

LC-5087

To be read with Licence No. 136 of 2024 Dated 04/11/2024

That this layout plan for an area measuring 5.71875 acres (Drawing no. DTCP-10565 Dated 06-11-24) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Yashvi Builders Pvt. Ltd. in Sector-03, Farukhnagar 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 the 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 licensee.
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)(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 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.22/52/2005-5Power 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.

(SARDEEP KUMAR)
ATP(HQ)

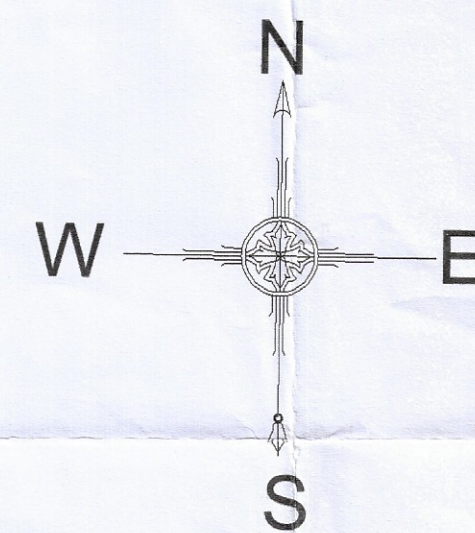
(SANJAY NARANG)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(JITENDER SHAG)
CEP(HR)

(SACHIN KUMAR)
DTP (HR)

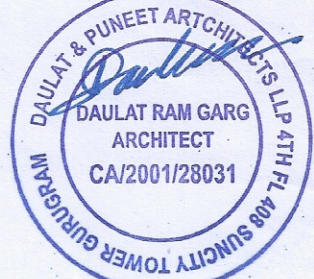
(PAIRVEEN KUMAR)
JD(HQ)



PROJECT:
LAYOUT PLAN FOR PLOTTED COLONY UNDER DEENDAYAL JAN AWAS YOJNA LAND MESURING 5.71875 ACRES AT SECTOR-3, VILL.-FARUKHNAGAR, TEH.-FARUKHNAGAR, DISTT.-GURGAON FOR M/S YASHVI BUILDERS PVT. LTD.

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TITLE :- LAYOUT PLAN
SCALE:- 1:500



OWNER/AUTH. SIGN.

ARCHITECT'S SIGN.

LEGEND:	
	COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA

PLOTTED AREA DETAIL							
S.NO	PLOT CATEGORY	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A	1 - 7	7.210	20.00	144.200	7	1009.400
2	B	8-16	7.300	17.00	124.100	9	1116.900
4	B1	17	AS/PLAN		114.273	1	114.273
5	C	18-21,23-32	8.130	17.400	141.462	14	1980.468
	C1	22	AS/PLAN		140.820	1	140.820
6	D	33-40	7.640	17.400	132.936	8	1063.488
7	E	41-48	7.640	15.560	118.878	8	951.024
8	F	49-64	6.32	15.056	95.154	16	1522.464
9	G	65-66	7.500	20.000	150.000	2	300.000
10	H	67-106	8.400	17.00	142.800	40	5712.000
TOTAL						106	13910.837
OR							3.43745AC

AREA CALCULATION					
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM	
1	TOTAL SITE AREA		5.71875	23142.941	
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.48844	14117.194	
3	PROPOSED AREA UNDER PLOTTING	60.11%	3.43745	13910.837	
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.57188	2314.294	
5	PROVIDED AREA FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.57210	2315.196	
6	REQUIRED MIN. GREEN AREA.	7.5%	0.42891	1735.721	
7	PROVIDED GREEN AREA	7.58%	0.43330	1753.500	
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.22875	925.718	
9	PROPOSED AREA UNDER COMMERCIAL	3.77%	0.21583	873.430	
10	PERMISSIBLE POPULATION	240-400	1372.5	2287.500	PERSONS
11	PROPOSED POPULATION	106X13.5	1431	250	PERSONS/AC

