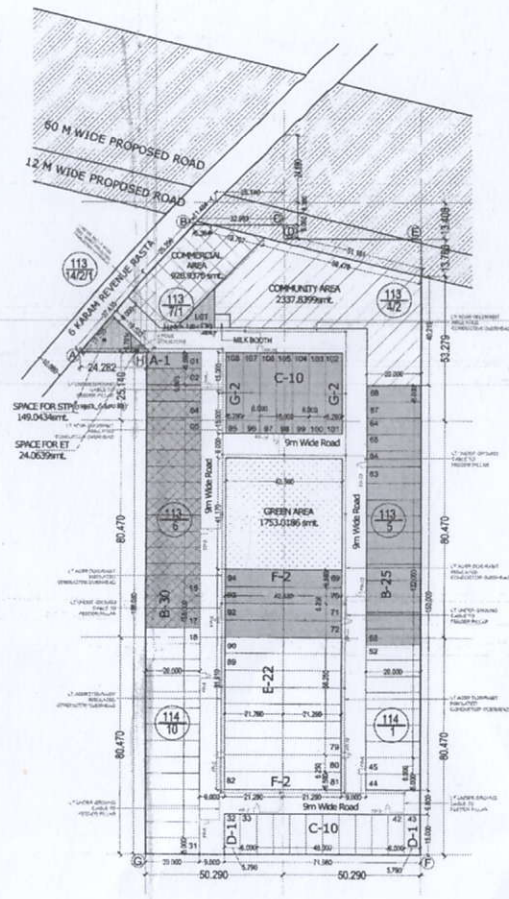


To be read with Licence No. 135 of 2019 Dated 27.10.2019

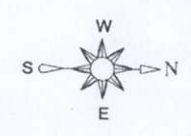
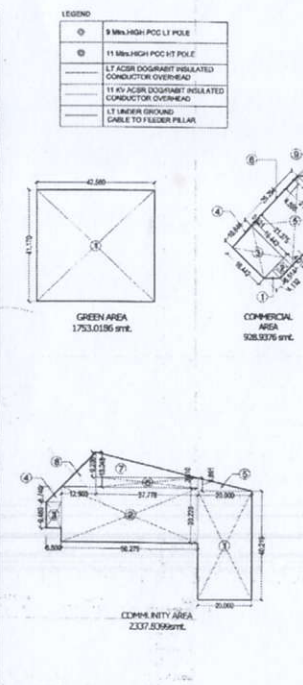
This Layout plan for an area measuring 5.775 acres (Drawing No. DTCP-7287 dated 17.12.2019) comprised of license which is issued in respect of Affordable Residential Plotted Colony being developed by Swastika Land & Finance Pvt. Ltd. in revenue estate of sector-97, Faridabad, District Faridabad is hereby approved subject to the following conditions:

1. That this Layout plan shall be read in conjunction with the clauses appearing on the agreement uncutted 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 casting 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 licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Colonizer in the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
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 licensed 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 void 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 103(A)(ii) of the Act No. 1975 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 license through gis and lisa 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.
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 provision of order No.22/92/2005-Power dated 21.01.2018 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 25/N/2018-SP dated 30.03.2018 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.


  
 (NAME SIGNATURE) (NAME SIGNATURE) (NAME SIGNATURE) (NAME SIGNATURE) (NAME SIGNATURE) (NAME SIGNATURE) (NAME SIGNATURE) (NAME SIGNATURE)



S.No.	Width (in mt.)	Length (in mt.)	NOS.	Area(Smt.)
<b>(a) GREEN AREA</b>				
1	42.5800	41.1700	1	1753.0186
<b>(b) COMMUNITY CENTER AREA</b>				
1	20.0000	40.2190	1	804.3800
2	50.2790	20.2200	1	1016.6414
3	5.5000	9.4800	1	52.1400
4	5.5000	5.7400	0.5	15.7850
5	20.0000	4.9910	0.5	48.9100
6	37.2760	3.8100	1	143.9266
7	37.2760	9.2380	0.5	174.4873
8	12.5030	13.0480	0.5	81.5696
<b>TOTAL AREA = (1+2+3+4+5+6+7+8)</b>				
2337.8399				
<b>(c) MILK &amp; VEGETABLE BOOTH AREA</b>				
1	5.5000	5.0000	1	27.5000
<b>(d) COMMERCIAL AREA</b>				
1	4.1130	4.3120	0.5	8.9086
2	6.5140	4.3120	1	28.0884
3	10.6460	16.4420	1	175.0413
4	10.6460	0.6210	0.5	3.3056
5	25.2940	21.3750	1	540.6593
6	25.2940	0.2810	0.5	3.5538
7	4.4030	17.0610	1	75.1196
8	9.8640	17.0610	0.5	84.1449
9	4.4030	4.9950	0.5	10.1159
<b>TOTAL AREA = (1+2+3+4+5+6+7+8+9)</b>				
928.9279				
<b>(e) STP AREA</b>				
1	12.7450	6.7910	1	86.5913
2	5.7870	6.7910	0.5	19.6498
3	5.7290	6.7230	0.5	19.2580
4	7.0160	6.7230	0.5	23.5843
<b>TOTAL AREA = (1+2+3+4)</b>				
149.0434				
<b>(f) UGT AREA</b>				
1	13.8730	14.4800	0.5	100.4350
<b>TOTAL AREA =</b>				
100.4350				
<b>(g) ET AREA CALCULATION</b>				
1	7.0870	6.7910	0.5	24.0639



50% Area to be Frozen  
 15% Area to be Mortgaged towards IDW  
 (Out of 50% Area to be Frozen)

Description	Area in Acres	Area in Smt.
Land area for license	5.775	23370.4796
Required Green Area (7.5%)	0.4331	1752.7860
Proposed Green Area (7.5%)	0.4332	1753.0186
Permissible 10% Area to be transferred free of cost to the Government for provision of community facilities.	0.5775	2337.0480
Proposed Area to be transferred free of cost to the Government for provision of community facilities. (10%)	0.5777	2337.8399
Permissible Area Under Plots (61%)	3.5227	14255.9926
Proposed Area Under Plots (53.7448%)	3.1037	12560.4278
Permissible Commercial Area (4%)	0.2310	934.8192
Proposed Commercial Area (3.9748%)	0.2295	928.9376
Proposed Plots	108	
Total No. Of Persons (@13.5%)	1458	
Permissible Density	240-400 PPA	
Proposed Density (1458/5.775 = 252.467 say 252) (Taking 13.5 Persons/Plot)	252	
Permissible Area (50%) to be Frozen of Area under Plotted Development	1.5519	6280.2139
Proposed Area (50.297%) to be Frozen of Area under Plotted Development	1.5611	6317.5514
Permissible Area @ 15% (out of 50% Frozen Area) to be mortgaged towards	0.4656	1884.06417
Proposed Area @ 15.286% (out of 50% Frozen Area) to be mortgaged	0.4744	1920.0000
Total Saleable Area (53.7448 + 3.9749 = 57.7196%)	3.3333	13489.3654

DETAIL OF 50% FROZEN AREA						
S.No.	Type of plot	Total No. of plot	Plot area (Smt.)	Total area (Smt.)	Plot No.	Rectangle / Killa No.
1	A	1	121.6000	121.6000	1	113/771
2	B	3	120.0000	360.0000	2-4	113/771
3	B	13	120.0000	1560.0000	5-17	113/06
4	B	14	120.0000	1680.0000	53-66	113/05
5	B	1	120.0000	240.0000	67-68	113/042
6	C	6	90.0000	540.0000	96-98, 105-107	113/771
7	C	4	90.0000	360.0000	99, 100, 103, 104	113/042
8	E	3	133.8625	399.1875	70-72	113/05
9	E	3	133.8625	399.1875	91-93	113/05
10	F	1	140.8882	140.8882	94	113/06
11	F	1	140.8882	140.8882	69	113/05
12	G	2	94.3500	188.7000	95, 108	113/771
13	G	2	94.3500	188.7000	101, 102	113/042
<b>TOTAL</b>						
		55		6317.5514		
DETAIL OF 15% AREA TO BE MORTGAGED (OUT OF 50%)						
S.No.	Type of plot	Total No. of plot	Plot area (Smt.)	Total area (Smt.)	Plot No.	Rectangle / Killa No.
1	B	3	120.0000	360.0000	2-4	113/771
2	B	13	120.0000	1560.0000	5-17	113/06
<b>TOTAL</b>						
		16		1920.0000		

PLOT AREA CALCULATION							
S.No.	Type of plot	Width (in mt.)	Length (in mt.)	Plot area (Smt.)	Total No. of Plot	Area(Smt.)	Plot No.
1	A	6.080	20.000	121.6000	1	121.6000	1
2	B	6.000	20.000	120.0000	55	6600.0000	2-31, 44-68
3	C	6.000	15.000	90.0000	20	1800.0000	33-42, 96-100, 103-107
4	D	5.790	15.000	86.8500	2	173.7000	32, 43
5	E	6.250	21.290	133.0625	22	2927.3750	70-80, 83-93
6	F	6.580	21.290	140.0882	4	560.3528	69, 81, 82, 94
7	G	6.290	15.000	94.3500	4	377.4000	95, 101, 102, 108
<b>TOTAL PLOT AREA</b>						108	12560.4278