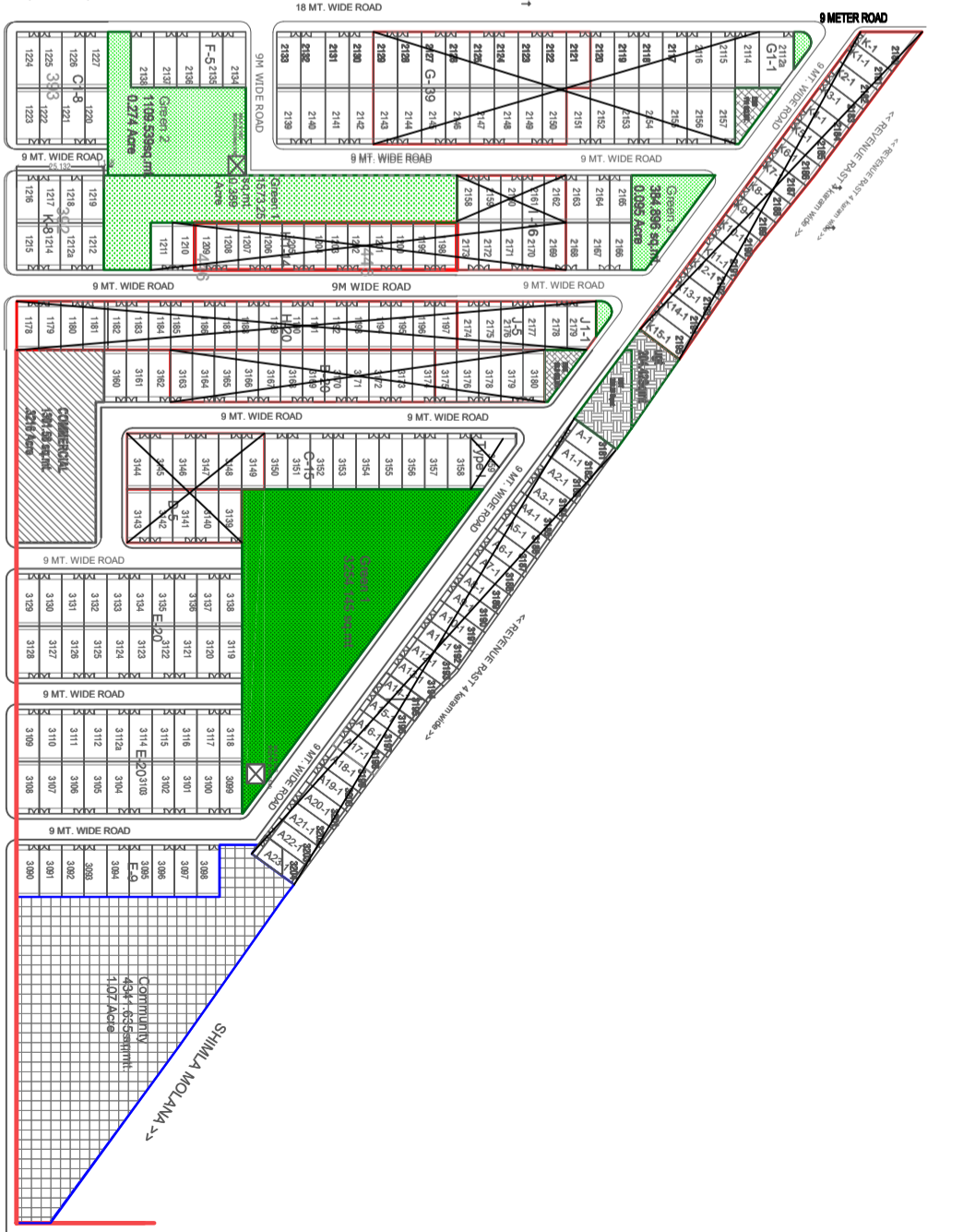
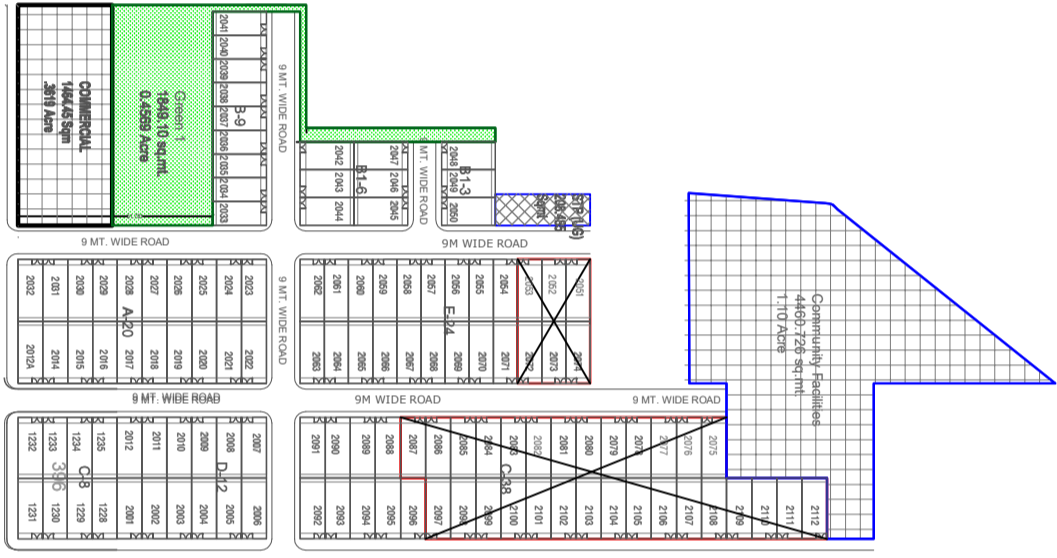
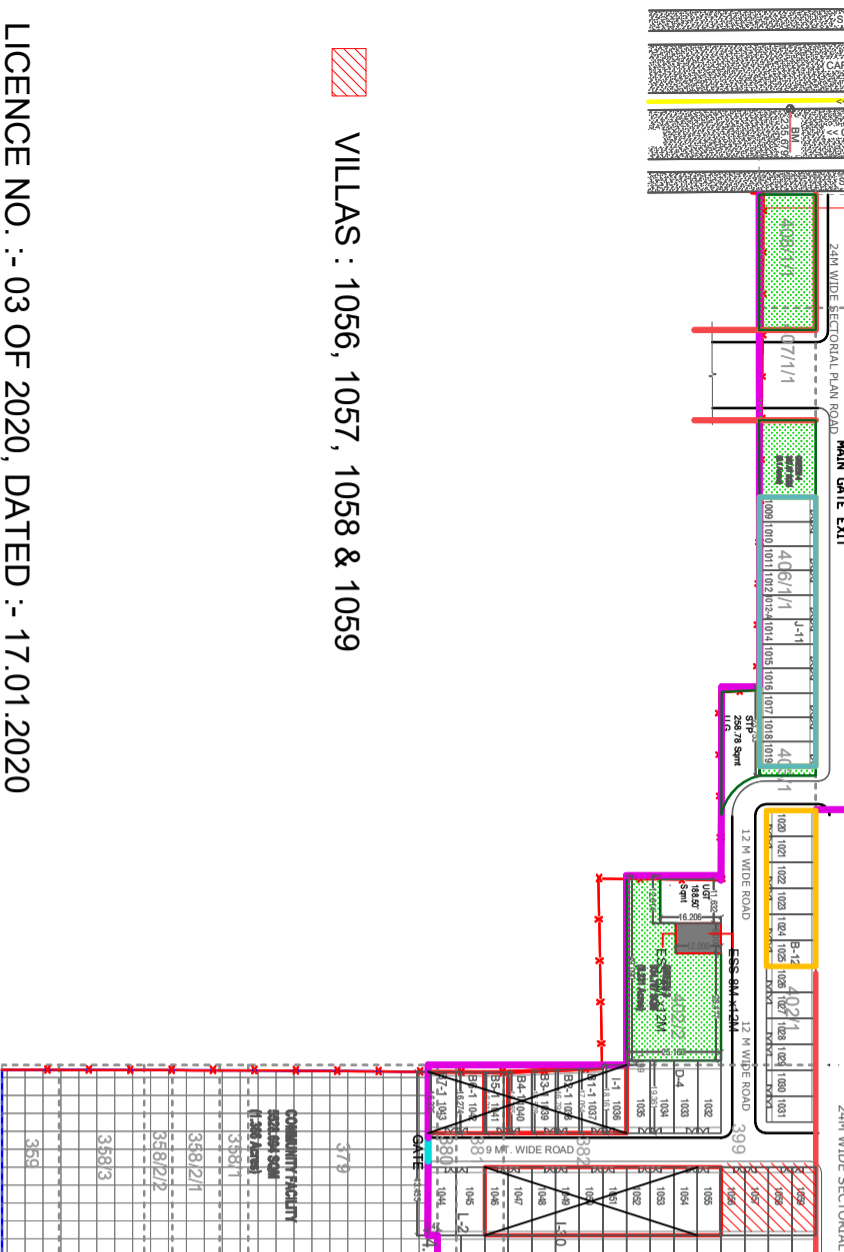


VILLAS : 1056, 1057, 1058 & 1059



<<< PANIPAT >>>

24M WIDE SECTORIAL PLAN ROAD

LICENCE NO. :- 03 OF 2020, DATED :- 17.01.2020
 LICENCE NO. :- 04 OF 2020, DATED :- 17.01.2020
 LICENCE NO. :- 05 OF 2020, DATED :- 17.01.2020

**ELDECO PARADISO
 TOWNSHIP AT PANIPAT
 INTEGRATED MASTER PLAN**

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhavan, Madhya Marg, Plot No. 3, Block-A, Sector 18, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1404/JD(RD)/2021/ 6458 Dated:- 12-03-2021

To

Herman Properties Pvt. Ltd.,
Office: WZ-48, Khampur, West Patel Nagar,
New Delhi-110008.

Subject: Approval of Revised Layout-cum-Demarcation Plan of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) for an area measuring 10.71875 acres (licence no. 03 of 2020 dated 17.01.2020), Sector-40, Panipat being developed by Herman Fin Properties Ltd. & others in collaboration with Herman Properties Pvt. Ltd.

Reference: Your letter dated 22.09.2020 and PSTCP memo no. Misc-2295/2021/1775 dated 25.01.2021 on the subject cited above.

The Revised Layout-cum-Demarcation Plan has been examined and observed that you have made certain changes in the approved layout plan issued with licence. Therefore, in-principle approval of the revised Layout-cum-Demarcation Plan is hereby granted subject to the following conditions for the purpose of considering objections /suggestions of the allottees, in fulfilment of the provisions of Section 14(2) of the RERA Act, 2016 as well as the requirements, if any, under the Act of 1975:-

- (i) That you shall invite objections from each existing allottee regarding the said amendment in the Layout Plan through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Rohtak in case of layout plan within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Rohtak.
- (iii) A copy of the earlier approved layout plan and the revised layout plan being approved in-principle shall be hosted on your website and site office for information of all such existing allottees.
- (iv) That you shall submit certificate from the Senior Town Planner, Rohtak about hosting the revised layout plan showing changes in the earlier approved layout plan on the website of the company.
- (v) To display the revised layout plan showing changes from the approved layout plan at your site office.
- (vi) That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Rohtak. During this 30 days' period the original layout plan as well as the revised layout plan shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Rohtak for reference of the allottees.
- (vii) The objections received, if any, shall be examined by the office of the Senior Town Planner, Rohtak. The Senior Town Planner, Rohtak shall give an opportunity of


hearing to the colonizer and objector to explain their position regarding revised layout plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the layout plan, which shall be binding upon the colonizer.

- (viii) That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- (ix) That you shall not give the advertisement for booking/sale of plot till the final decision on objections.


Thereafter, final revised Layout-cum-Demarcation Plan bearing drawing no. DTCP-7690 dated 10.03.2021 will be granted after examination of the objections and compliance of the provisions of Section 14(2) of the RERA Act, 2016 as well as the requirements, if any, under the Act of 1975.

A set of the revised Layout-cum-Demarcation Plan and public notice for the purpose of inviting objections along with a draft of letter to be issued to each existing allottee for inviting objections are enclosed for further necessary action at the earliest under intimation to this office.

DA/As above


(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh


Endst. No. ZP-1404/JD(RD)/2021/_____ Dated:- _____
A copy is forwarded to the Senior Town Planner, Rohtak with the request that the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in buildings. Any objections received within 30 days of publication of notice may be forwarded to this office alongwith your comments on the same to enable final decision on the matter.

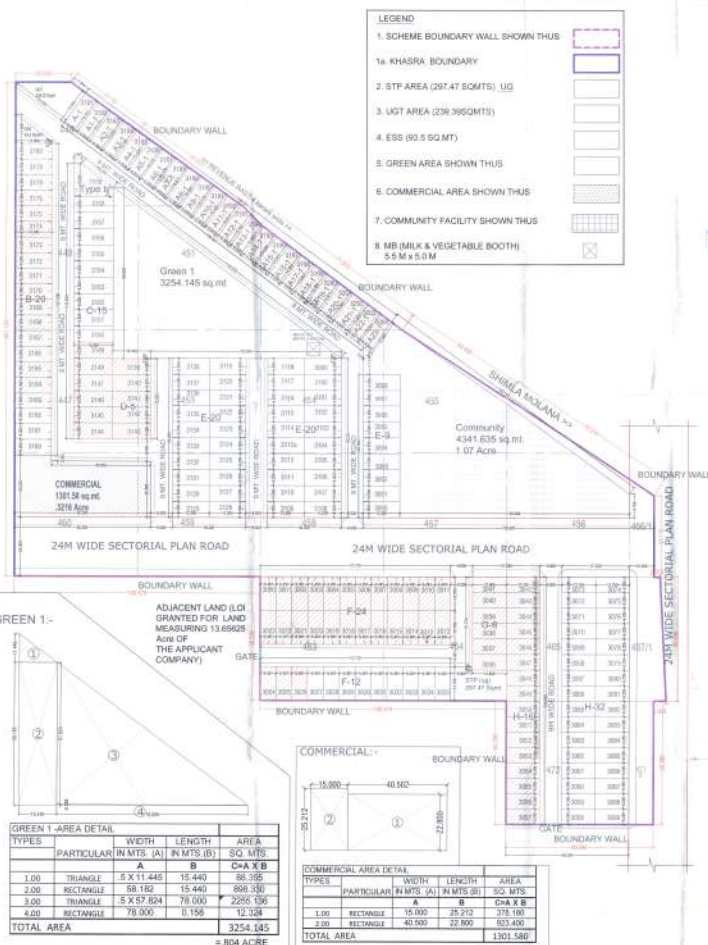

(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. ZP-1404/JD(RD)/2021/_____ Dated:- _____

A copy is forwarded to Nodal Officer, Website updation with a request to host the same on website of the Department.

DA/As above.


(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh



TYPES	PARTICULAR	WIDTH (A) IN MTS.	LENGTH (B) IN MTS.	AREA SQ. MTS.
1.00	TRIANGLE	5 X 11.445	15.440	86.335
2.00	RECTANGLE	58.182	15.440	898.350
3.00	TRIANGLE	5 X 57.624	78.000	2255.136
4.00	RECTANGLE	78.000	8.156	12.324
TOTAL AREA				3254.145

= 8.04 ACRE

TYPES	PARTICULAR	WIDTH (A) IN MTS.	LENGTH (B) IN MTS.	AREA SQ. MTS.
1.00	RECTANGLE	15.000	25.212	378.180
2.00	RECTANGLE	40.500	22.800	924.000
TOTAL AREA				1302.180

= 32.16 ACRE

Detail of 50% Freezed Area				Detail of 13% (out of 100%) Managed Area			
Category	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt.	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt.	Percentage of Total Area
A	1	98.700	98.700	1	98.700	98.700	0.75%
A1	1	98.470	98.470	1	98.470	98.470	0.75%
A2	1	98.790	98.790	1	98.790	98.790	0.75%
A3	1	98.520	98.520	1	98.520	98.520	0.75%
A4	1	98.880	98.880	1	98.880	98.880	0.75%
AB	1	100.710	100.710	1	100.710	100.710	0.75%
AB1	1	101.140	101.140	1	101.140	101.140	0.75%
AB2	1	102.710	102.710	1	102.710	102.710	0.75%
AB3	1	103.690	103.690	1	103.690	103.690	0.75%
AB4	1	104.660	104.660	1	104.660	104.660	0.75%
AB5	1	105.630	105.630	1	105.630	105.630	0.75%
AB6	1	106.600	106.600	1	106.600	106.600	0.75%
AB7	1	107.570	107.570	1	107.570	107.570	0.75%
AB8	1	108.540	108.540	1	108.540	108.540	0.75%
AB9	1	109.510	109.510	1	109.510	109.510	0.75%
AB10	1	110.480	110.480	1	110.480	110.480	0.75%
AB11	1	111.450	111.450	1	111.450	111.450	0.75%
AB12	1	112.420	112.420	1	112.420	112.420	0.75%
AB13	1	113.390	113.390	1	113.390	113.390	0.75%
AB14	1	114.360	114.360	1	114.360	114.360	0.75%
AB15	1	115.330	115.330	1	115.330	115.330	0.75%
AB16	1	116.300	116.300	1	116.300	116.300	0.75%
AB17	1	117.270	117.270	1	117.270	117.270	0.75%
AB18	1	118.240	118.240	1	118.240	118.240	0.75%
AB19	1	119.210	119.210	1	119.210	119.210	0.75%
AB20	1	120.180	120.180	1	120.180	120.180	0.75%
AB21	1	121.150	121.150	1	121.150	121.150	0.75%
AB22	1	122.120	122.120	1	122.120	122.120	0.75%
AB23	1	123.090	123.090	1	123.090	123.090	0.75%
B	17	58.260	1019.252	4	581.90	449.880	34.52%
C	8	106.999	855.992	-	-	-	-
D	3	103.999	311.997	-	-	-	-
E	27	99.198	2682.346	-	-	-	-
F	9	98.788	889.092	-	-	-	-
G	16	98.802	1581.232	-	-	-	-
H	1	140.892	140.892	1	140.892	140.892	1.08%
Total	102	824.90	7810.400	23	238.400	238.400	1.83%

TYPES	PARTICULAR	WIDTH (A)	LENGTH (B)	AREA
1.00	TRIANGLE	5 X 11.550	17.160	95.818
2.00	RECTANGLE	15.000	9.200	138.000
3.00	RECTANGLE	3.000	9.400	28.200
4.00	RECTANGLE	5 X 7.700	7.600	42.000
5.00	TRIANGLE	5 X 8.850	12.318	54.000
6.00	TRIANGLE	5 X 7.500	1.937	7.405
7.00	RECTANGLE	42.771	37.180	1590.633
8.00	TRIANGLE	5 X 42.771	30.223	646.334
TOTAL AREA				4341.635

= 1.072 ACRE

TYPE	SIZE	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	PERCENTAGE
NET PLANNED AREA FOR PLANNING		10,780,000		100%
AREA UNDER COMMERCIAL		1,302,180		12.1%
AREA UNDER PLOTS		7,810,400		72.5%
TOTAL SALEABLE AREA		9,112,580		84.6%

SHEET TITLE:
**REVISED LAYOUT
CUM DEMARCATION
PLAN**

(Architect)

DESIGN FORUM INTERNATIONAL
ARCHITECTS & DESIGNERS
16-47, KARLAH COLONY, NEW DELHI - 110048
PH. NO. 011-45559550, FAX: 011-45556601

(Architect Sign.)

Owner's Sign:

REVISED LAYOUT CUM DEMARCATION PLAN OF PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY), TOTAL ADMEASURING 10.71825 ACRES, FALLING IN VILLAGE SIMLA MAULANA, SECTOR 40, DISTRICT PANIPAT, BEING DEVELOPED BY M/S HERMAN PROPERTIES PRIVATE LIMITED, IN COLLABORATION WITH HERMAN FIN PROPERTIES PRIVATE LIMITED JASSUM REALTORS PRIVATE LIMITED, JASSUM CONSTRUCTION PRIVATE LIMITED & BEST CITY PROJECTS PRIVATE LIMITED. (LICENSE NO 03 OF 2020, DATED 17-01-2020)



DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhavan, Madhya Marg, Plot No. 3, Block-A, Sector 18, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1405/JD(RD)/2021/ 6454 Dated:- 12-03-2021

To

Herman Properties Pvt. Ltd.,
Office: WZ-48, Khampur, West Patel Nagar,
New Delhi-110008.

Subject: Approval of Revised Layout-cum-Demarcation Plan of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) for an area measuring 13.65625 acres (licence no. 04 of 2020 dated 17.01.2020), Sector-40, Panipat being developed by Herman Fin Properties Ltd. & others in collaboration with Herman Properties Pvt. Ltd.

Reference: Your letter dated 22.09.2020 and PSTCP memo no. Misc-2295/2021/1775 dated 25.01.2021 on the subject cited above.

The Revised Layout-cum-Demarcation Plan has been examined and observed that you have made certain changes in the approved layout plan issued with licence. Therefore, in-principle approval of the revised Layout-cum-Demarcation Plan is hereby granted subject to the following conditions for the purpose of considering objections /suggestions of the allottees, in fulfilment of the provisions of Section 14(2) of the RERA Act, 2016 as well as the requirements, if any, under the Act of 1975:-

- (i) That you shall invite objections from each existing allottee regarding the said amendment in the Layout Plan through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Rohtak in case of layout plan within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Rohtak.
- (iii) A copy of the earlier approved layout plan and the revised layout plan being approved in-principle shall be hosted on your website and site office for information of all such existing allottees.
- (iv) That you shall submit certificate from the Senior Town Planner, Rohtak about hosting the revised layout plan showing changes in the earlier approved layout plan on the website of the company.
- (v) To display the revised layout plan showing changes from the approved layout plan at your site office.
- (vi) That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Rohtak. During this 30 days' period the original layout plan as well as the revised layout plan shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Rohtak for reference of the allottees.
- (vii) The objections received, if any, shall be examined by the office of the Senior Town Planner, Rohtak. The Senior Town Planner, Rohtak shall give an opportunity of


hearing to the colonizer and objector to explain their position regarding revised layout plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the layout plan, which shall be binding upon the colonizer.

- (viii) That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- (ix) That you shall not give the advertisement for booking/sale of plot till the final decision on objections.

Thereafter, final revised Layout-cum-Demarcation Plan bearing drawing no. DTCP-7689 dated 10.03.2021 will be granted after examination of the objections and compliance of the provisions of Section 14(2) of the RERA Act, 2016 as well as the requirements, if any, under the Act of 1975.


A set of the revised Layout-cum-Demarcation Plan and public notice for the purpose of inviting objections along with a draft of letter to be issued to each existing allottee for inviting objections are enclosed for further necessary action at the earliest under intimation to this office.

DA/As above


(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. ZP-1405/JD(RD)/2021/ _____ Dated:- _____


A copy is forwarded to the Senior Town Planner, Rohtak with the request that the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in buildings. Any objections received within 30 days of publication of notice may be forwarded to this office alongwith your comments on the same to enable final decision on the matter.


(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. ZP-1405/JD(RD)/2021/ _____ Dated:- _____

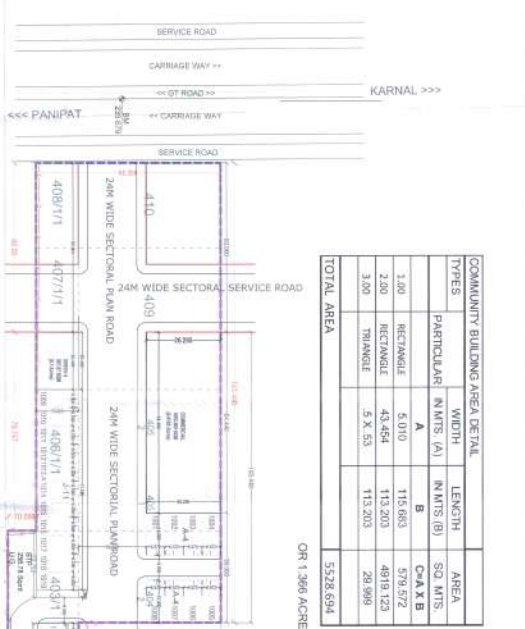
A copy is forwarded to Nodal Officer, Website updation with a request to host the same on website of the Department.

DA/As above.


(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

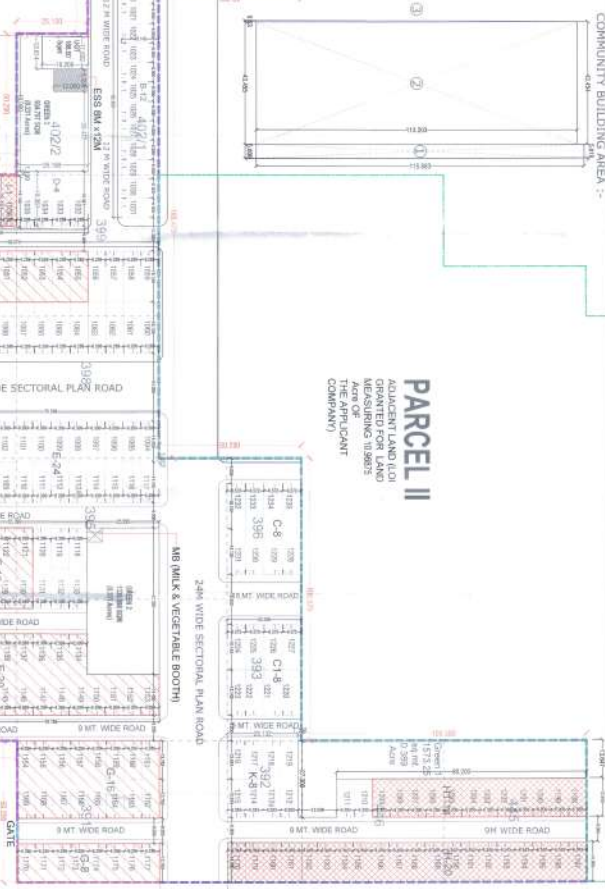
COMMUNITY BUILDING AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS (A)	LENGTH IN MTS (B)	AREA SQ. MTS C=A X B
	1.00	5.010	115.203	579,572
	2.00	RECTANGLE	43.454	4819,123
	3.00	TRIANGLE	5. X 53	28,999
TOTAL AREA				5528.694

OR 1.966 ACRE



PARCEL II

ADJACENT LAND TO BE GRANTED FOR LAND DEVELOPMENT BY THE APPLICANT (COMPANY)



AREA STATEMENT - 1

TOTAL AREA OF THE SCHEME	13,692.5 Acres	PERCENTAGE
AREA UNDER GREEN BELT	0.8622 Acres	
50% AREA UNDER GREEN BELT	0.4311 Acres	
NET PLANNED LAND	13,171.54 Acres	3,177
AREA UNDER COMMERCIAL	5,407.22 Acres	42,910
TOTAL SALEABLE AREA	6,025.69 Acres	45,747

AREA UNDER GREEN

TYPE	SIZE	AREA	TOTAL	PERCENTAGE
A	1.00	5.010	5.010	0.04
B	2.00	43.454	43.454	0.32
C	3.00	28.999	28.999	0.21
D	4.00	19.366	19.366	0.14
E	5.00	14.525	14.525	0.11
F	6.00	10.684	10.684	0.08
G	7.00	7.843	7.843	0.06
H	8.00	5.002	5.002	0.04
I	9.00	2.161	2.161	0.02
J	10.00	0.320	0.320	0.00
K	11.00	0.179	0.179	0.00
TOTAL			136.925	1.00%

AREA FOR PROVISION OF COMMUNITY FACILITIES

RECOVERED AREA	1.3960 Acres	10.00%
PROVIDED AREA	1.3960 Acres	10.00%

THE PROPOSED DEVELOPMENT

This is a revised layout cum demarcation plan for a proposed affordable residential plotted colony (PCC) of 13,692.5 Acres, located in Sector 40, Tehsil Panipat, District Panipat, Haryana. The project is being developed by M/S. HERMAN FIN PROPERTIES PRIVATE LIMITED, in collaboration with JASSUM REALTORS PRIVATE LIMITED. The project is licensed under License No. 04 of 2020 dated 17.01.2020.

The project is divided into various zones and areas, including Commercial, Green, and Community Building areas. The plan shows the layout of roads, plots, and buildings, along with the location of community facilities and green spaces.

COMMERCIAL AREA DETAIL

TYPES	PARTICULAR	WIDTH IN MTS (A)	LENGTH IN MTS (B)	AREA SQ. MTS C=A X B
	1.00	RECTANGLE	62.440	20,250
	1.00	RECTANGLE	62.440	20,250
TOTAL AREA				4185.005

GREEN AREA 1-1

TYPES	PARTICULAR	WIDTH IN MTS (A)	LENGTH IN MTS (B)	AREA SQ. MTS C=A X B
	1.00	RECTANGLE	35.000	11,900
	1.00	RECTANGLE	35.000	11,900
TOTAL AREA				23,800

GREEN AREA 2-1

TYPES	PARTICULAR	WIDTH IN MTS (A)	LENGTH IN MTS (B)	AREA SQ. MTS C=A X B
	1.00	RECTANGLE	35.000	11,900
	1.00	RECTANGLE	35.000	11,900
TOTAL AREA				23,800

GREEN AREA 3-1

TYPES	PARTICULAR	WIDTH IN MTS (A)	LENGTH IN MTS (B)	AREA SQ. MTS C=A X B
	1.00	RECTANGLE	35.000	11,900
	1.00	RECTANGLE	35.000	11,900
TOTAL AREA				23,800

COMMUNITY FACILITY

Category	Total No. of Areas of Single Plots	Total Area in sq. mt.	Mortgaged area Total Area in sq. mt.	Rectangular/Other No. (Max-Min)
E	30	2773.967	3445.835	445/703.99 sq.mt., 445/703.99 sq.mt., 393/368.06 sq.mt., 445/431.25 sq.mt., 445/431.25 sq.mt.,
F	18	93.807	1688.534	
G	24	86.910	2085.846	
H	20	88.802	1776.040	
H1	12	85.951	1031.411	
I	11	114.054	1254.708	
B1	1	108.220	108.220	
B2	1	108.390	108.390	
B3	1	104.740	104.740	
B4	1	103.090	103.090	
B5	1	101.880	101.880	
B6	1	122.180	122.180	
B7	1	122.650	122.650	
Total	122	11379.65	38,00	15.18%

REVISIED LAYOUT CUM DEMARCATION PLAN OF PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY (PCC)

TOTAL MEASURING 13,692.5 ACRES, FALLING IN VILLAGE SIMLA MALWA, SECTOR 40 TEHSIL AND DISTRICT PANIPAT, BEING DEVELOPED BY M/S HERMAN FIN PROPERTIES PRIVATE LIMITED, IN COLLABORATION WITH JASSUM REALTORS PRIVATE LIMITED. (LICENSE NO. 04 OF 2020 DATED 17.01.2020)

SHEET TITLE:
REVISED LAYOUT CUM DEMARCATION PLAN

(Architect)
DESIGN & CONSTRUCTION
KALKAJI, KALKAJI COLONY, NEW DELHI - 110048
PH. NO. 011-48599000, FAX: 011-48599001

(Architect Sign)
GANGULI & GANGULI
ARCHITECTS & ENGINEERS
101, ANANDAPUR, NEW DELHI - 110028
PH. NO. 011-48599000, FAX: 011-48599001

Owner's Sign:
Herman Fin Properties Private Limited
Kuldip Singh Sons Private Limited

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhavan, Madhya Marg, Plot No. 3, Block-A, Sector 18, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1406/JD(RD)/2021/ 5704 Dated:- 08-03-2021

To

Herman Properties Pvt. Ltd.,
Office: WZ-48, Khampur, West Patel Nagar,
New Delhi-110008.

Subject: Approval of Revised Layout-cum-Demarcation Plan of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) for an area measuring 10.96875 acres (licence no. 05 of 2020 dated 17.01.2020), Sector-40, Panipat being developed by Herman Fin Properties Ltd. & others in collaboration with Herman Properties Pvt. Ltd.

Reference: Your letter dated 10.09.2020 and PSTCP memo no. Misc-2295/2021/1775 dated 25.01.2021 on the subject cited above.

The Revised Layout-cum-Demarcation Plan has been examined and observed that you have made certain changes in the approved layout plan issued with licence. Therefore, in-principle approval of the revised Layout-cum-Demarcation Plan is hereby granted subject to the following conditions for the purpose of considering objections /suggestions of the allottees, in fulfilment of the provisions of Section 14(2) of the RERA Act, 2016 as well as the requirements, if any, under the Act of 1975:-

- (i) That you shall invite objections from each existing allottee regarding the said amendment in the Layout Plan through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Rohtak in case of layout plan within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Rohtak.
- (iii) A copy of the earlier approved layout plan and the revised layout plan being approved in-principle shall be hosted on your website and site office for information of all such existing allottees.
- (iv) That you shall submit certificate from the Senior Town Planner, Rohtak about hosting the revised layout plan showing changes in the earlier approved layout plan on the website of the company.
- (v) To display the revised layout plan showing changes from the approved layout plan at your site office.
- (vi) That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Rohtak. During this 30 days' period the original layout plan as well as the revised layout plan shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Rohtak for reference of the allottees.
- (vii) The objections received, if any, shall be examined by the office of the Senior Town Planner, Rohtak. The Senior Town Planner, Rohtak shall give an opportunity of

hearing to the colonizer and objector to explain their position regarding revised layout plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the layout plan, which shall be binding upon the colonizer.

- (viii) That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- (ix) That you shall not give the advertisement for booking/sale of plot till the final decision on objections.

Thereafter, final revised Layout-cum-Demarcation Plan bearing drawing no. DTCP-7679 dated 03.03.2021 will be granted after examination of the objections and compliance of the provisions of Section 14(2) of the RERA Act, 2016 as well as the requirements, if any, under the Act of 1975.

A set of the revised Layout-cum-Demarcation Plan and public notice for the purpose of inviting objections along with a draft of letter to be issued to each existing allottee for inviting objections are enclosed for further necessary action at the earliest under intimation to this office.

DA/As above

(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. ZP-1406/JD(RD)/2021/_____ Dated:- _____

A copy is forwarded to the Senior Town Planner, Rohtak with the request that the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in buildings. Any objections received within 30 days of publication of notice may be forwarded to this office alongwith your comments on the same to enable final decision on the matter.

(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

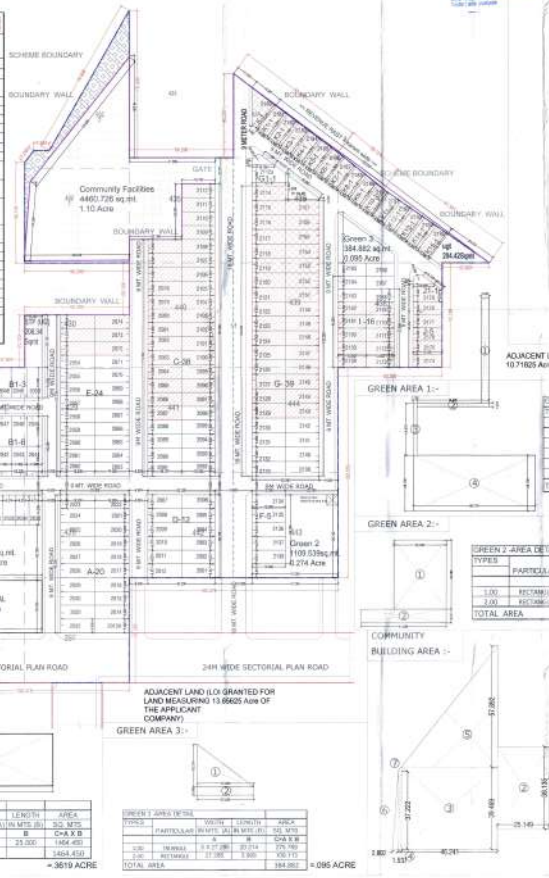
Endst. No. ZP-1406/JD(RD)/2021/_____ Dated:- _____

A copy is forwarded to Nodal Officer, Website updation with a request to host the same on website of the Department.

DA/As above.

(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Detail of 50% Plotted Area				Detail of 10% (Out of 100%) Mortgage Area			
Category of Plots	Total No. of Plots	Total Area in Sq. Mts.	Total Area in Sq. Mts.	Total No. of Plots	Total Area in Sq. Mts.	Percentage Ratio to and from sq. mt. (Mortgage)	
C	28	707.580	707.580	28	707.580		
E	0	0.000	0.000	0	0.000		
F	12	84.714	84.714	12	84.714		
G	1	114.432	114.432	1	114.432		
H	1	128.200	128.200	1	128.200		
I	1	87.710	87.710	1	87.710		
J	1	87.880	87.880	1	87.880		
K	1	87.880	87.880	1	87.880		
L	1	87.880	87.880	1	87.880		
M	1	87.880	87.880	1	87.880		
N	1	87.880	87.880	1	87.880		
O	1	87.880	87.880	1	87.880		
P	1	87.880	87.880	1	87.880		
Q	1	87.880	87.880	1	87.880		
R	1	87.880	87.880	1	87.880		
S	1	87.880	87.880	1	87.880		
T	1	87.880	87.880	1	87.880		
U	1	87.880	87.880	1	87.880		
V	1	87.880	87.880	1	87.880		
W	1	87.880	87.880	1	87.880		
X	1	87.880	87.880	1	87.880		
Y	1	87.880	87.880	1	87.880		
Z	1	87.880	87.880	1	87.880		
Total	58	1006.660	1006.660	58	1006.660		



The site plan is drawn in accordance with the provisions of the Town and Country Planning Act, 1971 and the Town and Country Planning (Development Control) Regulations, 1973. The site plan is drawn in accordance with the provisions of the Town and Country Planning (Development Control) Regulations, 1973. The site plan is drawn in accordance with the provisions of the Town and Country Planning (Development Control) Regulations, 1973.

AREA STATEMENT - 2					
TOTAL AREA OF THE SCHEME	=	10,967.75 Acres	Percentage		
AREA PLANNED AREA FOR PLANNING	=	10,967.75 Acres			
AREA UNDER COMMERCIAL	=	0.30 Acres	2.90		
AREA UNDER PLOTS	=	5.00 Acres	45.61		
TOTAL GREEN AREA	=	5.96 Acres	54.21		
AREA UNDER PLOTS					
TYPE	SIZE	AREA	TOTAL AREA	MAX. FAR	MAX. GROUND COV.
A	6.000 x 14.200	85.200	28	215.00	217.50
B	6.314 x 14.200	89.727	8	812.04	190.45
C	7.400 x 14.200	105.740	8	881.71	211.49
D	6.990 x 14.200	101.258	38	4500.00	218.31
E	6.817 x 14.200	96.803	12	1282.37	213.73
F	6.418 x 14.200	91.147	24	2341.53	211.79
G	6.817 x 14.200	96.803	5	339.35	211.14
H	6.880 x 14.200	97.696	39	4378.78	208.35
I	AS PER SITE	148.000	1	148.00	208.97
J	deleted				
K	6.203 x 14.200	88.078	16	1371.48	171.43
L	6.362 x 14.200	90.782	2	460.84	177.68
M	AS PER SITE	111.410	1	111.41	202.82
N	AS PER SITE	128.200	1	128.20	202.47
O	AS PER SITE	87.710	1	87.71	196.42
P	AS PER SITE	87.880	1	87.88	195.36
Q	AS PER SITE	87.880	1	87.88	194.60
R	AS PER SITE	87.880	1	87.88	194.60
S	AS PER SITE	87.880	1	87.88	193.39
T	AS PER SITE	87.880	1	87.88	193.39
U	AS PER SITE	87.880	1	87.88	193.39
V	AS PER SITE	87.880	1	87.88	193.39
W	AS PER SITE	87.880	1	87.88	193.39
X	AS PER SITE	87.880	1	87.88	193.39
Y	AS PER SITE	87.880	1	87.88	193.39
Z	AS PER SITE	87.880	1	87.88	193.39
TOTAL		100		5,938	1,000

GREEN AREA DETAIL			
TYPES	WIDTH (M)	LENGTH (M)	AREA (SQ. MTS)
1.00 RECTANGLE	3.000	10.203	30.609
2.00 RECTANGLE	1.752	34.876	61.163
4.00 RECTANGLE	58.578	26.700	1564.033
TOTAL AREA			1685.745

GREEN AREA DETAIL			
TYPES	WIDTH (M)	LENGTH (M)	AREA (SQ. MTS)
1.00 RECTANGLE	25.500	33.000	843.750
3.00 RECTANGLE	41.280	6.617	273.130
TOTAL AREA			1,116.880

COMMUNITY BUILDING AREA DETAIL			
TYPES	WIDTH (M)	LENGTH (M)	AREA (SQ. MTS)
1.00 RECTANGLE	16.150	12.471	201.467
2.00 RECTANGLE	28.149	38.120	1074.208
3.00 RECTANGLE	46.241	38.489	1758.005
4.00 RECTANGLE	1.537	37.222	57.210
5.00 TRIANGLE	5 x 48.241	57.800	1308.492
6.00 TRIANGLE	5 x 42.800	37.222	52.148
7.00 AS PER SITE			1.177
TOTAL AREA			4460.725

DENSITY CALCULATION			
TOTAL AREA	=	10,967.75	Acres
TOTAL PLOTS	=	282.00	PPA
TOTAL DENSITY		1.98	Approx. 488 PPA per hectare

AREA UNDER GREEN			
REQUIRED AREA	=	0.827	Acres
PROVIDED AREA	=	7.80	Acres
PERCENTAGE PROVIDED		7.80	7.80% of Total Area of the Scheme

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	1.00	Acres
PROVIDED AREA	=	1.00	Acres
PERCENTAGE PROVIDED		1.00	100% of Total Area of the Scheme

- LEGEND**
- SCHEME BOUNDARY WALL SHOWN THIS
 - BOUNDARY AS PER KHASRA
 - STOP AREA (20x4 SQMTRS) UG
 - LOT AREA (20x4 SQMTRS)
 - ELECTRIC TRANSFORMER (111 SQ MT.)
 - GREEN AREA SHOWN THIS
 - COMMERCIAL AREA SHOWN THIS
 - COMMUNITY FACILITY SHOWN THIS
 - 6 M. BUILT & VEGETABLE (BOOTH) 5.0 M x 5.0 M
 - ENCLOSURE AREA

SHEET TITLE: REVISED LAYOUT CUM DEMARCATION PLAN



REVISED LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY), TOTAL ADMEASURING 10.9675 ACRES, FALLING IN VILLAGE SIMLA MAULANA, SECTOR 40, TEHSIL AND DISTRICT PANIPAT, BEING DEVELOPED BY M/S HERMAN PROPERTIES PRIVATE LIMITED, IN COLLABORATION WITH HERMAN F&N PROPERTIES PRIVATE LIMITED JASSM REALTORS PRIVATE LIMITED, BEST CITY PROJECTS PRIVATE LIMITED (LICENSE NO.05 OF 2020, DATED 17.01.2020)