

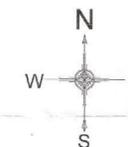
To be read with Licence No. 208 of 2025 Dated 16-10-2025

This layout plan for an area measuring 8.25 acres (Drawing no. DTCP-11557 Dated 17-10-25) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Lakshay Buildtech LLP. In collaboration with individual land owners in the revenue estate of Village Farukhnagar, Sector-3, Farukhnagar, District Gurugram 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 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, 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)(e)(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 7.5% 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. 19/4/2016-5 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-SPower 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.

(SANDEEP KUMAR) ATP(HQ) (RAKESH BALSAL) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR)

(PARVEEN KUMAR) SD(HQ)



S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	1867.910	0.46157
2	GREEN 2	643.770	0.15908
	TOTAL	2511.680	0.62065

	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITY
	COMMERCIAL AREA
	GREEN AREA

DAULAT & PUNEET ARCHITECTS LLP.
 408, Fourth Floor, Sun City Trade Tower,
 Sector - 21, Gurugram - 122016,
 E-MAIL: info@daparchitects.com Phone: +91-126-4376464

PROPOSED SITE OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 8.25000 ACRE AT SECTOR - 3, FARRUKHNAGAR, DISTT-GURUGRAM (HR), BEING DEVELOPED BY M/S LAKSHAY BUILDTECH LLP.

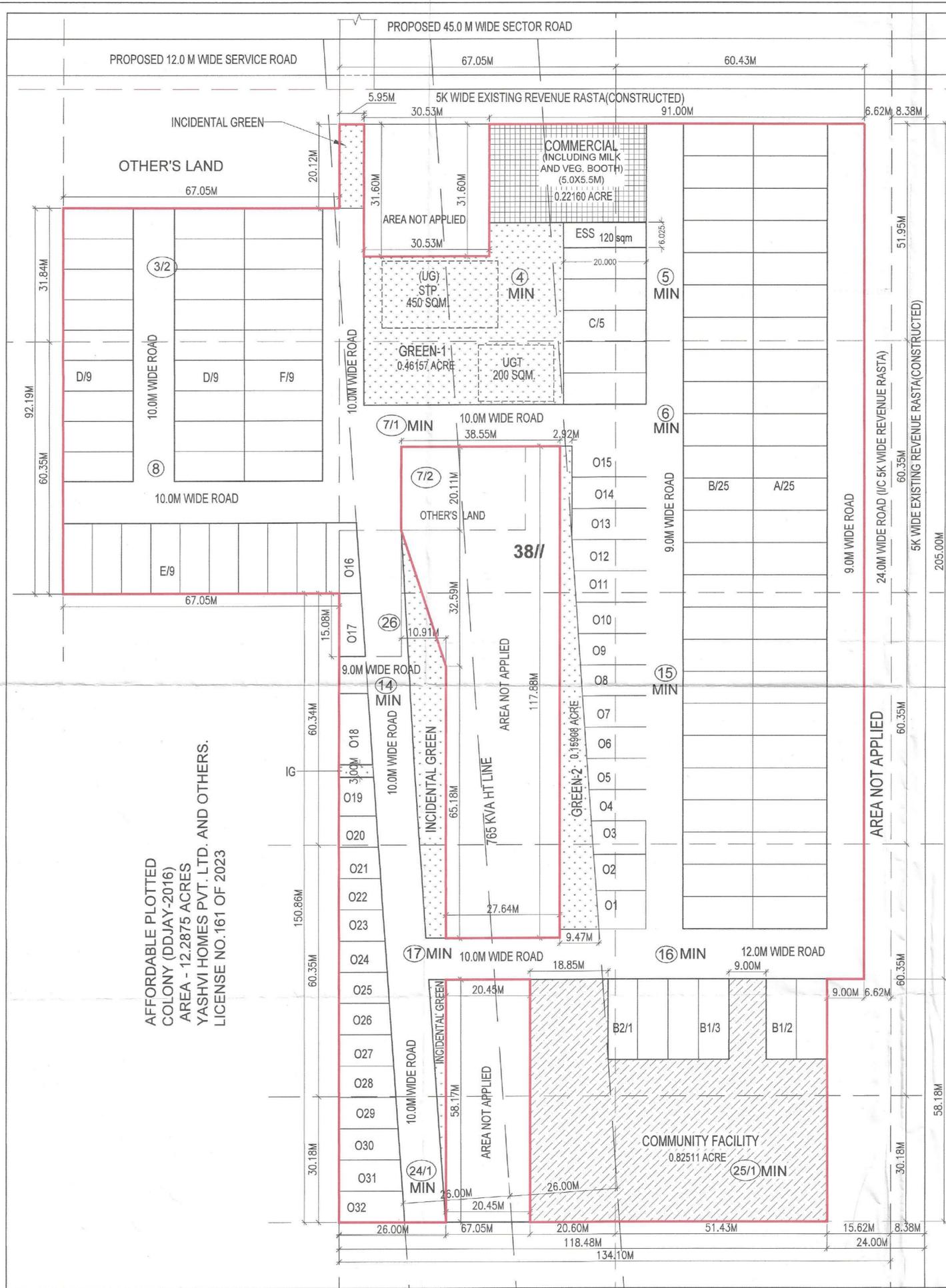
TITLE :- LAYOUT PLAN
 SCALE:- 1:500 DATE:- 02-09-2025

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

(DDJAY-2016) 5.71875 ACRES -
 M/S YASHVI BUILDERS PVT. LTD.
 LICENSE NO.136 OF 2024

S.NO	TYPE	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A	7.720	18.000	138.960	25	3474.000
2	B	7.720	17.000	131.240	25	3281.000
3	B1	7.400	19.300	142.820	5	714.100
4	B2	7.180	19.300	138.574	1	138.574
5	C	7.500	20.000	150.000	5	750.000
6	D	7.250	17.000	123.250	18	2218.500
7	E	7.100	16.960	120.416	9	1083.744
8	F	7.100	19.000	134.900	9	1214.100
9	O1	AS/ PLAN		107.340	1	107.340
10	O2	AS/ PLAN		107.210	1	107.210
11	O3	AS/ PLAN		105.270	1	105.270
12	O4	AS/ PLAN		100.900	1	100.900
13	O5	AS/ PLAN		104.836	1	104.836
14	O6	AS/ PLAN		108.780	1	108.780
15	O7	AS/ PLAN		112.725	1	112.725
16	O8	AS/ PLAN		116.670	1	116.670
17	O9	AS/ PLAN		120.615	1	120.615
18	O10	AS/ PLAN		124.560	1	124.560
19	O11	AS/ PLAN		128.500	1	128.500
20	O12	AS/ PLAN		132.450	1	132.450
21	O13	7.500	17.925	134.438	1	134.437
22	O14	7.500	17.925	134.438	1	134.437
23	O15	7.500	17.925	134.438	1	134.437
24	O16	AS/ PLAN		140.780	1	140.780
25	O17	AS/ PLAN		88.245	1	88.245
26	O18	AS/ PLAN		129.250	1	129.250
27	O19	AS/ PLAN		81.150	1	81.150
28	O20	AS/ PLAN		69.950	1	69.950
29	O21	AS/ PLAN		73.880	1	73.880
30	O22	AS/ PLAN		77.830	1	77.830
31	O23	AS/ PLAN		81.780	1	81.780
32	O24	AS/ PLAN		85.720	1	85.720
33	O25	AS/ PLAN		89.660	1	89.660
34	O26	AS/ PLAN		93.610	1	93.610
35	O27	AS/ PLAN		97.550	1	97.550
36	O28	AS/ PLAN		101.450	1	101.450
37	O29	AS/ PLAN		105.440	1	105.440
38	O30	AS/ PLAN		109.380	1	109.380
39	O31	AS/ PLAN		113.330	1	113.330
40	O32	AS/ PLAN		117.280	1	117.280
	TOTAL			129	16303.470	
	IN ACRE				4.02868	

S.NO	DISCUPTION	%	AREA IN ACRE	AREA IN SQM.
1	TOTAL SITE AREA		8.25000	33386.537
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	5.03250	20365.788
3	PROPOSED AREA UNDER PLOTTING	48.83%	4.02868	16303.470
4	REQUIRED AREA FOR COMMUNITY FACILITY	10%	0.82500	3338.654
5	AREA PROVIDED FOR COMMUNITY FACILITY	10.00%	0.82511	3339.110
6	REQUIRED MIN. GREEN AREA.	7.5%	0.61875	2503.990
7	PROVIDED GREEN AREA	7.52%	0.62065	2511.680
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.33000	1335.461
9	PROPOSED AREA UNDER COMMERCIAL	2.69%	0.22160	896.800
10	PERMISSIBLE POPULATION	240-400	1980.00	3300.000
11	PROPOSED POPULATION	129X18	2322	281 PERSONS/AC.



AFFORDABLE PLOTTED COLONY (DDJAY-2016) AREA - 12.2875 ACRES YASHVI HOMES PVT. LTD. AND OTHERS. LICENSE NO.161 OF 2023