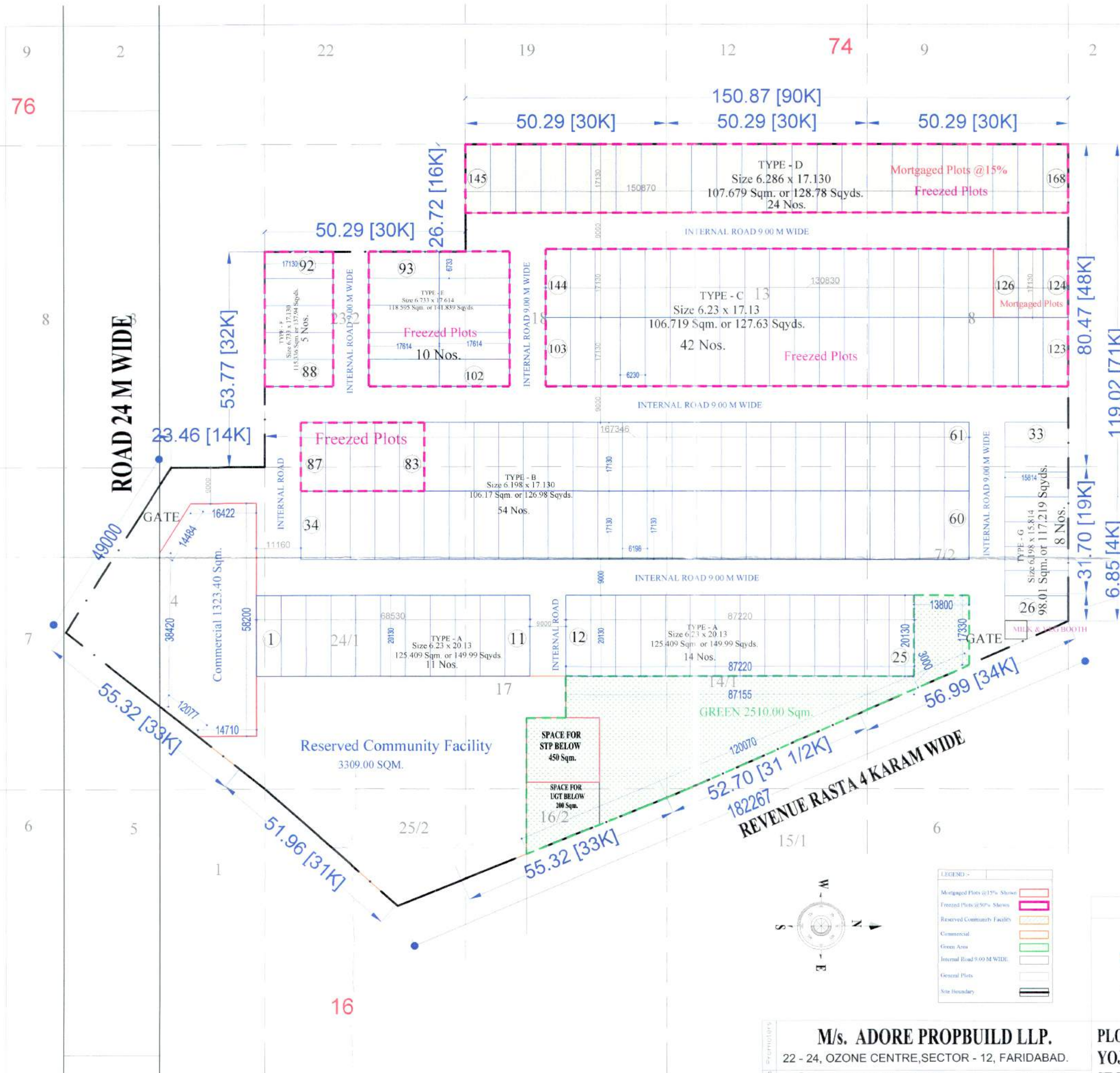




- To be read with Licence No. 121 of 2022 Dated 17/08/2022
- That this Layout plan for an area measuring 8.175 acres (Drawing no. DTCP 5539 dated 18-08-22) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Hari Chand S/o Duli Chand in collaboration with Adore Prop build LLP in the revenue estate of village-Nachauli, in sector-97, 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 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)(a)(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 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 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 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(Lalit BAZAD) DTP (HQ)
(NARINDER KUMAR) AD (HQ)
(Hitesh Sharma) STP (HQ)
(DIVYA DOGRA) ATP (HQ)
(P.P. SINGH) CTP (HR)
(K. MAKRAJ-RANDURANG, IAS) DTCP (HR)

AREA STATEMENT				Acres	Sqm.	A	%age
Total Site Area				8.175	33085.00	A	
Permissible Area for Commercial (4 % of total Site)				0.327	1323.400	a	4.00%
Proposed Area for Commercial					1323.400		4.00%
Area for Residential Purpose (A - a)				7.848	31761.600	"B"	96.00%
Proposed area of plots				4.588	18566.767		56.12%
Reserved Community facility							
Permissible area of Community Facility @10%				0.818	3309.50		10.00%
Proposed area of Community Facility				0.818	3309.00		10.00%
Green area							
Permissible Green area 7.5% of total site area				0.613	2481.38		7.50%
Proposed Green area					2510.00		7.59%
POPULATION DENSITY							
Total No. of Main D.U. =				168	Nos.		
Total Population of main D.U. =				13.5		2268	Nos.
Total density				2268	8.175	Ac.	277%
Sr. No.	Description / Type	Size of Plots (Width x Depth)	Area of Each Plots (Sqm.)	Total No. of Plots	Plot Nos. (as per plan)	Total area of all Plots (Sqm.)	Total area of Plots (Acres)
1	Type A	6.230 x 20.130	125.410	25	1 to 24	3135.25	0.775
2	Type B	6.198 x 17.130	106.172	54	34 to 87	5733.27	1.417
3	Type C	6.230 x 17.130	106.720	42	103 to 144	4482.24	1.108
4	Type D	6.286 x 17.130	107.679	24	145 to 168	2584.30	0.639
5	Type E	6.733 x 17.614	118.595	10	93 to 102	1185.95	0.293
6	Type F	7.303 x 18.130	132.403	5	88 to 92	662.02	0.164
7	Type G	6.195 x 15.814	97.968	8	26 to 33	783.74	0.194
Total Plots / area					168	18566.77	3.299
				Reqd. Provided			
A	Plots/area frozened @50%		9283.38	86	103 to 144, 145 to 168, 88 to 102, 83 to 87	9445.362	2.334
				50.87%			
B	Plots/area Mortgaged @15%		2785.02	27	124 to 126, 145 to 168	2904.460	0.718
				15.64%			

LAYOUT PLAN

ARCH. RAKESH VASUDEVA
MCA REG. NO CA/94/17500
J-59, Gf, Sec-34, Fbd.
M: 9310112455, 9910913455

ARCHITECT

For ADORE PROPBUILD LLP
Authorized Signatory

AUTH. SIGNATORY

M/s. ADORE PROPBUILD LLP.
22 - 24, OZONE CENTRE, SECTOR - 12, FARIDABAD.

PLANNERS CLUB
Ph. 8800092099, narenbhadana@gmail.com

Master planning
Housing planning
Valuation
Project Management

PLOTTED COLONY FALLING UNDER DEEN DAYAL JAN AWAS
YOJNA, AREA MEASURING 8.175 ACRES, VILLAGE NACHAULI,
SECTOR-97, FARIDABAD. M/s. ADORE PROPBUILD LLP.