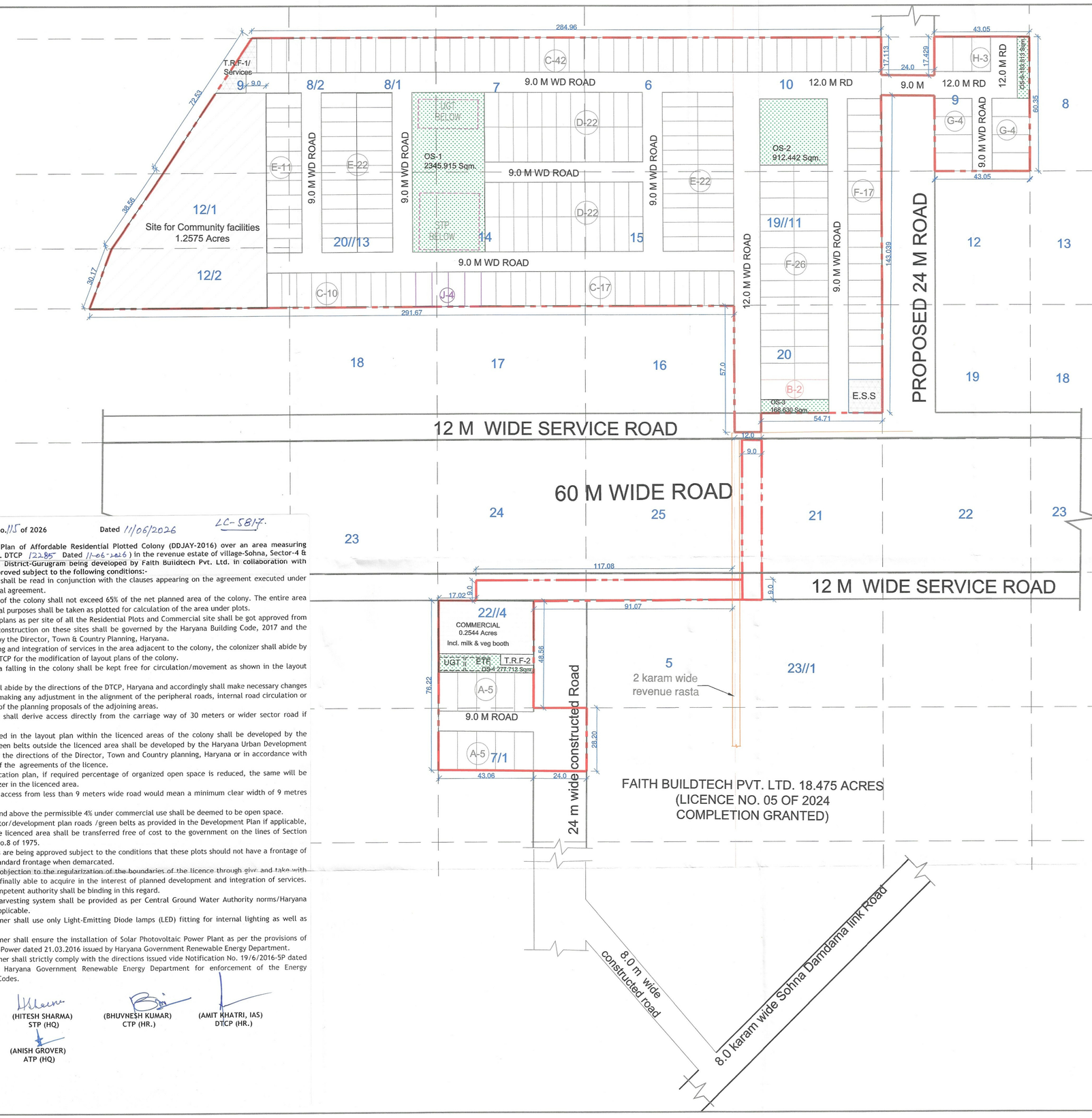


To be read with License No. 115 of 2026 Dated 11/06/2026 LC-5817.

That this Layout Plan of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 12.575 acres (Drawing No. DTCP 12285 Dated 11-06-2026) in the revenue estate of village-Sohna, Sector-4 & 28, Knaika, Tehsil-Sohna, District-Gurugram being developed by Faith Buildtech Pvt. Ltd. in collaboration with land owners 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, 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 DTCP 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 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.
7. That no property/plot shall derive access directly from the carriage way of 30 meters 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, 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 meters 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 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 coloniser/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 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.
18. 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.

(SUNENA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP (HR.) | (AMIT KHATRI, IAS) DTCP (HR.)

(GURPREET) JD (HQ) | (ANISH GROVER) ATP (HQ)

AREA CALCULATION- DDJAY - 12.575 Acres

			Area in acres	
	LAND AREA APPLIED FOR LICENSE	(=)	12.57500	
Sl.No.	Description	Acres		
1	TOTAL SITE AREA	12.575		
2	AREA UNDER SECTOR ROAD	0.1316		
3	50 % AREA UNDER SECTOR ROAD	0.0658		
4	NET PLANNED AREA	12.5092		
5	REQUIRED ORGANISED OPEN SPACE (7.5% of licensed area)	0.943	7.5	%
6	PROPOSED ORGANISED OPEN SPACE	0.953	7.58	%
7	REQUIRED 10% LICENSED AREA FOR COMMUNITIES	1.2575	10.0	%
8	PROPOSED 10% LICENSED AREA PROVIDED FOR COMMUNITIES	1.2575	10.0	%
9	PERMISSIBLE AREA UNDER PLOTS (61% of licensed area)	7.631	61.00	%
10	PROPOSED AREA UNDER PLOTS	6.449	51.56	%
11	PERMISSIBLE COMMERCIAL AREA (4% of licensed area)	0.500	4.00	%
12	PROPOSED AREA UNDER COMMERCIAL	0.2544	2.03	%
13	PERMISSIBLE DENSITY	240-400	PPA	
14	PROPOSED DENSITY	256	PPA	

AREA DETAIL

PLOT TYPE/No.	PLOT SIZE IN METERS			PLOT AREA (IN SQ.MTS.)	NO. OF PLOTS	TOTAL AREA (IN SQ. MTS)	TOTAL AREA (IN SQ. YRDS)
A	8.57	x	17.5	149.975	10	1499.750	1793.701
B	9.5	x	15.33	145.635	2	291.270	348.359
C	6.73	x	15.60	104.988	69	7244.172	8664.030
D	6.5	x	15.625	101.563	44	4468.750	5344.625
E	6.5	x	16	104.000	55	5720.000	6841.120
F	7.44	x	15.33	114.055	43	4904.374	5865.631
G	8.15	x	17.03	138.795	8	1110.356	1327.986
H	8.5	x	15.66	133.110	3	399.330	477.599
J	7.4	x	15.60	115.440	4	461.760	552.265
Grand Total					238	26099.762	31215.315

DENSITY CALCULATIONS

TYPE	NOS	PERSON/PLOT	PERSONS		
A+B+C+D+E+F +G+H+J	238	13.5	3213		
POPULATION DENSITY ACHIEVED			256	PPA	

AREA DETAIL OF GREENS

S.NO.	DESCRIPTION	Sqm	TOTAL AREA (IN Acres)		
1	OS-1 (Green)	2345.915	0.580		
2	OS-2 (Green)	912.442	0.225		
3	OS-3 (Green)	168.630	0.042		
4	OS-4 (Green)	277.712	0.069		
5	OS-5 (Green)	153.513	0.038		
	TOTAL	3858.212	0.953		

AUTHORISED SIGNATORY

For Faith Buildtech Pvt. Ltd.
Director/Auth. Signatory

ARCHITECT`S SIGNATURE

Ar. Harish Kumar
B.Arch., MCA
CA-2004/33677

LAYOUT PLAN FOR DEEN DAYAL JAN AWAS YOJNA PLOTTED COLONY (DDJAY-2016) AREA MEASURING 12.575 ACRES FALLING IN SECTOR 4 & 28 OF DEVELOPMENT PLAN OF SOHNA 2031. BEING DEVELOPED BY FAITH BUILDTECH PVT. LTD.