

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

That this Layout plan for an area measuring 84028 acres (Drawing no. DG.TCP-9585 dated 18-09-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Lyke Homes Pvt. Ltd. in collaboration with land owners in Sector-3, Farruknagar is hereby approved subject to the following conditions:-

That this Layout Plan shall be read in conjunction with the clauses appearing on the Government sanctioned under Rule 11 and the Material 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 commercial purposes shall be taken into account for calculation of the area under plots.

That the demarcation plans as per site of all the Residential, Non-Commercial 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.

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.

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 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.

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 licensed area 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 licensee.

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.

No plot will derive an access from less than 9 metres wide road. Roads should maintain a minimum clear width of 6 metres between the plots.

Any excess area over and above the permissible area under commercial use shall be developed to render open space.

The portion of the sector development plan roads / green belts as provided in the Development Plan is applicable which form part of the licensed area shall be transferred free of cost to the government, on the basis of Section 19(1)(a) of the Act No. 16 of 1975.

That the old size plots are being approved subject to the condition that these plots should not have a frontage of less than 7.5% of the standard frontage as per demarcation.

That you will have no objection to the regularization of the boundaries of the licensee through give and take with the land that HSPV 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 colonizer/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 (over dated 14/03/2016).

That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2015-51 (over dated 21/03/2016) issued by Haryana Government Renewable Energy Department.

That the colonizer/owner shall strictly comply with the directions issued by the Notification No. 19/6/2016-5 (dated 14/03/2016) issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SANJAY NARANG)
ATP (HQ)

(R.S. BATHI)
DTP (HQ)

(HITESH SHARMA)
STP (M.HQ)

(P. SINGHI)
P (HR)

(T.L. SATYAPRAKASH)
DC (PHR)

(RAM AVTAR BASSI)
ID (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 VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-3, FARRUKNAGER (HR) BEING DEVELOPED BY SH. AMAR NATH & OTHERS IN COLLABORATION WITH M/S LYKE HOMES PVT. LTD.

OWNERS SIGNATURE:-

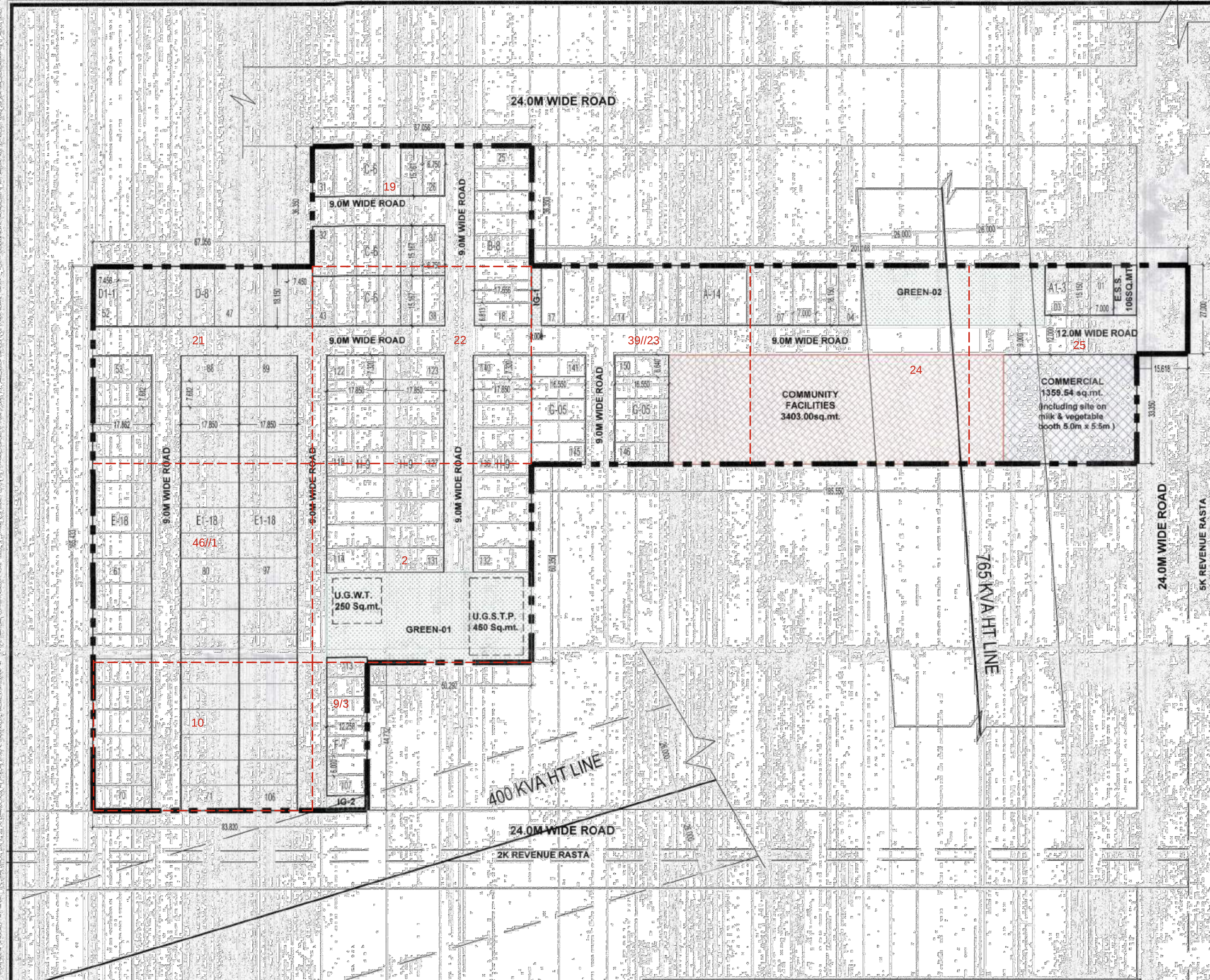
ARCHITECT SIGNATURE:-

DRAWING TITLE

LAYOUT PLAN

DATE:- DEC. 2022 NORTH SHEET NO.

SCALE:- 1:700(A1) 01



	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.