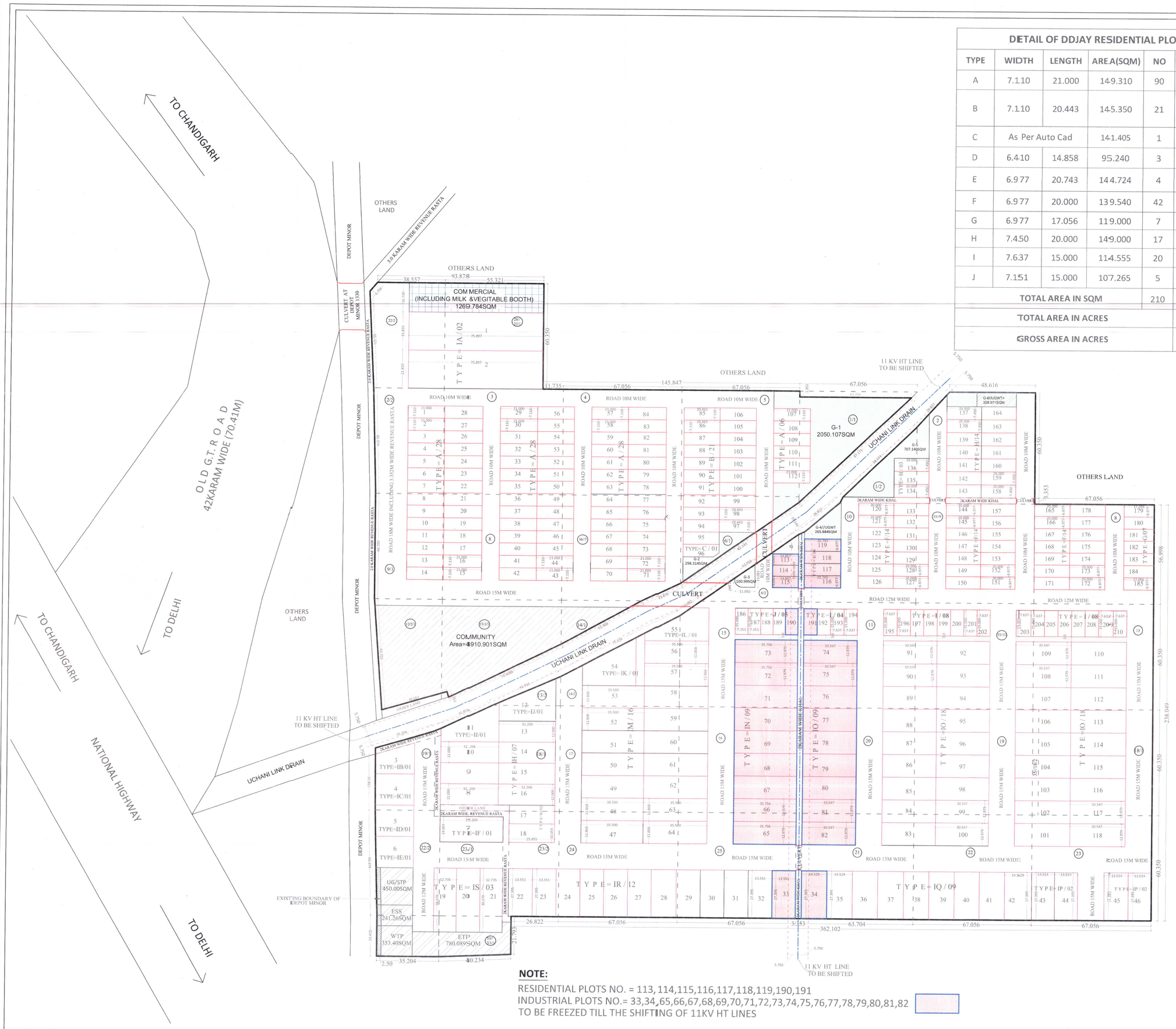

NOTE:

RESIDENTIAL PLOTS NO. = 113,114,115,116,117,118,119,190,191
INDUSTRIAL PLOTS NO.= 33,34,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82
TO BE FREEZED TILL THE SHIFTING OF 11KV HT LINES

DETAIL OF DDJAY RESIDENTIAL PLOTS

TYPE	WIDTH	LENGTH	AREA(SQM)	NO	TOTAL AREA
A	7.110	21.000	149.310	90	13437.900
B	7.110	20.443	145.350	21	3052.344
C	As Per Auto Cad		141.405	1	141.405
D	6.410	14.858	95.240	3	285.719
E	6.977	20.743	144.724	4	578.896
F	6.977	20.000	139.540	42	5860.680
G	6.977	17.056	119.000	7	832.998
H	7.450	20.000	149.000	17	2533.000
I	7.637	15.000	114.555	20	2291.100
J	7.151	15.000	107.265	5	536.325
TOTAL AREA IN SQM				210	29550.367
TOTAL AREA IN ACRES					7.3021
GROSS AREA IN ACRES					11.9706

DETAIL OF DDJAY RESIDENTIAL GREEN AREA

S. NO.	TYPE	AREA(SQM)
1	G1	2050.107
2	G2	298.314
3	G3	100.990
4	G4	265.884
5	G5	707.140
6	G6	326.971
TOTAL AREA (SQM)		3749.406
TOTAL AREA (ACRES)		0.926

DETAIL OF COMMUNITY SITE

S. NO.	TYPE	AREA(SQM)
1	COMMUNITY SITE	4910.901
TOTAL AREA (SQM)		4910.901
TOTAL AREA (ACRES)		1.214

DETAIL OF COMMERCIAL PLOT

S. NO.	TYPE	AREA(SQM)
1	COMMERCIAL	1269.784
TOTAL AREA (SQM)		1269.784
TOTAL AREA (ACRES)		0.314

DETAILS OF INSUSTRIAL PLOTS

TYPE	WIDTH	LENGTH	AREA(SQM)	NO. OF PLOTS	TOTAL AREA
IA	21.810	75.897	1655.314	2	3310.627
IB	As per Auto Cad		321.000	1	321.000
IC	As per Auto Cad		392.016	1	392.016
ID	As per Auto Cad		387.507	1	387.507
IE	As per Auto Cad		378.900	1	378.900
IF	14.603	35.204	514.084	1	514.084
IG	10.654	25.855	275.459	2	550.918
IH	12.000	32.206	386.472	7	2705.304
II	As per Auto Cad		488.400	1	488.400
IJ	As per Auto Cad		567.600	1	567.600
IK	As per Auto Cad		738.700	1	738.700
IL	As per Auto Cad		476.900	1	476.900
IM	12.868	35.500	456.814	16	7309.024
IN	12.979	35.756	464.077	9	4176.694
IO	12.979	30.547	396.470	45	17841.128
IP	13.014	27.395	356.519	4	1426.074
IQ	14.529	27.395	398.022	9	3582.198
IR	13.551	27.395	371.230	12	4454.756
IS	12.735	36.670	466.992	3	1400.977
TOTAL AREA IN SQM				118	51022.807
TOTAL AREA IN ACRES					12.6080

To be read with License No. 55 of 2026 Datecl 25.03.2026.

That this layout-cum-demarcation plan for Industrial plotted colony over an area measuring 31.51875 acres bearing Drawing No. [illegible] dated [illegible] (License no. 55 of 2026 dated 25.03.2026) in the revenue estate of village- Uchana, Karnal, being developed by OPS Realty Pvt. Ltd. in collaboration with Enclrosense Reality Pvt. Ltd. & Jagjit Singh, Paramjit Singh and Gurpreet Singh is hereby approved subject to the following conditions:-

1. That this layout-cum-demarcation plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites 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 Gene ral, Town & Country Planning, Haryana.
3. 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.
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 DGTCP 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-cum-demarcation 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 d irectly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
9. Any excess area over and above the permis sible under Industrial, Residential and Commercial use shall be deemed to be open space.
10. No Industrial plot will derive an access from less than 15 metres wide road would mean a minimum clear width of 12 metres between the plots.
11. No Residential plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots
12. The portion of the sector/development pla n 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 3(3)(a)(iii) of the Act No.8 of 1975.
13. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
14. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (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.
15. That the colonizer shall obtain the Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
17. That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
18. For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour
19. That the 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.
20. That the 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.
21. That 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.
22. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(BABITA GUPTA) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(BHUVNESH KUMAR) CTP (HR)	(AMIT KHATRI, IAS) DTCP (HR)
(GURPREET) JD (HQ)	(RAMAN KUMAR) ATP (HQ)		

LEGEND:

- SITE BOUNDARY OF INDUSTRIAL PLOTTED COLONY
- COMMERCIAL PLOT
- COMMUNITY SITE
- PLOTS FALLING UNDER 11KV HT LINE
- INDUSTRIAL
- GREEN AREA
- UG/STP/ETP/WTP
- UGT WATER TANK
- 11KV HT LINE
- RESIDENTIAL

LAYOUT CUM DEMARCATION PLAN OF INDUSTRIAL PLOTTED COLONY (INCLUDING RESIDENTIAL COMPONENT UNDER DDJAY - 2016) AREA MEASURING 31.51875 ACRES (LICENSE NO. 55 OF 2026 DATED 25-03-2026) SITUATED IN THE REVENUE ESTATE OF VILLAGE UCHANA, KARNAL-BEING DEVELOPED BY OPS REALTY PVT. LTD. IN COLLABORATION WITH ENVIROSENSE REALTY PVT. LTD & JAGJIT SINGH, PARAMJIT SINGH AND GURPREET SINGH.

LAYOUT CUM DEMARCATION PLAN

AREA STATEMENT

NET PLANNED AREA	31.51875 ACRE OR 127551.8559SQM					
LAND USE	PERMISSIBLE AREA AS PER POLICY			PROPOSED AREA AS PER LAYOUT		
	AREA (ACRE)	AREA (SQM)	PERCENTAGE	AREA (ACRE)	AREA (SQM)	PERCENTAGE
AREA UNDER INDUSTRIAL PLOT (MIN 40% OF NET PLANNED AREA)	12.6075	51020.661	40%	12.6080	51022.800	40.00%
AREA UNDER DDJAY RESIDENTIAL PLOTS (MAX 25% CONSISITING OF RESIDENTIAL AND COMMERCIAL, HOWEVER THE COMMERCIAL COMPONENT WILL NOT BE MORE THAN 5%	7.8797	31887.964	25%	7.3021	29550.367	23.17%
				0.3140	1269.7840	0.996%
TOTAL SALEBLE AREA	20.4872	82908.625	65%	20.2241	81842.9510	64.165%
BALANCE AREA UNDER ROADS/OPEN/GREEN AND PUBLIC UTILTIES	11.03155	44643.028	35%	11.2949	45708.9049	35.84%

CALCULATION FOR THE DDJAY AFFORDABLE PLOTTED CATEGORY

S. NO.	ITEM	REQUIRED		PROPOSED	
		AREA (ACRE)	EFFICIENCY(%)	AREA IN ACRE	EFFICIENCY(%)
	TOTAL GROSS AREA UNDER DDJAY	11.9706			
1	AREA UNDER DDJAY RESIDENTIAL PLOTS	7.3021	61%	7.3021	61.00%
2	AREA UNDER COMMERCIAL	0.4788	4%	0.314	2.62%
3	AREA OF GREEN REQUIRED TO BE 7.5% OF THE GROSS AREA UNDER THE DDJAY SCHEME	0.8978	7.50%	0.926	7.736%
4	10% AREA OF COMMUNITY FACILITIES PROVIDED TO BE TRANSFERRED FREE OF COST TO GOVT.	1.1971	10%	1.214	10.142%
5	PERMISSIBLE DENSITY	240 TO 400		(210X18)/11.9705= 3780/11.9705 =315.77PPA	

For OPS REALTY PVT. LTD.
Director/Auth. Sign.
DEVELOPER SIGN.

Ar. Randeep Kumar
B-Arch.
Regd. No. CA/2016/76961
ARCHITECT SIGN.