

Proposed Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 14.96875 Acres at Sector 35, Rohtak

Total Area	14.96875 Acres	(P)
Area under Green Belt	0.0905 Acres	(A)
Area under 30.0 M. wide Service Road	0.5712 Acres	(B)
Area under 24.0 M. wide Service Road	1.3424 Acres	(C)
Net Planned Area	14.63790 Acres	(P-(A+B/2))
Proposed Residential	7.1905	49.122%
Proposed Commercial	0.5851	3.997%
Proposed Community Facilities	1.5052	10.056%
Proposed Green	1.2576	8.402%
Saleable area	7.7756	53.119%

Detail of Plots	Type	Size (m.)	Area (Sq.m.)	Nos.	Frozen Plot	
					Total Area (Sq.m.)	Total Area (Nos.)
I	8.400 x 17.850	149.940	138	20691.720	87	13044.780
II	8.000 x 18.700	149.600	42	6283.200	0	0.000
III	8.000 x 16.000	128.000	12	1536.000	12	1536.000
IV	7.000 x 14.000	98.000	6	588.000	0	0.000
Total			198	29088.920	99	14580.780

LEGEND:

REQUIRED ORGANIZED GREEN = 1.1227 acres (7.5%)

PROPOSED ORGANIZED GREEN

OG1	= 0.3913 acres
OG2	= 0.2170 acres
OG3	= 0.2003 acres
OG4	= 0.1727 acres
OG5	= 0.0970 acres
OG6	= 0.0930 acre
OG7	= 0.0522 acre
TOTAL	= 1.2235 acres (8.174%)

INCIDENTAL GREEN (IG1+IG2+IG3+IG4) = 0.0341 acre
 TOTAL POPULATION = 198X18.0 = 3564 Persons
 PROPOSED DENSITY = 3564/14.6379 = 243.47 PPA
 1 Milk & Vegetables Booth = 27.50sqm

LEGEND

SYMBOL	DESCRIPTION
	9m.wide Road
	24m.wide Road

To be read with Licence No. 100 Dated 18/11/2021 LC-4561.

That this Layout Plan for an area measuring 14.96875 acres (Drawing No. DTCP-2023-23-1-2) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Essel Infra LLP, in Sector-35, Rohtak, is hereby approved subject to the following conditions:

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall follow the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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.
- 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.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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 43 of the act No 8 of 1975.
- That the odd site 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.
- 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt notification as applicable.
- That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of the No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016/SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Checked subject to comments in forwarding letter No. and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP Panchkula

Executive Engineer H.S.V.P. Division No. 1 ROHTAK
 Superintendent Engineer HSVP Circle, Rohtak

(Rakesh Bansal) ATP (HQ)
 (Babita Gupta) DTP (HQ)
 (Hitesh Sharma) STP (HQ)
 (P. Singh) CTP (HQ)
 (K. Maheshwari) DTP (HQ)
 (Satya Pal) IT (HQ)
 (Dinesh Kumar) SO (HQ)

For ESSEL INFRA LLP
 Partner/Author Sign
 RAC Consulting Engineering Services
 New Delhi

DRAWING TITLE: ROAD LAYOUT PLAN
 SCALE: 1:1000

ARCHITECT SIGNATURE: Brij Kumar Srivastava Architect CA/2007/40087
 OWNER SIGNATURE: For ESSEL INFRA LLP Designated Partner/Author Sign

OWNER NAME: M/s Essel Infra LLP
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTER, VASANT KUNJ, NEW DELHI -110070

Proposed Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 14.96875 Acres at Sector 35, Rohtak

Total Area	14.96875 Acres	(P)
Area under Green Belt	0.0905 Acres	(A)
Area under 30.0 M. wide Service Road	0.5712 Acres	(B)
Area under 24.0 M. wide Service Road	1.3424 Acres	(C)
Net Planned Area	14.63790 Acres	(P-(A+B/2))
Proposed Residential	7.1905	49.122%
Proposed Commercial	0.5851	3.997%
Proposed Community Facilities	1.5052	10.056%
Proposed Green	1.2576	8.402%
Saleable area	7.7756	53.119%

Type	Size (m.)	Area (Sq.m.)	Nos.	Freezed Plot	
				Total Area (Sq.m.)	Total Area (Acres)
I	8.400 x 17.850	148.940	138	20691.720	87 (3.044.780)
II	8.000 x 18.700	149.600	42	6283.200	0 (0.000)
III	8.000 x 16.000	128.000	12	1536.000	12 (1536.000)
IV	7.000 x 14.000	98.000	6	588.000	0 (0.000)
Total			198	29098.920	99 (14586.780)

LEGEND:
 Community Facilities
 Green
 Commercial
 Site Boundary
 Freezed Plot

REQUIRED ORGANIZED GREEN = 1.1227 acres (7.5%)
 PROPOSED ORGANIZED GREEN
 OG1 = 0.3913 acres
 OG2 = 0.2170 acres
 OG3 = 0.2003 acres
 OG4 = 0.1727 acres
 OG5 = 0.0970 acres
 OG6 = 0.0930 acre
 OG7 = 0.0522 acre
 TOTAL = 1.2235 acres (8.174%)

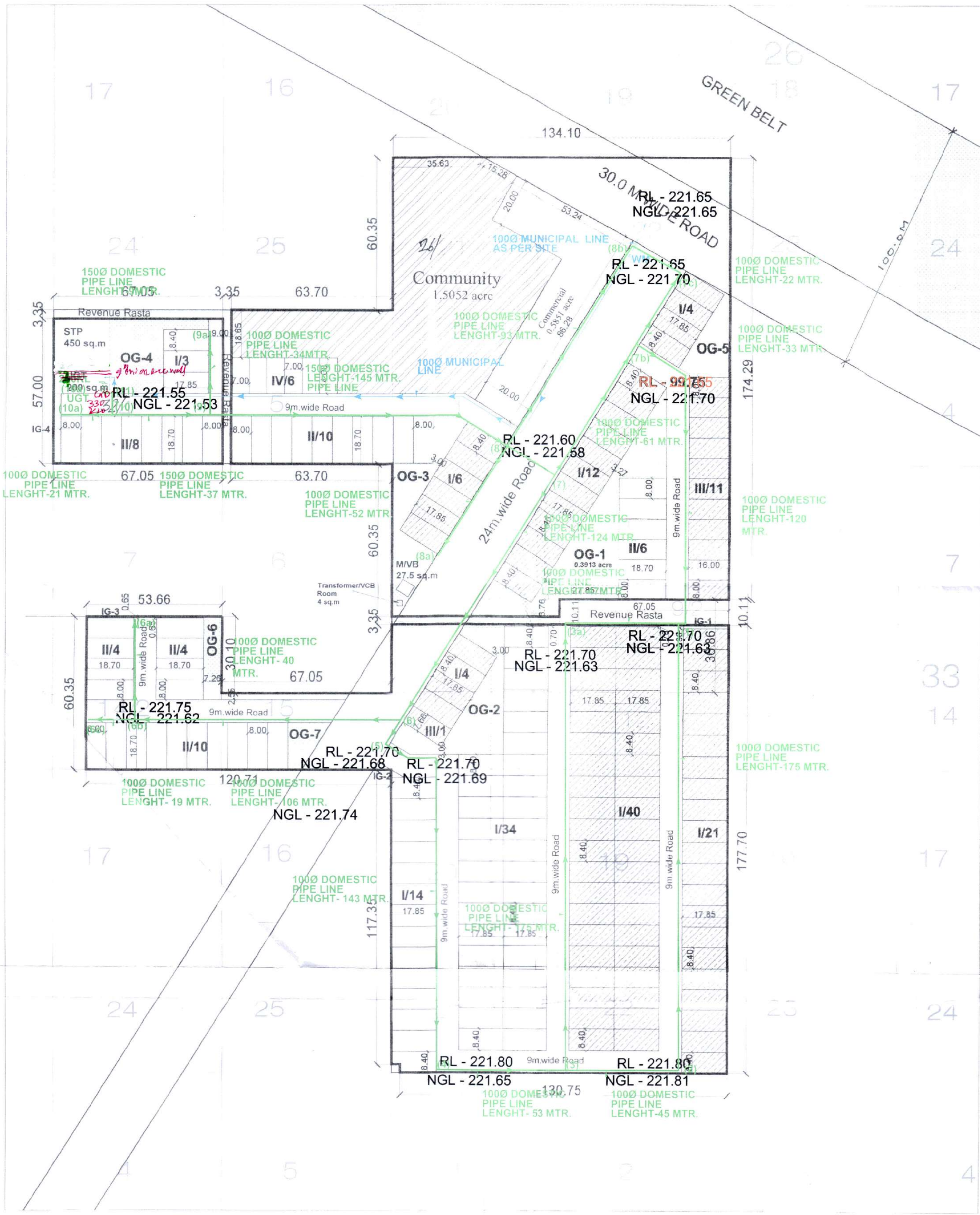
INCIDENTAL GREEN (IG1+IG2+IG3+IG4) = 0.0341 acre
 TOTAL POPULATION = 198x18.0 = 3564 Persons
 PROPOSED DENSITY = 3564/14.6379 = 243.47 PPA
 1 Milk & Vegetables Booth = 27.50sqm

LEGEND FOR PLUMBING
 SYMBOL DESCRIPTION
 DWS - DOMESTIC WATER SUPPLY
 MC - HUDA / MUNICIPAL LINE
 CV - CENTRAL VALVE
 WM - WATER METER

For ESSEL INFRA

 Designated Partner/Author Sign

DRAWING TITLE: WATER SUPPLY LAYOUT PLAN
 SCALE: 1:1000
 ARCHITECT SIGNATURE:
 OWNER SIGNATURE:
 OWNER NAME: M/s Essel Infra LLP
 LGF-10, VASANT SQUARE MALL, PLOT-A SECTOR-B, POCKET-V, COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI-110070



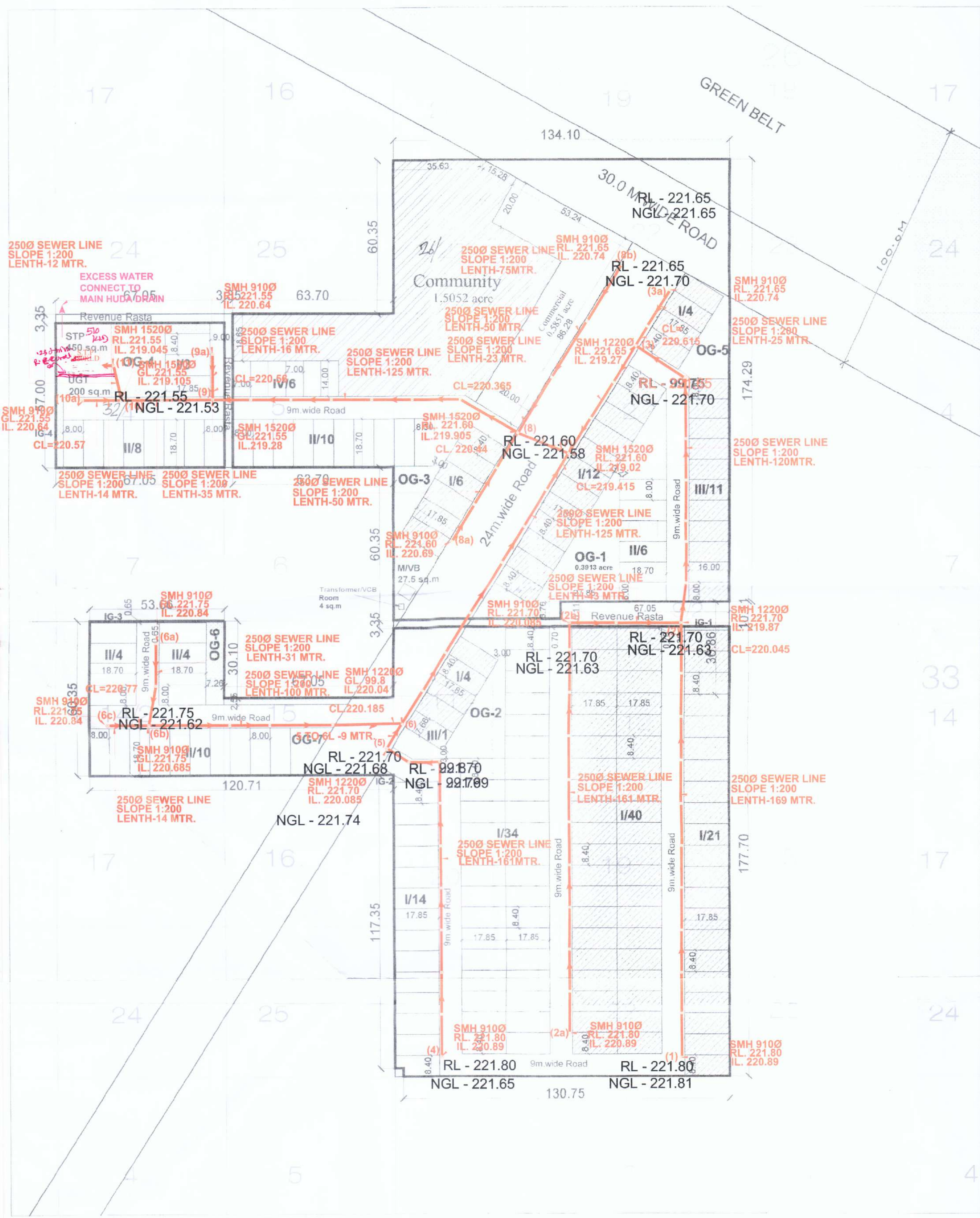
To be read with Licence No. 100 Date: 18/11/2021 LC-4561.

- This Layout Plan for an area measuring 14.96875 acres (Drawing No. DCP-2-378, dated 23-11-21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Essel Infra LLP, in Sector-35, Rohtak, is hereby approved subject to the following conditions:
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule-11 and the bilateral agreement.
 - 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.
 - That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from the Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Order approved by the Director, Town & Country Planning, Haryana.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall provide the directions of the DTCP for the modification of layout plans of the colony.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary adjustments 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - All green belts provided in the layout plan within the licenced areas of the colony 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.
 - 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.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the basis of Section 5-A of the Act No.8 of 1975.
 - 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.
 - 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of a p.p. No.22/22/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 14/6/2016 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Checked subject to comments in forwarding letter No. Dt. and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSPV Panchkula

Executive Engineer H.S.V.P. Division No-1 ROHTAK
 Superintendent Engineer HSPV Circle, Rohtak



Proposed Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 14.96875 Acres at Sector 35, Rohtak

Total Area	14.96875 Acres	(P)
Area under Green Belt	0.0905 Acres	(A)
Area under 30.0 M. wide Service Road	0.5712 Acres	(B)
Area under 24.0 M. wide Service Road	1.3424 Acres	(C)
Net Planned Area	14.63790 Acres	(P-(A+B/C))
Proposed Residential	7.1905	49.122%
Proposed Commercial	0.5851	3.997%
Proposed Community Facilities	1.5052	10.056%
Proposed Green	1.2576	8.402%
Saleable area	7.7756	53.119%

Detail of Plots	Type	Size (m.)	Area (sq.m.)	Nos.	Total Area	
					Nos.	Area (sq.m.)
I	8.400 x 18.700	156.120	138	138	11844.780	
II	8.000 x 18.700	150.000	42	42	6300.000	
III	8.000 x 18.000	144.000	12	12	1728.000	
IV	7.000 x 18.000	126.000	6	6	810.000	
Total			198	198	29682.780	

LEGEND:
 Community Facilities
 Green
 Commercial
 Site Boundary
 Freed Plot

REQUIRED ORGANIZED GREEN = 1.1227 acres (7.5%)

PROPOSED ORGANIZED GREEN

OG1	= 0.3913 acres
OG2	= 0.2170 acres
OG3	= 0.2003 acres
OG4	= 0.1727 acres
OG5	= 0.0970 acres
OG6	= 0.0930 acres
OG7	= 0.0522 acres
TOTAL	= 1.2235 acres (8.174%)

INCIDENTAL GREEN (IG1+IG2+IG3+IG4) = 0.0341 acre
 TOTAL POPULATION = 198x18.0 = 3564 Persons
 PROPOSED DENSITY = 3564/14.6379 = 243.47 PPA
 1 Milk & Vegetables Booth = 27.50sqm

LEGEND FOR PLUMBING

SYMBOL	DESCRIPTION
	SEWERAGE LINE
	S.T.P BY-PASS LINE
	SEWER MANHOLE
GL	GROUND LEVEL
CL	CONNECTION LEVEL
IL	INVERT LEVEL
RL	ROAD LEVEL

DRAWING TITLE: SEWERAGE LAYOUT PLAN

SCALE: 1:1000

ARCHITECT SIGNATURE: [Signature] OWNER SIGNATURE: [Signature]

OWNER NAME: M/s Essel Infra LLP
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI - 110070

To be read with Licence No. 100 Date 18/11/2021 LC-4561

This Layout Plan for an area measuring 14.96875 acres (Drawing No. DTP-2021-1-1-1) dated 18/11/2021, is hereby approved subject to the following conditions:

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTP, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licenced areas of the colony 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.
- 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.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which forms part of the licenced area shall be transferred free of cost to the government on the basis of Section 53A and 54 of the Act No. 8 of 1975.
- 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 which commences.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the condition 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Checked subject to comments in forwarding letter No. DT/..... and notes attached with the estimate

[Signature]
 Additional Chief Engineer (HO) for Chief Engineer-I, HSVP, Panchkula

[Signatures of Architects and Engineers]

(RAMESH KANSAL) ATP (HQ)
 (BABITA GUPTA) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (P. P. SINGH) CTP (HQ)
 (K. MAHABHADR PANDHARANG) DTP (HQ)

(SATYA PAL) ATP (HQ)
 (DINESH SHARMA) SP (HQ)

Executive Engineer H.S.V.P. Division No. 1 ROHTAK
 Superintendent Engineer HSVP Circle, Rohtak

Proposed Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 14.96875 Acres at Sector 35, Rohtak

Total Area	14.96875 Acres	(P)
Area under Green Belt	0.0905 Acres	(A)
Area under 30.0 M. wide Service Road	0.5712 Acres	(B)
Area under 24.0 M. wide Service Road	1.3424 Acres	(C)
Net Planned Area	14.63790 Acres	(P-(A+B/2))
Proposed Residential	7.1905	49.122%
Proposed Commercial	0.5851	3.997%
Proposed Community Facilities	1.5052	10.056%
Proposed Green	1.2576	8.402%
Saleable area	7.7756	53.119%

Detail of Plots		Size		Area		Nos.		Total Area		Frozen Plot	
Type	(m.)	(m.)	(Sq.m)	(Sq.m)	(Nos.)	(Nos.)	(Nos.)	(Sq.m)	(Nos.)	(Sq.m)	(Nos.)
I	8.400	x	17.850	149.940	138	20691.720	37	13044.780			
II	8.000	x	18.700	149.600	42	6233.200	0	0.000			
III	8.000	x	16.000	128.000	12	1536.000	12	1536.000			
IV	7.000	x	14.000	98.000	6	588.000	0	0.000			
Total					198	29058.920	49	14580.780			

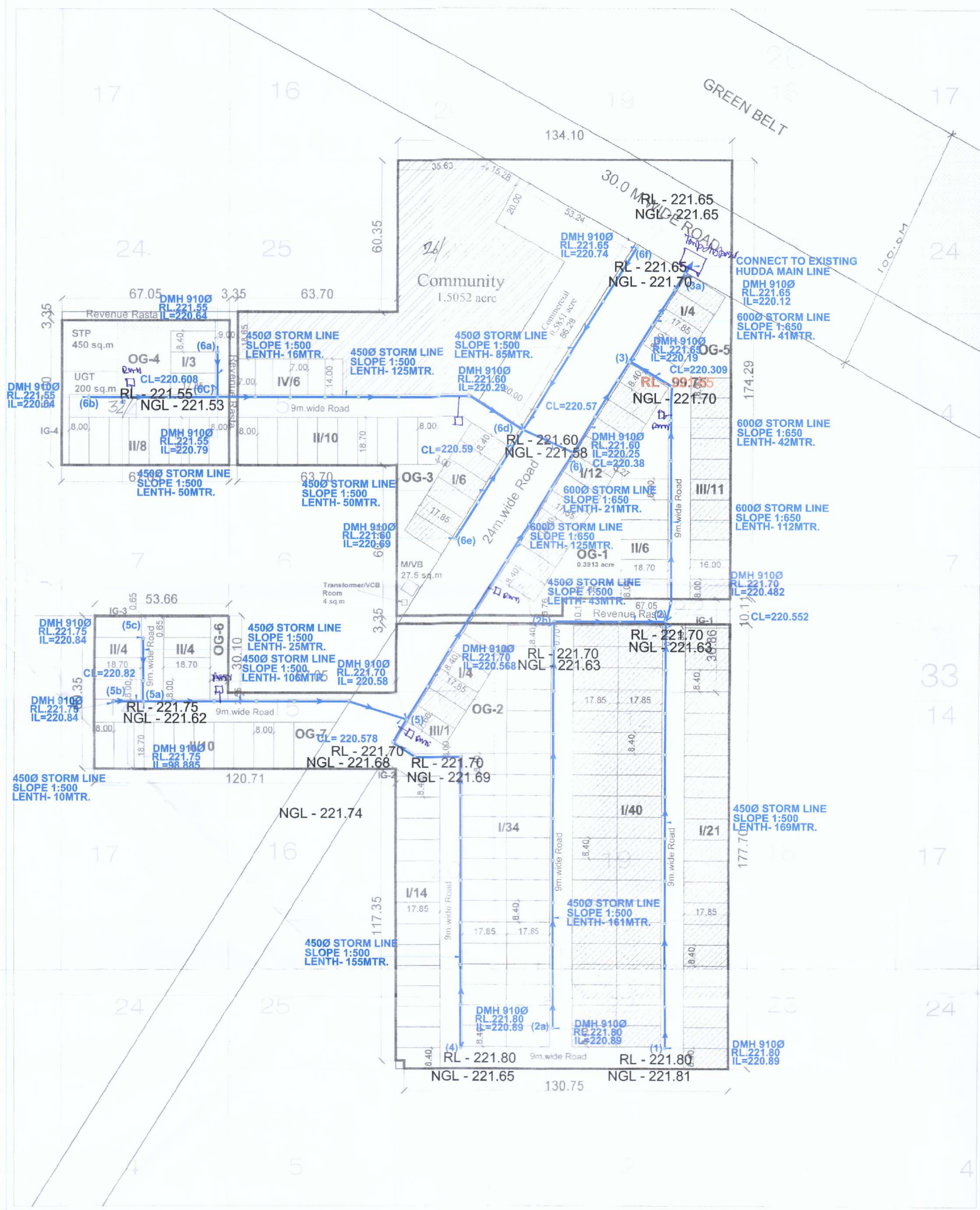
LEGEND:
 Community Facilities
 Green
 Commercial
 Site Boundary
 Frozen Plot

REQUIRED ORGANIZED GREEN = 1.1227 acres (7.5%)
 PROPOSED ORGANIZED GREEN
 OG1 = 0.3913 acres
 OG2 = 0.2170 acres
 OG3 = 0.2003 acres
 OG4 = 0.1727 acres
 OG5 = 0.0970 acres
 OG6 = 0.0930 acre
 OG7 = 0.0522 acre
TOTAL = 1.2235 acres (8.174%)

INCIDENTAL GREEN (IG1+IG2+IG3+IG4) = 0.0341 acre
 TOTAL POPULATION = 198X18.0 = 3564 Persons
 PROPOSED DENSITY = 3564/14.6379 = 243.47 PPA
 1 Milk & Vegetables Booth = 27.50sqm

LEGEND FOR PLUMBING
 STORM WATER LINE
 MANHOLE
 GL GROUND LEVEL
 CL CONNECTION LEVEL
 IL INVERT LEVEL
 RL ROAD LEVEL

For ESSEL INFRA LLP
 Designated Partner/Author
STORM WATER LAYOUT PLAN
 SCALE: 1:1000
 ARCHITECT SIGNATURE: [Signature]
 OWNER SIGNATURE: [Signature]
 M/s Essel Infra LLP
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI-110070



To be read with Licence No. 100 Dated 16/11/2021 LC-4561.

This Layout Plan for an area measuring 14.96875 acres (Drawing No. DTCP-375 dated 13-11-21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Essel Infra LLP, in Sector-35, Rohtak, 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 the Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Regulations 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 provide the directions of the DTCP 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 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 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 metres 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 common area.
12. The portion of the sector/development plan roads/green belts as provided in the Development Plan if any, shall form part of the proposed area shall be transferred free of cost to the government on the basis of section 13(1) 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 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.22/52/2005-SPower 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. 194/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Checked subject to comments in forwarding letter No. DT/11/2021 dated 11/11/21 attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-L, HSVP Panchkula

Executive Engineer H.S.V.P. Division No-1 ROHTAK
 Superintendent Engineer HSVP Rohtak

[Signatures of various officials including Brij Kumar Srivastava, Brij Kumar Srivastava, Brij Kumar Srivastava, Brij Kumar Srivastava, Brij Kumar Srivastava]

Proposed Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 14.96875 Acres at Sector 35, Rohtak

Total Area	14.96875 Acres	(P)
Area under Green Belt	0.0905 Acres	(A)
Area under 30.0 M. wide Service Road	0.5712 Acres	(B)
Area under 24.0 M. wide Service Road	1.3424 Acres	(C)
Net Planned Area	14.63790 Acres	(P-(A+B/2))
Proposed Residential	7.1905	49.122%
Proposed Commercial	0.5851	3.997%
Proposed Community Facilities	1.5052	10.056%
Proposed Green	1.2576	8.402%
Saleable area	7.7756	53.119%

Detail of Plots	Type	Size (m)	Area (Sq.m)	Nos.	Total Area	
					Area (Sq.m)	Total Area (Sq.m)
I	8.400 x 17.850	149.940	138	20691.720	87	13044.780
II	8.000 x 18.700	150.600	42	6263.200	0	0.000
III	8.000 x 16.000	128.000	12	1536.000	12	1536.000
IV	7.000 x 14.000	98.000	6	588.000	0	0.000
Total			198	29098.920	99	14580.780

LEGEND:

- Community Facilities
- Green
- Commercial
- Site Boundary
- Freezed Plot

REQUIRED ORGANIZED GREEN = 1.1227 acres (7.5%)

PROPOSED ORGANIZED GREEN

OG1	= 0.3913 acres
OG2	= 0.2170 acres
OG3	= 0.2003 acres
OG4	= 0.1727 acres
OG5	= 0.0970 acres
OG6	= 0.0930 acres
OG7	= 0.0522 acres
TOTAL	= 1.2235 acres (8.174%)

INCIDENTAL GREEN (IG1+IG2+IG3+IG4) = 0.0341 acre

TOTAL POPULATION = 198X18.0 = 3564 Persons
 PROPOSED DENSITY = 3564/14.6379 = 243.47 PPA
 1 Milk & Vegetables Booth = 27.50sqm

LEGEND FOR PLUMBING

SYMBOL DESCRIPTION

- IR IRRIGATION LINE
- GARDEN HYDRANT

For ESSEL INFRA LLP
 Designated Partner/Author Sign

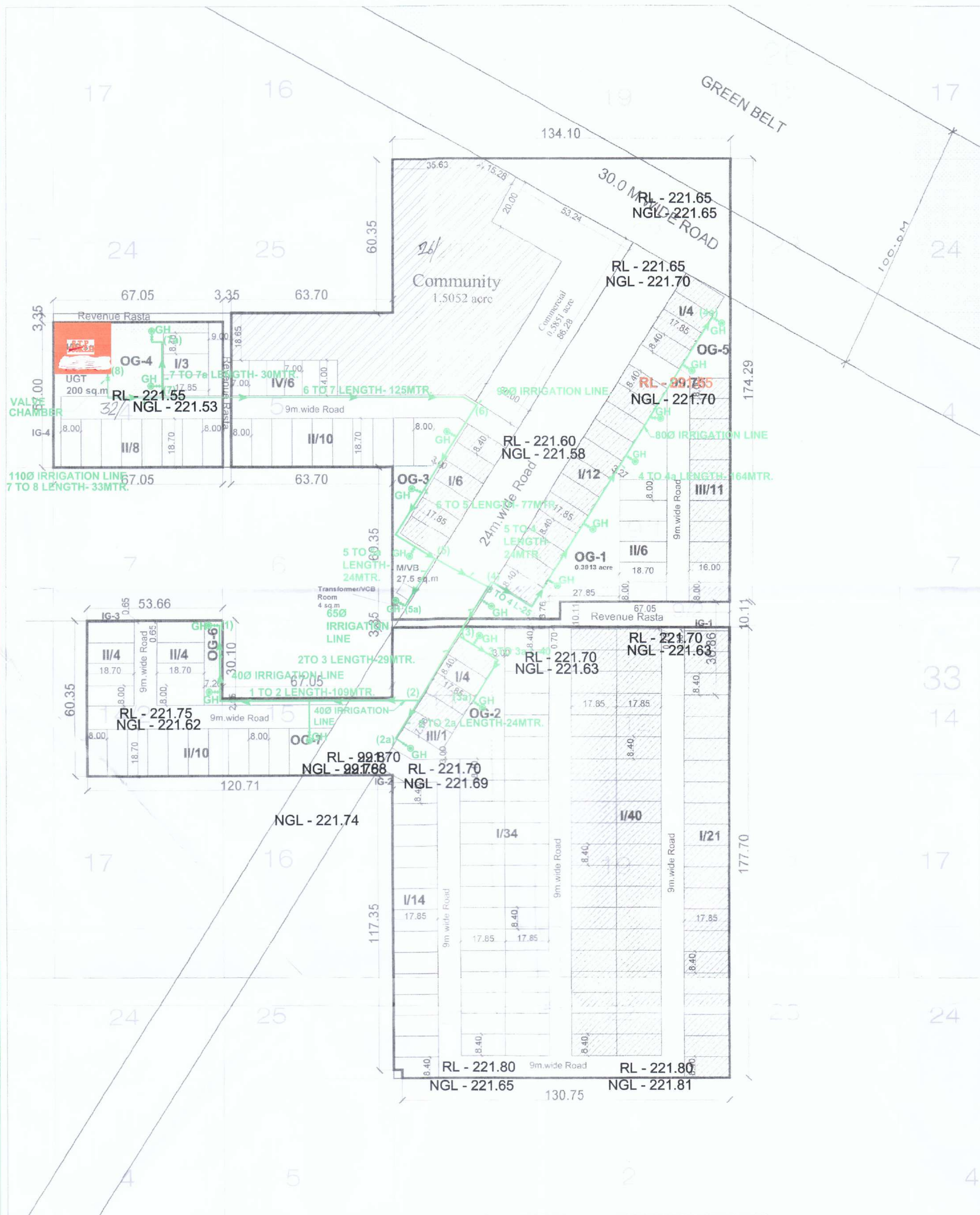


IRRIGATION LAYOUT PLAN

SCALE: 1:1000

ARCHITECT SIGNATURE: [Signature] OWNER'S SIGNATURE: [Signature]

OWNER NAME: M/s Essel Infra LLP
 LGF-10, VASANT SQUARE MALL, PLOT-A SECTOR-B POCKET-V, COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI -110070

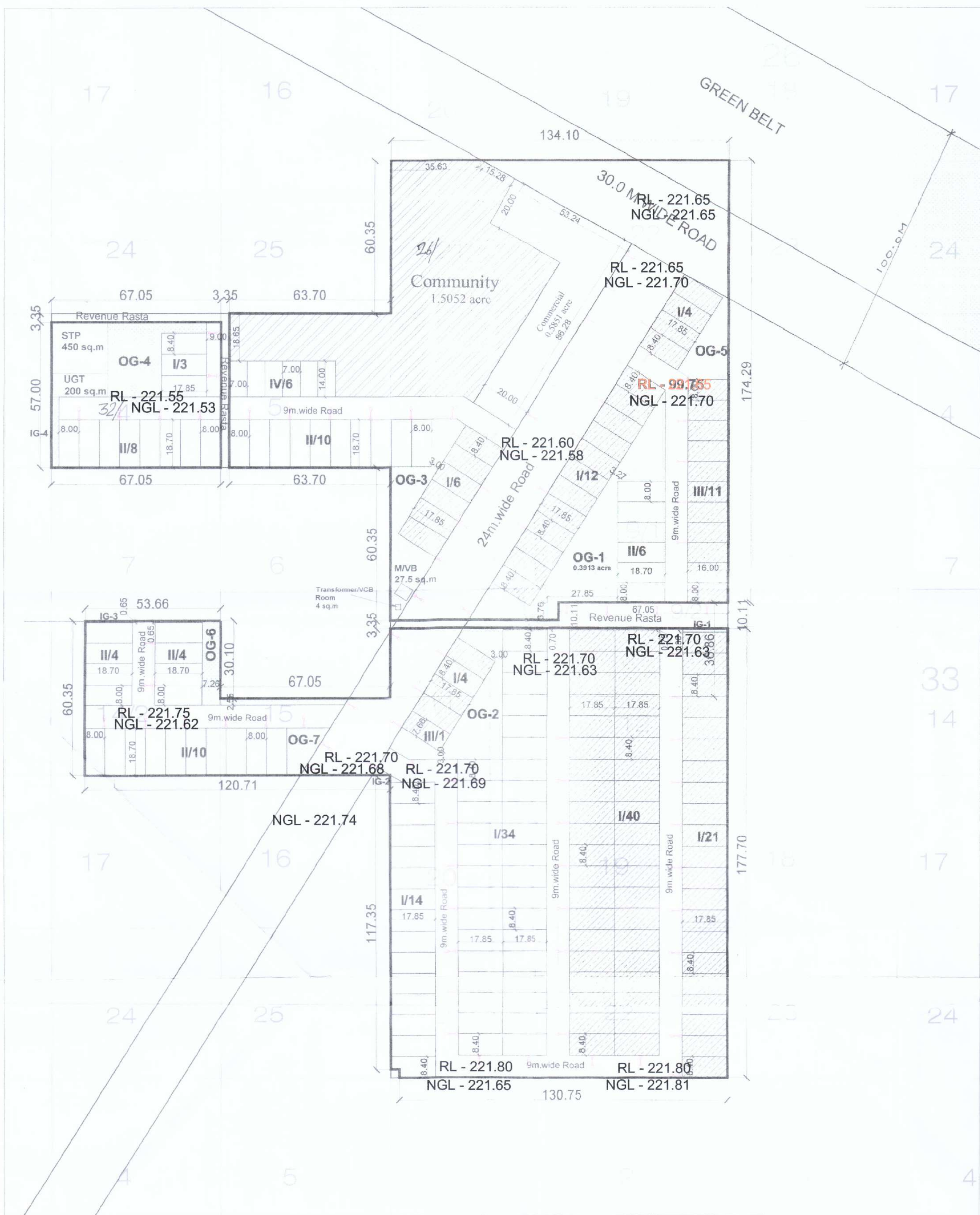


To be read with Licence No. 100 Dated 18/11/2021 LC-4561

This Layout Plan for an area measuring 14.96875 acres (Drawing No. DTP-2021-03 dated 13-11-21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Essel Infra LLP in Sector-35, Rohtak, is hereby approved subject to the following conditions:

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from the Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Regulation approved by the Director, Town & Country Planning, Haryana.
- 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.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary modifications 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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.
- 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.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 3 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan road, green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 8, clause 1 of the act No.2 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through gazette 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt notification as applicable.
- That the colonizer/owner shall use only Light Emitting Diode lamps (LED) lighting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of G.O. No.22/52/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

[Signatures of Architects: Babita Gupta, Hitesh Sharma, P.P. Singh, K. Mahaband Pandurang, S.S. Sanyal, Dinesh Kumar]



Proposed Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 14.96875 Acres at Sector 35, Rohtak

Total Area	14.96875 Acres	(P)
Area under Green Belt	0.0905 Acres	(A)
Area under 30.0 M. wide Service Road	0.5712 Acres	(B)
Area under 24.0 M. wide Service Road	1.3424 Acres	(C)
Net Planned Area	14.63790 Acres	(P-(A+B/C))
Proposed Residential	7.1905	49.122%
Proposed Commercial	0.5851	3.997%
Proposed Community Facilities	1.5052	10.056%
Proposed Green	1.2576	8.402%
Saleable area	7.7756	53.119%

Detail of Plots	Type	Size (m.)	Area (Sq.m)	Nos.	Freezed Plot	
					Total Area (Sq.m)	Total Area (%)
I	8.400 x 17.850	149.940	138	20691.720	87	13044.780
II	8.000 x 18.700	149.600	42	6283.200	0	0.000
III	8.000 x 16.000	128.000	12	1536.000	12	1536.000
IV	7.000 x 14.000	98.000	6	588.000	0	0.000
Total			198	29098.920	99	14580.780

LEGEND:
 Community Facilities
 Green
 Commercial
 Site Boundary
 Freezed Plot

REQUIRED ORGANIZED GREEN = 1.1227 acres (7.5%)

PROPOSED ORGANIZED GREEN

OG1	= 0.3913 acres
OG2	= 0.2170 acres
OG3	= 0.2003 acres
OG4	= 0.1727 acres
OG5	= 0.0970 acres
OG6	= 0.0930 acres
OG7	= 0.0522 acres
TOTAL	= 1.2235 acres (8.174%)

INCIDENTAL GREEN (IG1+IG2+IG3+IG4) = 0.0341 acre
 TOTAL POPULATION = 198x18.0 = 3564 Persons
 PROPOSED DENSITY = 3564/14.6379 = 243.47 PPA
 1 Milk & Vegetables Booth = 27.50sqm

LEGEND FOR ELECTRICAL SYMBOL DESCRIPTION
 STREET LIGHT

For ESSEL INFRA LLP

 Designated Partner/Auth. Sign

ELECTRICAL LAYOUT PLAN
 SCALE: 1:1000
 ARCHITECT SIGNATURE:
 OWNER SIGNATURE:
 OWNER NAME: M/s Essel Infra LLP
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTER, VASANT KUNJ, NEW DELHI -110070

- To be read with Licence No. 100 Date: 18/11/2021 LC-4561.
- This Layout Plan for an area measuring 14.96875 acres (Drawing No. DTCP/2016/14-1) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Essel Infra LLP, in Sector-35, Rohtak, is hereby approved subject to the following conditions:
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - 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.
 - 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.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - 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.
 - 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.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 4-A of the Act No. 16 of 1975.
 - 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.
 - 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of the Act No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/62/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.