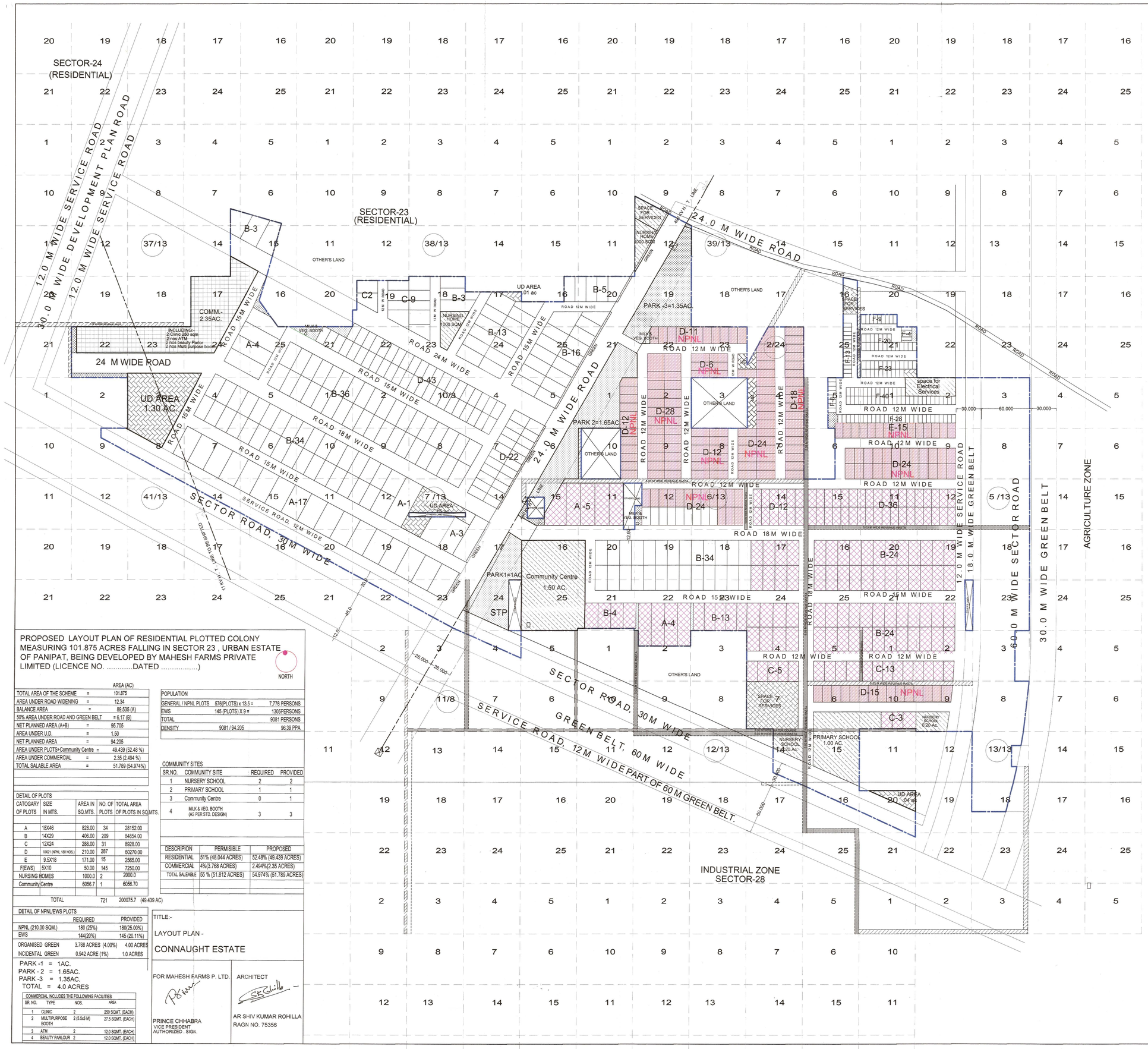

DETAIL OF PLOTS TO BE MORTGAGED				
CATOGARY OF PLOTS	SIZE IN MTS.	AREA IN SQ.MTS.	NO. OF PLOTS	TOTAL AREA
A	18X46	828.00	9	7452
B	14X29	406.00	73	29638
C	12X24	288.00	21	6048
D	10X21	210.00	48	10080
TOTAL			151	53218 SQMTS.

53218 SQMTS.
13.15 acr. Appox.

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 101.875 ACRES FALLING IN SECTOR 23 , URBAN ESTATE OF PANIPAT, BEING DEVELOPED BY MAHESH FARMS PRIVATE LIMITED (LICENCE NO. .....DATED .....)

NORTH

		AREA (AC)
TOTAL AREA OF THE SCHEME	=	101.875
AREA UNDER ROAD WIDENING	=	12.34
BALANCE AREA	=	89.535 (A)
50% AREA UNDER ROAD AND GREEN BELT		= 6.17 (B)
NET PLANNED AREA (A+B)	=	95.705
AREA UNDER U.D.	=	1.50
NET PLANNED AREA	=	94.205
AREA UNDER PLOTS+Community Centre	=	49.439 (52.48 %)
AREA UNDER COMMERCIAL	=	2.35 (2.494 %)
TOTAL SALABLE AREA	=	51.789 (54.974%)

POPULATION		
GENERAL / NPNL PLOTS	576(PLOTS) x 13.5 =	7,776 PERSONS
EWS	145 (PLOTS) X 9 =	1305PERSONS
TOTAL		9081 PERSONS
DENSITY	9081 / 94.205	96.39 PPA

DETAIL OF PLOTS

CATOGARY OF PLOTS	SIZE IN MTS.	AREA IN SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS IN SQ.MTS.
A	18X46	828.00	34	28152.00
B	14X29	406.00	209	84854.00
C	12X24	288.00	31	8928.00
D	10X21 (NPNL 180 NOS.)	210.00	287	60270.00
E	9.5X18	171.00	15	2565.00
F(EWS)	5X10	50.00	145	7250.00
NURSING HOMES		1000.0	2	2000.0
Community Centre		6056.7	1	6056.70
TOTAL			721	200075.7 (49.439 AC)

COMMUNITY SITES

SR.NO.	COMMUNITY SITE	REQUIRED	PROVIDED
1	NURSERY SCHOOL	2	2
2	PRIMARY SCHOOL	1	1
3	Community Centre	0	1
4	MILK & VEG. BOOTH (AS PER STD. DESIGN)	3	3

DESCRIPION	PERMISIBLE	PROPOSED
RESIDENTIAL	51% (48.044 ACRES)	52.48% (49.439 ACRES)
COMMERCIAL	4%(3.768 ACRES)	2.494%(2.35 ACRES)
TOTAL SALEABLE	55 % (51.812 ACRES)	54.974% (51.789 ACRES)

DETAIL OF NPNL/EWS PLOTS

	REQUIRED	PROVIDED
NPNL (210.00 SQM.)	180 (25%)	180(25.00%)
EWS	144(20%)	145 (20.11%)
ORGANISED GREEN	3.768 ACRES (4.00%)	4.00 ACRES
INCIDENTAL GREEN	0.942 ACRE (1%)	1.0 ACRES

PARK -1 = 1AC.
PARK - 2 = 1.65AC.
PARK -3 = 1.35AC.
TOTAL = 4.0 ACRES

COMMERCIAL INCLUDES THE FOLLOWING FACILITIES

SR. NO.	TYPE	NOS.	AREA
1	CLINIC	2	250 SQMT. (EACH)
2	MULTIPURPOSE BOOTH	2 (5.5x5 M)	27.5 SQMT. (EACH)
3	ATM	2	12.0 SQMT. (EACH)
4	BEAUTY PARLOUR	2	12.0 SQMT. (EACH)

TITLE:-

LAYOUT PLAN -

CONNAUGHT ESTATE

FOR MAHESH FARMS P. LTD.

PRINCE CHHABRA
VICE PRESIDENT
AUTHORIZED . SIGN.

ARCHITECT

AR SHIV KUMAR ROHILLA
RAGN NO. 75356

To be read with Licence No. 30 of 2016 Dated 29/12/2016 LC-3192

That this **Layout plan** for an area of **101.875 acres (Drawing No. DGTCP- 5651 dated 04.11.2016) comprised of licence which was issued in respect of Residential Plotted Colony, being developed by Mahesh Farms Pvt. Ltd in Sector-23, Panipat** 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 55% 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, Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2016 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. 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.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG,TCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DG,TCP, 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
9. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
10. Any excess area over and above the permissible under Residential & Commercial use shall be deemed to be open space.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
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 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 rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
16. 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.
17. 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
18. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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.
20. 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.
21. That the coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(ROHIT CHAUHAN) ATP (HQ) | (RAVI SIHAG) DTP (HQ) | (DEVENDRA NIMBOKAR) STP (M) HQ | (KAMAL KUMAR) CTP (HR) | (ARUN KUMAR GUPTA, HCS) DGTCP (HR)

(RAM AVTAR BASSI) AD (HQ) | (DINESH KUMAR) SO (HQ)