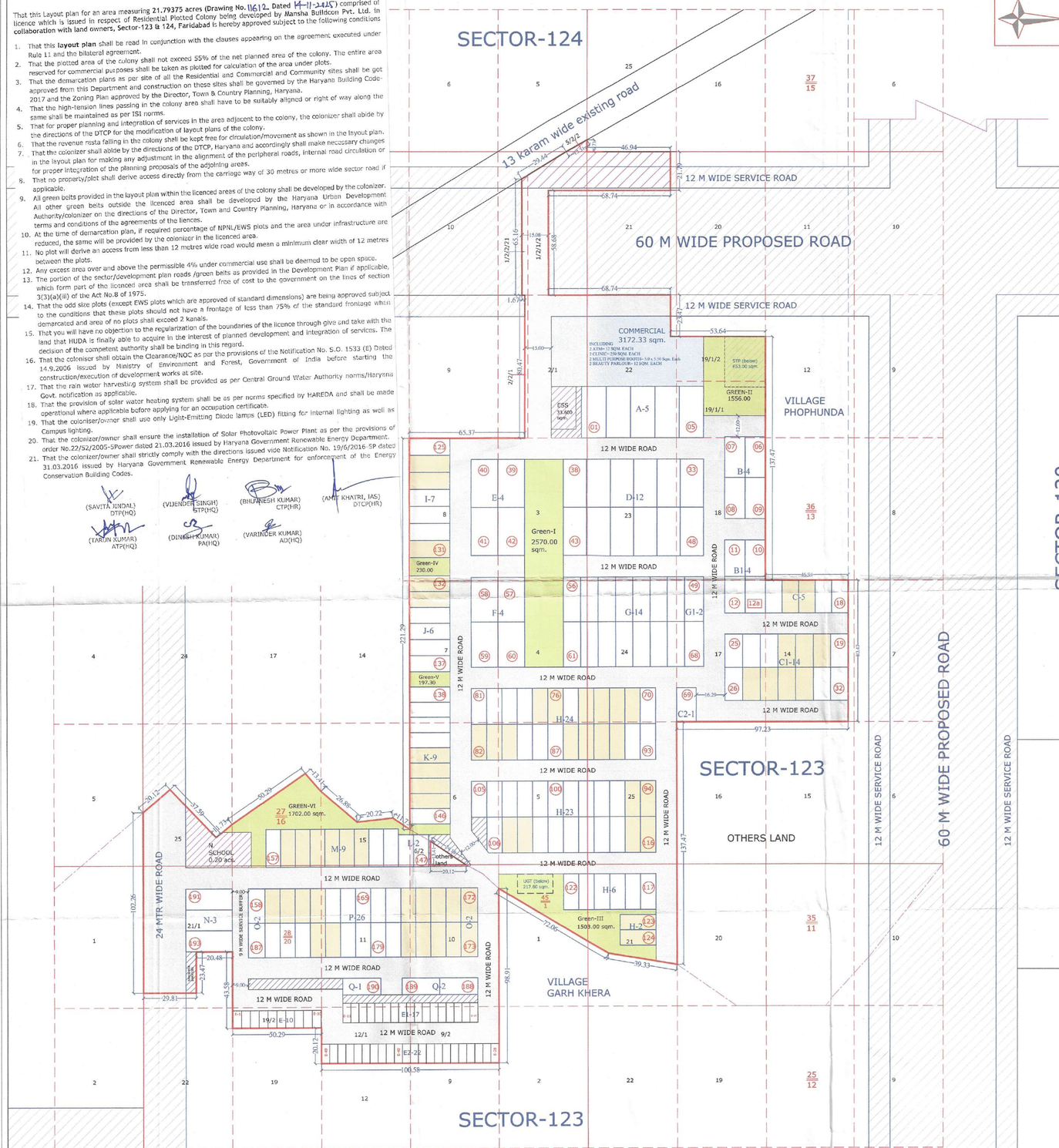
To be read with Licence No. 220 of 2025 Dated 13-11-2025

That this Layout plan for an area measuring 21.79375 acres (Drawing No. 11612 Dated 14-11-2025) comprised of licence which is issued in respect of Residential Plotted Colony being developed by Mansha Buildcon Pvt. Ltd. in collaboration with land owners, Sector-123 & 124, Faridabad 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 55% 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 and Commercial and Community sites 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, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTCP, 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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.
14. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
16. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. 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.
21. 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.

(SAVITA JINDAL) DTP(HQ) | (VIJENDER SINGH) STP(HQ) | (BHUPINDER KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)

(TARUN KUMAR) ATP(HQ) | (DINESH KUMAR) PA(HQ) | (VARINDER KUMAR) AD(HQ)



LEGEND:-

- OUTER BOUNDARY - 21.79375 acs.
- COMMERCIAL
- GREEN / OPEN SPACE
- NURSERY SCHOOL
- 12M WIDE ROAD
- NPNL PLOTS
- SPACE FOR SERVICES

DETAIL OF NPNL PLOTS

PLOT NOS.	TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM. W	DIMENSION OF PLOTS IN SQM. D	AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
14- 15	C	9.38	18.82	176.532	2	353.063
20,21,22,27,28,29,30	C1	9.99	18.82	188.012	7	1316.083
71,72,73,74,76,77,82, 83,84,88,89,90,91,94, 95, 107, 108, 115, 116, 123, 124	H	8.65	20.30	175.595	21	3687.495
126, 127, 131	I	9.64	23.00	221.720	3	665.160
132, 133	J	9.08	23.00	208.840	2	417.680
142, 143, 144, 145	K	8.62	23.00	198.260	4	793.040
151 to 156	M	8.32	21.50	178.880	6	1073.280
172 to 173	O	9.43	19.55	184.357	2	368.713
159 to 162, 168, 169, 170, 171, 174, 175, 176, 177, 182, 183	P	8.54	19.55	166.957	14	2337.398
TOTAL					61	11011.912

(2.721 acs.)

AREA CALCULATION

S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIABLE (ACRE)	PERMISSIABLE (%)
1	TOTAL AREA OF THE SCHEME	21.79375	-	-	-
2	AREA UNDER 60 M WIDE ROAD	0.246	-	-	-
3	BALANCE AREA	21.54775	-	-	-
4	+ 50% OF 60 M ROAD	0.123	-	-	-
5	NET PLANNED AREA	21.67075	-	-	-
6	AREA UNDER RESIDENTIAL PLOT	11.00	50.76 %	11.052	51.00 %
7	AREA UNDER COMMERCIAL	0.7839	3.62 %	0.86683	4.00 %
8	TOTAL SALEABLE AREA (6+7)	11.5839	54.38 %	11.91883	55.00 %
9	OPEN SPACE/PARKS	1.9299	8.855%	1.90	8.718 %
10	COMMUNITY FACILITIES	0.20	-	0.20	-

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM. W	DIMENSION OF PLOTS IN SQM. D	AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
A	13.75	29.00	398.750	5	1993.750
B	11.50	23.00	264.500	4	1058.000
B1	11.50	20.91	240.465	4	961.860
C	9.38	18.82	176.532	5	882.658
C1	9.99	18.82	188.012	14	2632.165
C2	11.00	19.35	212.850	1	212.850
D	13.18	27.27	359.419	12	4313.023
E	15.125	27.265	412.383	4	1649.533
F	15.125	25.530	386.141	4	1544.565
G	9.76	25.53	249.173	14	3488.419
G1	10.73	25.53	273.937	2	547.874
H	8.65	20.30	175.595	55	9657.725
I	9.64	23.00	221.720	7	1552.040
J	9.08	23.00	208.840	6	1253.040
K	8.62	23.00	198.260	9	1784.340
L	8.69	18.12	157.463	2	314.926
M	8.32	21.50	178.880	9	1609.920
N	11.87	26.29	312.062	3	936.187
O	9.43	19.55	184.357	4	737.426
P	8.54	19.55	166.957	26	4340.882
Q	9.50	21.50	204.250	3	612.750
EWS	5.00	10.00	50.000	10	500.000
E1	4.50	11.12	50.040	17	850.680
E2	4.57	10.95	50.042	22	1100.913
TOTAL				242	44535.525

(11.00 acs.)

DETAIL OF COMMUNITY SITES

COMMUNITY	REQUIRED	PROVIDE	AREA
NURSERY SCHOOL	01	01	0.20 ACS.

CATEGORY	TOTAL PLOTS	DETAIL OF PLOT PERCENTAGE	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
GENERAL	132	54.54 %	13.5	1782.00	3046.50 /21.67075 = 140.58 PPA
NPNL	61	25.21 %	13.5	823.50	SAY = 141 PPA
EWS	49	20.25 %	9	441.00	
TOTAL	242	100	--	3046.50	

DETAIL OF GREEN

GREEN	GREEN ACHIEVED AREA IN SQM.	GREEN ACHIEVED AREA IN ACS.	GREEN AREA REQUIRED
GREEN-I	2570.00	0.6351	DENSITY X 2.50 sqm. (3046.50 x 2.50 = 7616.25 sqm.)
GREEN-II	1556.00	0.3845	
GREEN-III	1503.00	0.3714	
GREEN-IV	230.00	0.0568	
GREEN-V	197.30	0.0488	
GREEN-VI	1702.00	0.4206	
TOTAL.	7758.300	1.9171	

For MANSHA BUILDCON PVT. LTD.
Authorised Signatory

AUTHORIZED SIGNATORY

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

ARCHITECT SIGNATURE

CLIENT:-
M/S MANSHA BUILDCON PVT . LTD.
P-23, SECTOR-75,FARIDABAD, HARYANA-121002.

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY AREA MEASURING 21.79375 ACS. FALLING IN SECTOR-123 & 124, OF VILLAGE PHOPHUNDA & VILLAGE GARH KHERA, DISTRICT-FARIDABAD, HARYANA.

SCALE :- 1:1240 | DT. 11-11-25 | DESIGN BY:-PANKAJ KAPOOR M-8800093157