

TOTAL AREA OF THE COLONY		=	20,000 Acres
AREA FALLS UNDER 60.0 METER WIDE SECTOR ROAD		=	0.6990 Acres
BALANCE AREA		=	19,3010 Acres
50% BENEFIT OF AREA FALLS 60.0 METER WIDE SECTOR ROAD		=	0.3495 Acres
NET PLANNED AREA		=	19.6505 Acres
PERMISSIBLE AREA DETAIL		Proposed Area Detail	
INDUSTRIAL COMPONENT (Min.45% & Max 65%)		8.842	Acres 45.057 %
RESIDENTIAL COMPONENT (Min.15% & Max 20%)		3.915	Acres 19.923 %
COMMERCIAL COMPONENT (Max 5%)		0.083	Acres 0.000 %
TOTAL SALEABLE AREA (Max 65%)		12.77	Acres 64.98 %
Area under Road/Open Space (Min 35%)		6.88	Acres 35.02 %

PLOTS AREA DETAIL			
S.No	Cat	Size	Total Area
1	A	25.15 X 53.64	1349.046
2	B	20.12 X 58.76	1182.251
3	C	27.00 X 36.29	979.830
4	D	15.09 X 50.29	758.876
5	E	15.43 X 39.34	607.016
6	F	14.12 X 35.29	498.295
7	G	13.36 X 28.23	377.153
8	H	11.97 X 26.73	319.958
9	I	16.76 X 37.88	634.869
10	J	16.76 X 27.26	456.878
11	K	16.70 X 44.71	746.657
12	L	16.70 X 35.76	597.192
13	M	16.50 X 32.96	543.840
14	N	Odd Size (As Per Auto-Cad)	1040.350
15	O	Odd Size (As Per Auto-Cad)	358.670
16	P	Odd Size (As Per Auto-Cad)	524.870
17	Q	Odd Size (As Per Auto-Cad)	354.000
18	R	24.31 X 53.00	1288.430
19	S	Odd Size (As Per Auto-Cad)	1277.970
TOTAL			69
OR			8.854 Acres

To be read with Licence No. 140 of 2026 Dated 10-07-2026

That this Layout plan for 20.0 acres (Drawing No. DTCP-126 dated 15-4-26) comprised of licence which is issued in respect Industrial Plotted Colony being developed by Sh. Amit Chaudhri, & others in collaboration with SKYA Realtech LLP, in Sector-144, District Faridabad, Haryana approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be get approved from this Department and construction on these sites shall be carried out in accordance with the provisions of the Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- 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.
- That for proper planning and integration of services in the area adjacent to the colony, the plan shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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 adjoining roads.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- 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 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.
- 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 4(3)(a)(iv) of the Act No 8 of 1975.
- That the area within the colony shall be developed in accordance with the provisions of the Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That the decision of the competent authority shall be binding in this regard.
- That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 15313 (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.
- That the provision of sewer/water/heating system shall be as per norms specified by HAU/DA and shall be made operational where applicable before applying for an occupation certificate.
- That the colonizer/owner shall use only light emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the provision of order No.22/192/2005, power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

12.00M WIDE SERVICE ROAD

60.00 M WIDE SECTOR ROAD

12.00M WIDE SERVICE ROAD

15M WIDE ROAD

15M WIDE ROAD

OTHERS LAND

18M WIDE ROAD

18M WIDE ROAD

18M WIDE ROAD

24.00 M WIDE ROAD

24.00 M WIDE ROAD

24.00 M WIDE ROAD

LAYOUT PLAN

DETAIL OF 10% AREA MORTGAGED FOR IDW						
Category of Plot	Area of the Plot	Total Area (In Sq.Mt)	Rectangle / Killa No and Area in Sq.mt	K	M	
B	1182.251	2	2364.502	23//	24/1 min	944.27
R	1288.43	1	1288.43	23//	17 min	1420.232
A	1349.046	1	1349.046	11//	5/2/1 min	1288.43
H	319.958	1	319.958	23//	25/1 min	1349.046
TOTAL		5	5321.936	23//	8 min	319.958
OR		1.315	Sq.Mt	10	11	
OR		10.30	Acres			

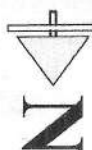
DETAIL OF 10% AREA MORTGAGED FOR EDC						
Category of Plot	Area of the Plot	Total Area (In Sq.Mt)	Rectangle / Killa No and Area in Sq.mt	K	M	
B	1182.251	2	2364.502	23//	24/1 min	944.27
S	1277.97	1	1277.97	23//	17 min	1420.232
A	1349.046	1	1349.046	11//	5/2/1 min	1288.43
H	319.958	1	319.958	23//	25/1 min	1349.046
TOTAL		5	5311.476	23//	8 min	319.958
OR		1.312	Sq.Mt	10	11	
OR		10.28	Acres			

ARCHITECT

Ar. Parveen Kumar
CA/2015/72115
7988982694

OWNER

Authorized Signatory



LEGEND

- BOUNDARY APPLIED FOR LICENCE
- AFFORDABLE INDUSTRIAL HOUSING
- OPEN GREEN AREA
- SPACE FOR SERVICES

Proposed Land of Grant of Licence for Industrial Plotted Colony of an area measuring 20.00 Acres in the revenue estate of Village - Pyala, Sector-144, Faridabad being developed by M/s SKYA REALTECH LLP

M/s SKYA REALTECH LLP

(AM) KHAN, IAS
DTCP(H)

(SAV) KJINDIA
DTCP(H)

(VJ) SINGH
STP(H)

(B) KUMAR
CTP(H)

(M) KUMAR
ATP(H)

(M) KUMAR
ATP(H)

(M) KUMAR
ATP(H)