

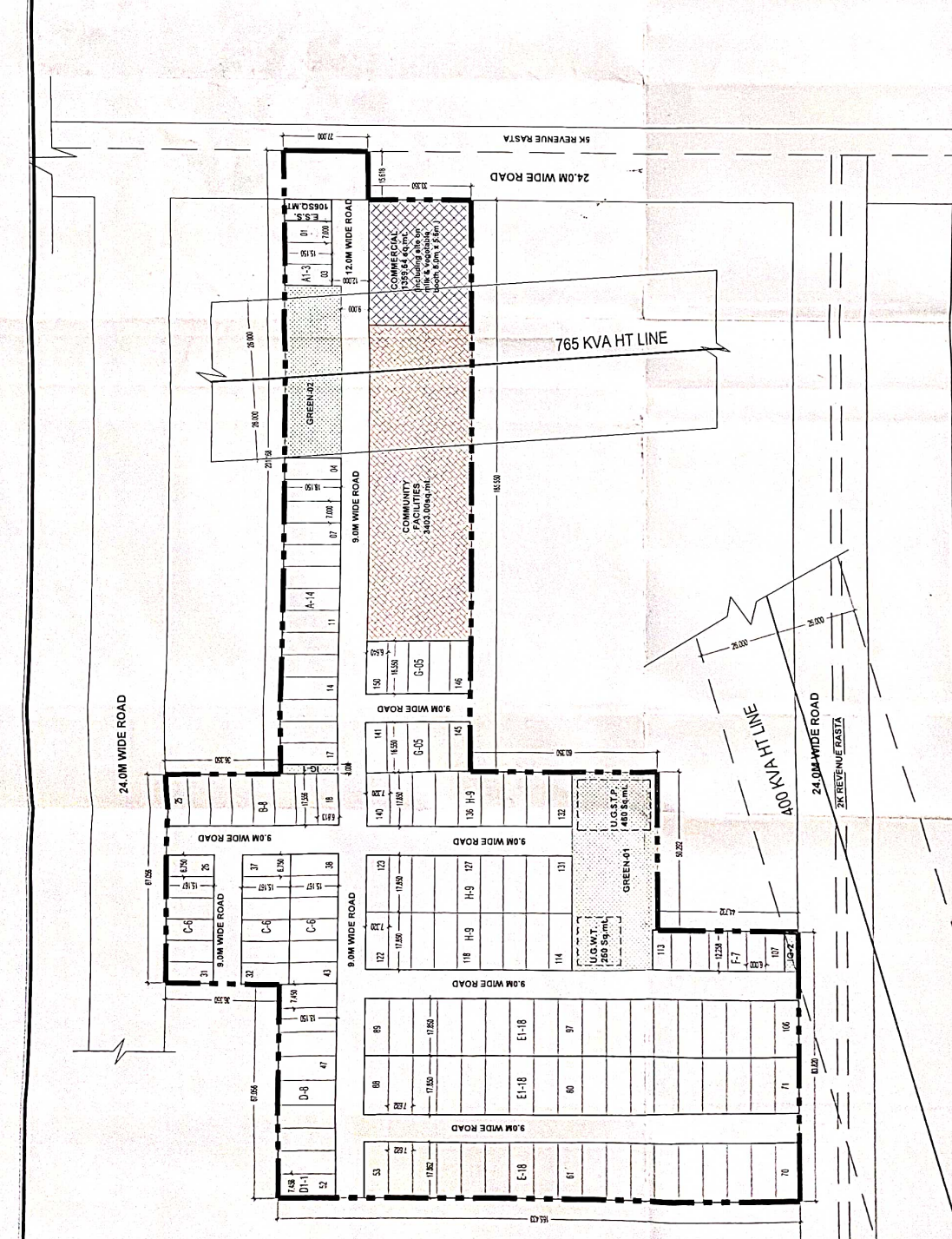
To be read with License No. 185  
 The layout plan for an area measuring 8.4028 acres (Drawing No. DC/CP/ 95/31 dated 20/07/2023) comprising of license which is issued in respect of Affordable Residential Plotted Colony Under DDA Jan Area Topical being developed by the Homeo Pvt. Ltd. in collaboration with Land owners in Sector-3, Faruknager, is hereby approved subject to the following conditions:-  
 1. That the Layout Plan shall be read in conjunction with the agreement entered under slide 11 and for the purpose of the agreement.  
 2. The area of the colony shall not exceed 68% of the net plotted area of the colony. The entire area covered for the layout plan shall be governed by the Homeo Holding, Govt. 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Government of Haryana.  
 3. That the demarcation plans for all the residential plots and commercial plots shall be approved from this Department and construction on these plots shall be governed by the Homeo Holding, Govt. 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Government of Haryana.  
 4. The layout plan shall be read in conjunction with the agreement entered under slide 11 and for the purpose of the agreement.  
 5. That the revenue area falling on the colony shall be kept free for structural movement as shown in the layout plan.  
 6. That the colonist shall abide by the directions of the DC/CP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments in the alignment of the peripheral road, internal road, retention or for proper arrangement of the plots.  
 7. All plots shall be developed directly from the revenue area of 30 acres or wider water road if applicable.  
 8. All plots shall be developed in the layout plan within the 4-metre wide area of the colony shall be developed for the colonist. All other green belts outside the revenue area shall be developed by the Homeo Urban Development Authority/colonist on the directions of the Director General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the license.  
 9. The layout plan shall be read in conjunction with the agreement entered under slide 11 and for the purpose of the agreement.  
 10. The plot shall have an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.  
 11. Any access area over and above the permissible 4% under revenue area shall be deemed to be open space.  
 12. The portion of the revenue development plan which is not provided in the development plan is applicable, which is from the revenue area shall be considered as open space to the government to the best of their knowledge of the Act No.6 of 1975.  
 13. That the said layout plan is being approved subject to the condition that these plots should not have a coverage of less than 75% of the standard footage when demarcated.  
 14. That you will have no objection to the regularization of the boundaries of the license through fire and take with the land that is shown in the layout plan and the boundaries of the plots shown in the layout plan and the boundaries of the plots shown in the layout plan and the boundaries of the plots shown in the layout plan 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 colonist/owner shall use only Light Emitting Diodes (LED) lighting for internal lighting as well as Campus lighting.  
 17. That the colonist/owner shall ensure that the layout plan is approved by the Director General, Town and Country Planning, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments in the alignment of the peripheral road, internal road, retention or for proper arrangement of the plots.  
 18. That the colonist/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.2452/2005/Power dated 21.01.16 issued by Haryana Government Renewable Energy Department.  
 19. That the colonist/owner shall strictly comply with the directions issued vide Notification No. 19/27016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SANJAY KUMAR) (S) (18/07/2023)  
 (H. S. SHARMA) (S) (18/07/2023)  
 (RAM ATAR BASSI) (S) (18/07/2023)

LEGEND:-  
 COMMERCIAL LAND TO BE TRANSFER TO GOVT.  
 SERVICES  
 OPEN/GREEN

PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 8.4028 ACRES (67K-M-4S) FALLING IN THE REVENUE ESTATE OF V I L A G E & TEHSIL-FARRUKNAGER, SECTOR-3, FARRUKNAGER, (H/R) BEING DEVELOPED BY - SH. AMAR NATH & OTHERS IN COLLABORATION WITH M/S LYKHEOMES PVT. LTD.

DRAWING TITLE:  
 LAYOUT PLAN  
 DATE: DEC-2022  
 SCALE: 1:2000  
 NORTH  
 SHEET NO. 01



TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	7.000	18.150	127.050	14	1778.700
A1	7.000	15.150	106.050	3	318.150
B	6.813	17.556	119.609	8	956.872
C	6.750	15.167	102.377	26-43	1842.791
D	7.450	18.150	135.218	44-51	1081.740
D1	7.450	18.150	135.328	52	135.326
E	7.682	17.682	137.124	53-70	2469.886
E1	7.682	17.682	137.124	71-108	4936.453
F	6.000	12.258	73.548	107-113	514.830
H	7.320	17.850	130.662	114-140	3527.874
G	6.640	16.550	109.892	141-150	1098.920
TOTAL				150	18661.548

GREEN AREA DETAILS	TOTAL AREA
GREEN AREA 01 • 1710.28 Sq.mt.	
GREEN AREA 02 • 1033.420 Sq.mt.	
TOTAL AREA	• 2743.87 Sq.mt.

INCIDENTAL GREEN AREA DETAILS	TOTAL AREA
IG-01 • 64.48 Sq.mt.	
IG-02 • 44.03 Sq.mt.	
TOTAL AREA	• 108.47 Sq.mt.

PERMISSIBLE AREA	PERCENTAGE	AREA ACRES	PERCENTAGE	AREA SQ.MT.
Required Open space Area (7.5%)	7.5	0.764	9.095	2731.670
10% area to be transferred free of cost to the govt.	10.0	0.841	10.007	3401.000
Permissible commercial area	4.0	0.336	3.998	1391.540
Area Under Plots	G1.0	4.611	54.679	1624.548
Total permissible area	G5.0	6.097	71.779	2402.268
Permissible Density	PPA	240.59	56.877	
Achieved Density	PPA	240.59		