

To be read with Licence No. 160 of 2023 dated 11/8/2023

That this Layout plan for an area measuring 6.0 acres (Drawing no. DG/ICP-9486 dated 11/8/2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by AJK Developer Pvt. Ltd. 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/ICP 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/ICP, 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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) 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 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.
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. 19/1/2016-3 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.22/32/2005-5/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 KANG) ATP (HQ)
(R.S. DATTH) DTP (HQ)
(RITESH SHARMA) STP (M) HQ
(T.L. SATYAPRAKASH IAS) DG/ICP (HR)
(RAM AVTAR BASSI) ID (HQ)

SYMBOL	DESCRIPTION
DW	DOMESTIC WATER LINE
CV	CONTROL VALVE
MU	MUNICIPAL SUPPLY LINE
WM	WATER METER
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
TW	TUBE WELL SUPPLY LINE

PROJECT: PROJECT: M/S AJK DEVELOPERS PVT. LTD.				
SUBJECT : DOMESTIC WATER SUPPLY SHEET				
S. No.	Line Designation		Size of Pipe Provided mm	Length of pipe metres
1	WTP	1	150	25
2	1	2	100	7
3	1	3	100	58
4	2	4	100	58
5	4	3	100	7
6	2	5	100	41
7	5	6	100	63
8	5	7	100	7
9	7	8	100	63
10	6	8	100	7
11	7	9	100	36
12	9	10	100	63
13	9	11	100	7
14	11	12	100	63
15	10	12	100	7
16	11	13	100	8
17	13	20	100	7
18	13	14	100	29
19	14	15	100	43
20	14	16	100	7
21	16	17	100	43
22	15	17	100	7
23	16	18	100	33
24	18	19	100	49
25	18	21	100	7
26	20	21	100	68
27	1	22	100	84
28	22	24	100	32
29	22	23	100	56
30	24	26	100	21
31	24	25	100	56
32	26	27	100	47
TOTAL FOR 100 DIA				1084
TOTAL FOR 150 DIA				25
TOTAL PIPING				1109
SAY				1110
MUNICIPAL LINE				
1	1a -- UGT		100	105
	TOTAL PIPE 100 DIA (SAY)			105
TUBEWELL LINE				
1		TW1-1	100	30
2		TW1-2	100	80
TOTAL PIPE 100 DIA (SAY)				110

NOTE:
FORMATION LVL 237.50 = 100.00 RL

LAYOUT PLAN FOR DOMESTIC WATER SUPPLY SYSTEM (01) SCALE 1:750

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 6.0000 ACRE AT SECTOR - 3, FARRUKHNAGAR, DISTT-GURUGRAM (HR). BEING DEVELOPED BY M/S AJK DEVELOPERS PVT. LTD.

TITLE :- LAYOUT PLAN

SCALE:- 1:1000 DATE:- 25-04-2023

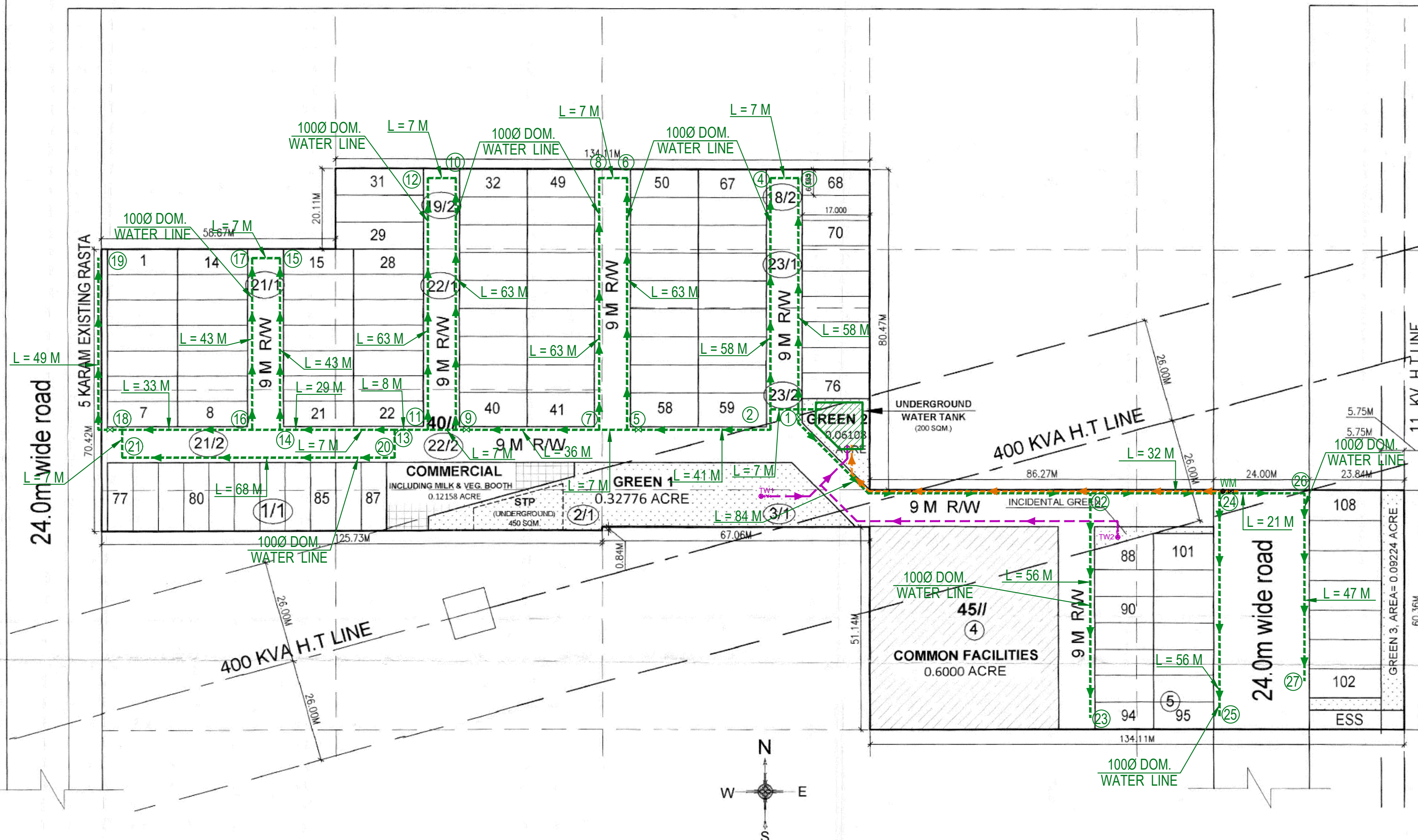


OWNER/AUTH. SIGN.

DAULAT RAM GARG
CA 2001 / 28031

ARCHITECT'S SIGN.

24.0m wide road



PLOTS AREA CALCULATION

S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	1-28	6.345	17.575	111.513	28	3122.375
2	29-31	6.705	22.110	148.247	3	444.741
3	32-39, 42-57, 60-67	7.000	17.000	119.000	32	3808.000
4	68-75, 77-87	6.365	17.000	108.205	19	2055.895
5	40, 41, 58, 59	8.525	17.000	144.925	4	579.700
6	76	6.480	17.000	110.160	1	110.160
7	88	ODD SIZE		106.450	1	106.450
8	89-100	6.750	14.985	101.149	12	1213.785
9	101	9.155	14.985	137.188	1	137.188
10	102-108	7.500	18.090	135.675	7	949.725
TOTAL					108	12528.018
IN ACRE						3.09574

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM.
1	TOTAL SITE AREA		6.00000	24281.12
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.66000	14811.48
3	PROPOSED AREA UNDER PLOTTING	51.60%	3.09574	12528.01
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.60000	2428.11
5	AREA PROVIDED FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10.00%	0.60000	2428.12
6	REQUIRED MIN. GREEN AREA.	7.5%	0.45000	1821.08
7	PROVIDED GREEN AREA	8.02%	0.48109	1946.90
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.24000	971.24
9	PROPOSED AREA UNDER COMMERCIAL	2.03%	0.12158	492.00
10	PERMISSIBLE POPULATION	240-400	1440.00	2400.00
11	PROPOSED POPULATION	108X13.5	1458	243 PERSONS/AC.

GREEN AREA CALCULATION

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	1326.40	0.32776
2	GREEN 2	247.20	0.06108
3	GREEN 3	373.30	0.09224
TOTAL		1946.90	0.48109

	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA