

LC-4860

To be read with Licence No. 175 of 2023 dated 01/09/2023

Checked subject to Comments
in forwarding letter No. 225673
DL 26/7/2023 and notes
attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula

- That this Layout plan for an area measuring 7.9375 acres (Drawing no. DG/TCP- 9559 dated 01-09-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Core Infrastructure & Developers and others in Sector-1, 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 get 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(9)(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.22/52/2005-5Power 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 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY KARANG) (R.S. BATHI) (HITESH SHARMA) (P.P. SINGH) (T.L. SATYAPRAKASH IAS)
ATP (HQ) DTP (HQ) STP (HQ) CTP (HQ) DG/TCP (HQ)

(RAM ANAR BASSI)
JD (HQ)

LEGEND

NO	SYMBOL	DESCRIPTION
1.		SEWER MANHOLE
2.		SEWER LINE 200mm & S.W. PIPE

LEGEND	
	10% OF TOTAL LAND TO GOVT. FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	E.S.S. AREA

GREEN AREA		
CAT.	AREA IN SQMT	ACRE
G1	328.733	0.0812
G2	1668.669	0.4123
G3	433.514	0.1071
TOTAL AREA	2430.916	0.6007

TOTAL LAND AREA		7.9375	ACRE OR	32121.871	SQM
MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	4.8419	ACRE OR	19594.3413	SQM
PROPOSED AREA UNDER PLOTTING	47.68%	3.7847	ACRE OR	15316.259	SQM
AREA FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.7937	ACRE OR	3212.187	SQM
AREA PROVIDED FOR COMMAN FACILITIES TO BE HANDED VER TO GOVT.	10.00%	0.7941	ACRE OR	3213.469	SQM
MIN. GREEN AREA.	7.5%	0.5953	ACRE OR	2409.140	SQM
PROVIDED GREEN AREA	7.57%	0.6007	ACRE OR	2430.916	SQM
MAXI. PERM. AREA UNDER COMMERCIAL	4%	0.3175	ACRE OR	1284.875	SQM
PROPOSED AREACOMMERCIAL	4.00%	0.3174	ACRE OR	1284.571	SQM
PERMISSIBLE POPULATION	240-400	143 x 13.5	1930.5	Person/7.9375	PERSONS
PROPOSED POPULATION		PPA - 243.21	OR		POP/AC

S.NO	PLOT NO	WIDTH IN M	LENGTH IN MTR.	AREA/PLOT IN SQM	AREA/PLOT IN SQYD	NO OF PLOTS	TOTAL AREA IN SQM
1	1	18.000	4.003	72.054	86.177	1	149.475
2	2 TO 22	(4.855+18.000)/2	6.775	77.421	92.596	21	2404.836
3	23	6.918	18.000	124.524	148.931	1	124.524
4	24	0.5	9.249	83.241	99.556	1	83.241
5	25	(11.526+3.000)/2	16.541	120.137	143.68	1	120.137
6	26 TO 55	5.854	16.541	96.831	115.810	30	2904.930
7	56, 57	5.763	16.541	95.326	114.010	2	190.652
8	58 TO 61	6.213	15.000	93.195	111.461	4	372.780
9	62 TO 74	6.213	18.000	111.834	133.753	13	1453.842
10	75 TO 78	6.650	15.617	103.853	124.208	5	519.265
11	79	(14.192+14.765)/2	6.650	96.282	115.15	1	96.282
12	80	(14.765+15.338)/2	6.650	100.092	119.71	1	100.092
13	81	15.617	3.405	53.176	63.598	1	103.530
14	83	(15.338+15.617)/2	3.245	50.354	60.224	1	128.769
15	84	(16.532+22.554)/2	6.589	128.769	154.008	1	125.369
16	85 TO 95	6.589	15.500	102.130	122.147	11	1123.425
17	96	(6.589+13.178)/2	7.054	69.718	83.383	1	141.999
18	97	(13.178+3.938)/2	8.446	72.281	86.448	1	143.187
19	98	(18.679+24.711)/2	6.600	143.187	171.252	1	103.373
20	99	0.5	13.837	12.646	87.491	1	87.491
21	100 TO 102	7.000	19.956	139.692	167.072	3	419.076
22	103	3.991	19.956	79.644	95.255	1	149.027
23	104	(19.956+16.475)/2	3.809	69.383	82.982	1	148.481
24	105	18.025	16.475	148.481	177.583	1	149.245
25	106 TO 127	10.394	9.789	101.747	121.689	22	2492.870
26	128 TO 130	6.358	17.822	113.312	135.521	3	315.449
27	131	5.900	17.822	105.150	125.759	1	94.987
28	132	13.106	5.900	77.325	92.481	1	58.283
29	133 TO 143	(5.900+1.590)/2	4.716	17.661	21.123	11	1011.640
		(13.106+6.651)/2	5.900	58.283	69.707	1	
		5.486	16.764	91.967	109.993	11	
TOTAL AREA							143 15316.259

SEWERAGE LAYOUT

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA LAND MEASURING 7.9375 ACRES AT SECTOR-1, VILL. & TEH. - FARRUKHNAGAR DISTT. - GURGARM FOR M/S CORRE INFRASTRUCTURE AND DEVELOPERS

DETAIL OF AREA:-
TOTAL LAND AREA (APPLY FOR LICENCE) 63K-10M = 38569.00 SQYD
OR 32248.335 SQMT. OR 7.9375 ACRE

SCALE:- 1 : 750

For Service Plan Estimate Only



SANDEEP AGRAWA
CA/2008/42063

ARCHITECT'S SIGN.

Executive Engineer
HSVP Divn. N. 1/1
Gurgaon

For Corre Infrastructure And Developers

Superintending Engineer,
HSVP Circle, Gurugram

Authorized Signatory

OWNER/AUTH. SIGN.