMARCATION PLAN OF AFFORDABLE PLOTTED COLONY PROJECT UNDER DEEN DYAL JAN AWAS YOJNA FOR AN AREA MEASURING 6.0 ACRES VIDE LICENCE NO. 160 OF 2023 DATED 11/8/2023 LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA (AFFORDABLE PLOTTED COLONY) AGREAR, SECTOR-3, FARUKHNAGAR, DISTT. GURUGRAM (HR). BEING DEVELOPED BY M/S AJK DEVELOPERS PVT. LTD.

TITLE - DEMARCATION PLAN

SCALE:- 1:1000 DATE:- 05-04-2023

OWNER/AUTH. SIGN.

DAYAL PRAKASH ARCHITECTS CA-2001/28031 CA 2001 / 28031

ARCHITECT'S SIGN