

LC-5742

To be read with Licence No. 185 of 2023 dated 11/09/2023

That this Layout plan for an area measuring 8.4028 acres (Drawing no. DG/TCP-9585 dated 12-09-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Lyke Homes Pvt. Ltd. in collaboration with land owners 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 plotted 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 DG, TCP 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 DG, TCP, 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.
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 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 licensed area.
10. 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.
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 3(3)(a)(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 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.
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. 19/4/2016-5 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.22/52/2005-51/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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY NARANG) ATP (HQ)
(R.S. BATTI) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(P. SINGH) CTP (HR)
(T.L. SATYAPRAKASH, IAS) DG, TCP (HR)
(RAM AVTAR BASSI) JD (HQ)

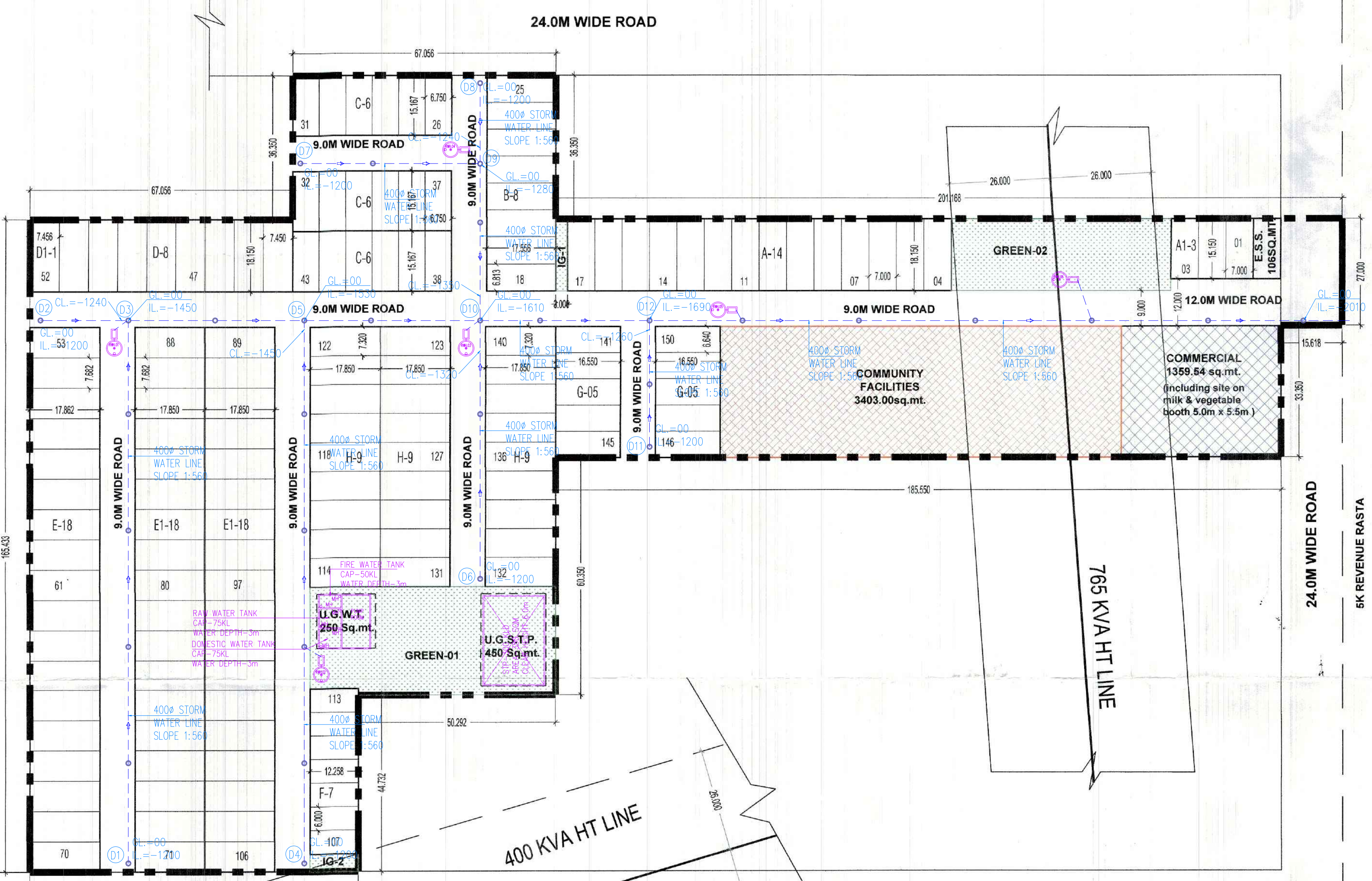
LEGEND:-

	COMMERCIAL
	LAND TO BE TRANSFER TO GOVT.
	SERVICES
	OPEN/GREEN

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

OWNERS SIGNATURE:-
ARCHITECT SIGNATURE:-
Asghar Kumar
DIRECTOR
VIKAS KUMAR
DIRECTOR

DRAWING TITLE:
LAYOUT PLAN
DATE:- DEC. -2022 NORTH
SCALE:- 1:700(A1) SHEET NO. 01



LEGEND

SYMBOL	DESCRIPTION
	STORM WATER LINE RCC/DWC
	MANHOLE

TOTAL AREA OF LAND = 8.4028 ACRES (34004.871 SQ.MT.)

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.630	2550.365	7.5	0.768	2735.670	8.045
10% area to be transferred free of cost to the govt.	0.840	3400.487	10.0	0.841	3403.000	10.007
Permissible commercial area	0.336	1360.195	4.0	0.336	1359.540	3.998
Area Under Plots	5.126	20742.971	61.0	4.611	18661.548	54.879
Total permissible area	5.462	22103.166	65.0	4.947	20021.088	58.877
Permissible Density		240-400 ppa			240.99 PPA	
Achieved Density	240.99	PPA				

PLOTS AREA DETAIL

TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	7.000	18.150	127.050	04-17	14	1778.700
A1	7.000	15.150	106.050	01-03	3	318.150
B	6.813	17.556	119.609	18-25	8	956.872
C	6.750	15.167	102.377	26-43	18	1842.791
D	7.450	18.150	135.218	44-51	8	1081.740
D1	7.456	18.150	135.326	52	1	135.326
E	7.682	17.862	137.216	53-70	18	2469.886
E1	7.682	17.850	137.124	71-106	36	4936.453
F	6.000	12.258	73.548	107-113	7	514.836
H	7.320	17.850	130.662	114-140	27	3527.874
G	6.640	16.550	109.892	141-150	10	1098.920
TOTAL					150	18661.548

GREEN AREA DETAILS
GREEN AREA 01 = 1710.25 Sq.mt.
GREEN AREA 02 = 1025.420 Sq.mt.
TOTAL AREA = 2735.67 Sq.mt.

INCIDENTAL GREEN AREA DETAILS
I.G. - 01 = 54.45 Sq.mt.
I.G. - 02 = 54.02 Sq.mt.
TOTAL AREA = 108.47 Sq.mt.

DRAINAGE LAYOUT