



TOTAL DEVELOPED AREA		ACRES
A. TOTAL DEVELOPED AREA	13366.0	3.086
B. AREA TAKEN IN 75.0M WIDE ROAD & 30.0M WIDE GREEN BELT	0.11	
C. BALANCE DEVELOPED AREA	13255.0	3.075
D. TOTAL AREA OF 75.0M WIDE ROAD	0.00	
E. NET PLANNED AREA (GROSS)	13255.0	3.075

ES. NO.	VILLAGE	RECT. NO.	KOLA NO.	AREA KANAL MARLA
1	MUBARIKPUR	127	102/11/10	0.17
			102/12/10	0.2
			11/11/10	0.17
			12/11/10	0.2
			13/11/10	0.2
			14/11/10	0.2
			15/11/10	0.2
			16/11/10	0.2
			17/11/10	0.2
			18/11/10	0.2
			19/11/10	0.2
			20/11/10	0.2
			21/11/10	0.2
			22/11/10	0.2
			23/11/10	0.2
			24/11/10	0.2
			25/11/10	0.2
			26/11/10	0.2
			27/11/10	0.2
			28/11/10	0.2
			29/11/10	0.2
			30/11/10	0.2
			31/11/10	0.2
			32/11/10	0.2
			33/11/10	0.2
			34/11/10	0.2
			35/11/10	0.2
			36/11/10	0.2
			37/11/10	0.2
			38/11/10	0.2
			39/11/10	0.2
			40/11/10	0.2
			41/11/10	0.2
			42/11/10	0.2
			43/11/10	0.2
			44/11/10	0.2
			45/11/10	0.2
			46/11/10	0.2
			47/11/10	0.2
			48/11/10	0.2
			49/11/10	0.2
			50/11/10	0.2
			51/11/10	0.2
			52/11/10	0.2
			53/11/10	0.2
			54/11/10	0.2
			55/11/10	0.2
			56/11/10	0.2
			57/11/10	0.2
			58/11/10	0.2
			59/11/10	0.2
			60/11/10	0.2
			61/11/10	0.2
			62/11/10	0.2
			63/11/10	0.2
			64/11/10	0.2
			65/11/10	0.2
			66/11/10	0.2
			67/11/10	0.2
			68/11/10	0.2
			69/11/10	0.2
			70/11/10	0.2
			71/11/10	0.2
			72/11/10	0.2
			73/11/10	0.2
			74/11/10	0.2
			75/11/10	0.2
			76/11/10	0.2
			77/11/10	0.2
			78/11/10	0.2
			79/11/10	0.2
			80/11/10	0.2
			81/11/10	0.2
			82/11/10	0.2
			83/11/10	0.2
			84/11/10	0.2
			85/11/10	0.2
			86/11/10	0.2
			87/11/10	0.2
			88/11/10	0.2
			89/11/10	0.2
			90/11/10	0.2
			91/11/10	0.2
			92/11/10	0.2
			93/11/10	0.2
			94/11/10	0.2
			95/11/10	0.2
			96/11/10	0.2
			97/11/10	0.2
			98/11/10	0.2
			99/11/10	0.2
			100/11/10	0.2

GREEN AREA DETAIL		
TYPE	SQ. MT.	ACRES
GREEN 01	1908.076	0.436
GREEN 02	294.699	0.067
GREEN 03	271.295	0.061
<b>TOTAL</b>	<b>2474.070</b>	<b>0.564</b>

U.D. AREA DETAIL		
TYPE	SQ. MT.	ACRES
U.D.-1	174.187	0.039
<b>TOTAL U.D. AREA</b>	<b>174.187</b>	<b>0.039</b>

To be read with Licence No. \_\_\_\_\_ of 2023 dated \_\_\_\_\_

This Layout plan for an area measuring 7.30625 acres (Drawing No. DG.TCP/\_\_\_\_\_) dated \_\_\_\_\_ comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Archtech Landholdings Pvt. Ltd. and others in Sector-3, Farukh Nagar 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 plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial 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 D.G.T.C.P. for the modification of layout plans of the colony.
5. That the revenue roads 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 D.G.T.C.P. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the license.
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 licensed area.
10. No plot will derive access from less than 9metres wide road would mean a minimum clear width of 9metres 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 licensed area shall be transferred free of cost to the government on the lines of Section 5(9A)(ii) of the Act No.8 of 1975.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through govt and take with the land that HSY7 is finally site 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. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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. 19/4/2016-3 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.22/200-50-power 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY NARANG) (SUNENA) (HITESH SHARMA) (T. SATYAPRAKASH IAS) (RAM AVTAR BASSI) (J D HQ)

ATT (HQ) DTF (HQ) SIF (M) HQ CTP (HR) D.G.TCP (HR)

### ROAD LAYOUT PLAN

LEGEND:-

- COMMERCIAL
- COMMUNITY FACILITIES
- OPEN/GREEN
- FREEZED PLOT UNTIL REMOVAL OF 11KVA LT LINE

TITLE:-  
PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 7.30625 ACRES (58K-9M) FALLING IN THE REVENUE ESTATE OF VILLAGE -MUBARIKPUR, SECTOR-01, TEHSIL-FARUKHNAGAR AND DISTT. GURUGRAM (HR) BEING DEVELOPED BY - M/S ARCHTECH LANDHOLDINGS PVT. LTD. AND OTHERS.

OWNERS SIGNATURE: \_\_\_\_\_ ARCHITECT SIGNATURE: \_\_\_\_\_

For Archtech Land Holdings Pvt. Ltd.

Architect: \_\_\_\_\_

TOTAL AREA OF LAND = 7.30625 ACRES (29567.298 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.548	2217.547	7.5	0.611	2474.070	8.368
10% area to be transferred free of cost to the govt.	0.731	2956.730	10.0	0.732	2960.440	10.013
Permissible commercial area	0.290	1173.789	4.0	0.290	1173.000	3.997
Area Under Plots	4.423	17900.280	61.0	4.074	16488.851	56.190
Total permissible area	4.713	19074.069	65.0	4.364	17661.851	60.187
Permissible Density		240-400 ppa			253-14	PPA
Achieved Density	253.14	PPA				

PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	7.150	17.600	125.840	1 TO 62	62	7802.080
B	7.150	16.500	117.975	100 TO 137	38	4483.050
C	6.750	16.000	108.000	78 TO 99	22	2376.000
D	7.150	17.000	121.550	62 TO 77	14	1701.700
D1	7.413	17.000	126.021	63	1	126.021
<b>TOTAL</b>					<b>137</b>	<b>16488.861</b>

FROEZED PLOT UNTIL REMOVAL OF 11KVA LT LINE						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	7.150	17.800	128.340	10,27-42	17	2139.280
<b>TOTAL</b>					<b>17</b>	<b>2139.280</b>

LAYOUT PLAN  
DATE:- MAY, 2023 NORTH SHEET NO. 01  
SCALE:- 1:550(A1)