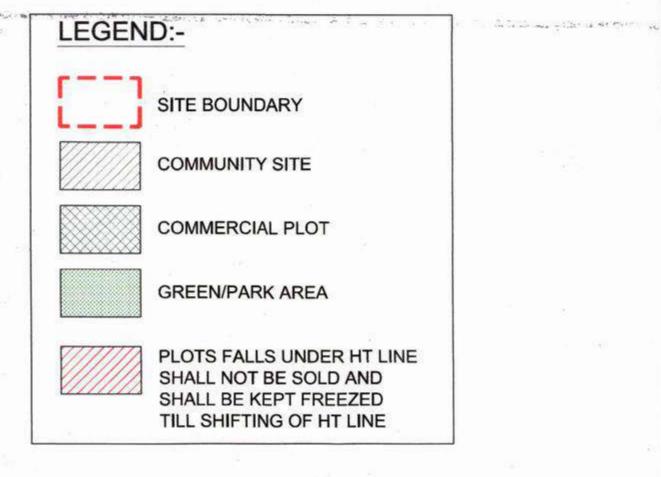


				No.	F4.470.072	50.14
1. TOTAL SITE AREA	=	12.71875	ACRES	=	51470.873	SQ.M.
		PERMISSIBLE AREAS(IN ACRES)	%	PROPOSED AREA(IN SQ.M.)	PROPOSED AREA(IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	=	1.271875	10.00	5147.087	1.271875	10.00
GREEN AREA UNDER PARKS AREA UNDER COMMERCIAL 4%	-	0.9539 0.5088	7.50 4.00	3876.678 2058.000	0.9579	7.53 3.998
AREA UNDER PLOTS	=	7.7584	61.00	28552.206	7.0554	55.473
TOTAL SALABLE AREA	-	8.2672	65.00	30610.206	7.5640	59.471
DENSITY TOTAL POPULATION DENSITY PERMISSIBLE ACHIEVED DENSITY	13-3	211	x	18.0	3798.00 240 TO 400 298.61	PERSONS PPA PPA

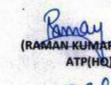


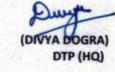
To be read with License No. - 145 Dated 13-08-2025

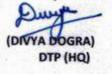
That this layout plan for an area measuring 12.71875 acres (Drawing no. 11368 Dated 14 - 08 - 25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Sparv Realtors Pvt. Ltd. falling in the revenue estate of estate of Umri, in Sector-32, Kurukshetra, is hereby approved subject to the following conditions:-

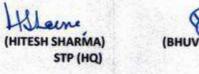
- 1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes 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, Hr. 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
- 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
- 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 meters 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 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 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. 19/6/2016-5P dated

31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.











(AMIT KHATRI, IAS)

SUM	MARY OF PLO	TS					
	PLOT DIMENSI		ONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA	14
A	7.100	X	19.880	141.148	17	2399.516	SQ.M.
A1	7.544	X	19.880	149.975	23	3449.419	SQ.M.
В	6.900	X	VARIES	147.947	1	147.947	SQ.M
B1	7.000	X	VARIES	148.874	1	148.874	SQ.M
B2	7.000	X	VARIES	147.650	1	147.650	SQ.M
В3	7.000	X	VARIES	146.425	1	146.425	SQ.M
В4	7.000	X	VARIES	145.200	1	145.200	SQ.M
B5	7.200	X	VARIES	148.070	1	148.070	SQ.M
B6	7.300	Χ	VARIES	148.804	1	148.804	SQ.M
-B7	7.300	X	VARIES	147.471	1	147.471	SQ.M
B8	7.356	X	VARIES	147.255	1	147.255	SQ.M
С	7.509	X	19.975	149.992	6	899.954	SQ.M
D	7.458	X	20.111	149.988	3	449.964	SQ.M
E	7.050	X	16.000	112.800	7	789.600	SQ.M
F	7.544	X	19.883	149.997	32	4799.915	SQ.M
G	8.009	X	18.500	148.167	2	296.333	SQ.N
Н	7.278	X	19.019	138.420	39	5398.391	SQ.N
J	7.313	Χ	16.347	119.546	30	3586.368	SQ.M
K	7.248	Х	16.363	118.599	10	1185.990	SQ.N
L	7.270	X	16.556	120.362	7	842.535	SQ.N
M	7.601	X	16.556	125.842	16	2013.474	SQ.M
of a N	6.981	X	15.944	111.305	10	1113.051	SQ.N
		то	TAL		211	28552.206	SQ.N
11		E OX	1			7.0554	ACRE

GREEN AREA DETAIL					
TYPE	AREA (SQ.M.)	AREA (IN ACRE)			
Park - 1	369.480	0.0913			
Park - 2	1229.142	0.3037			
Park - 3	620.154	0.1532			
Park - 4	1032.460	0.2551			
Park - 5	625.442	0.1546			
TOTAL	3876.678	0.9579			

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME ON A TOTAL LAND AREA MEASURING 12.71875 ACRES AT VILLAGE-UMRI, SECTOR-32, KURUKSHETRA, HARYANA FOR M/S SPARV REALTORS PVT. LTD.

ARCHITECT'S SIGN

Ar. PANKAJ NEGI CA/2015/68636 MOB.70158 75179 EMAIL:arpankajnegi@gmail.com

OWNER'S SIGN

M/S SPARV REALTORS PVT. LTD.

(Authorized Signatory)