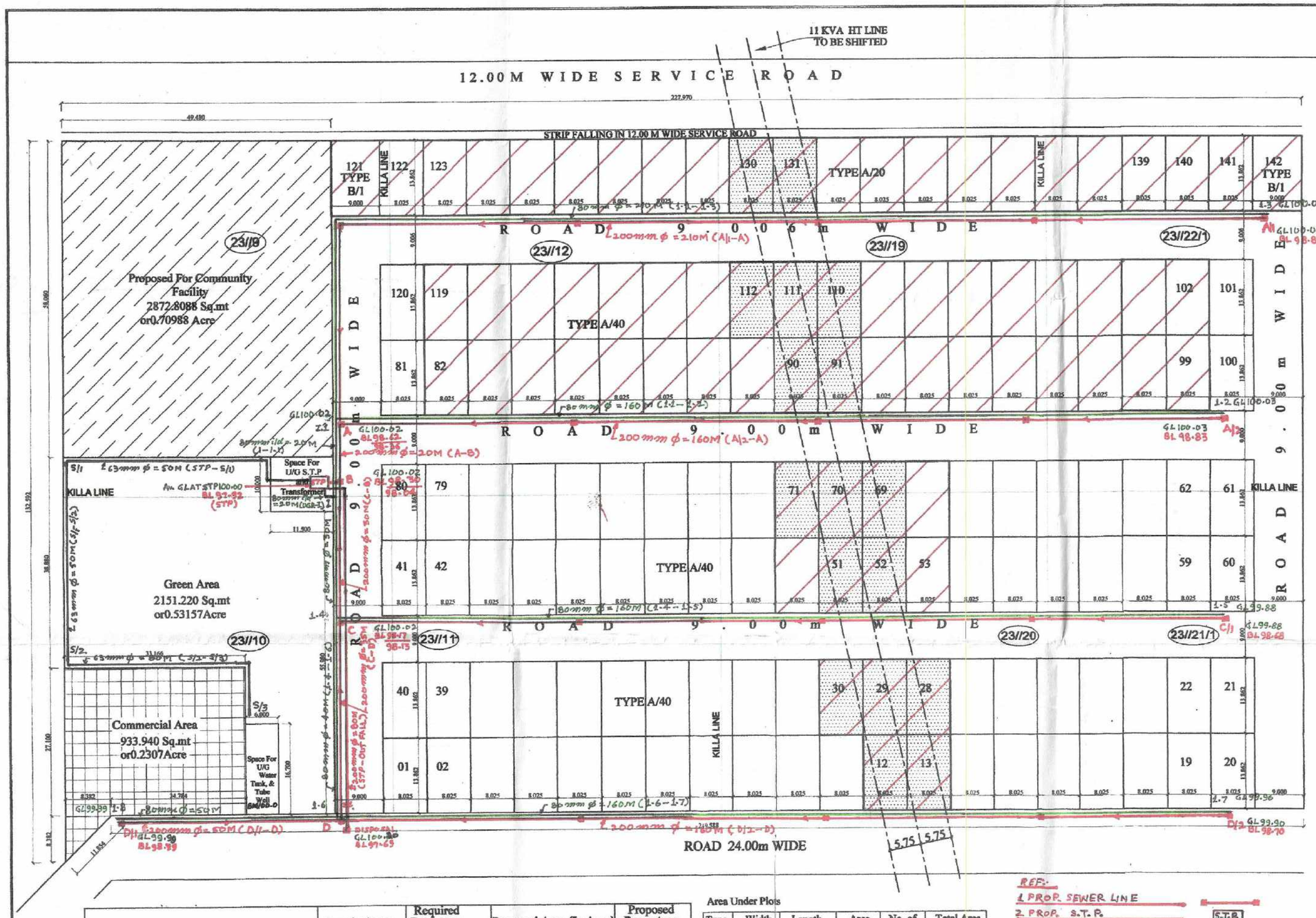
SEW.




PROPOSED LAYOUT CUM DEMARCATION PLAN OF **DEEN DAYAL JAN AWAS YOJNA AFFORDABLE RESIDENTIAL PLOTTED COLONY** ON THE LAND MEASURING 7.0875 ACRE IN SECTOR-32, KARNAL.

DEVELOPED BY:-

**SKYHIGH PROPBUILD PVT. LTD.**

SCALE - 1:400

NORTH

To be read with Licence No. 44 of 2017 Dated 10.07.2017

That this **Layout-cum-demarcation plan for an area measuring 7.0875 acres (Drawing No. DTCP-6569 dated 07.08.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Skyhigh Prop Build Pvt. Ltd. in revenue estate of Village Sudha Khera, Sector- 32A, Distt. Karnal** is hereby approved subject to following conditions:-

1. That the **Layout-cum-demarcation** 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 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. That 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 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 licenced 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 may be 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 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 15.07.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order HREC/52/2005-5Power dated 7.8.2018 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 18/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

| | Area in Acres | Required Percentage | Proposed Area (In Acre) | Proposed Percentage |
|---|---|---|---|---|
| Total Area of Land | 7.08750 | | | |
| Area Under 24 MT Sector Road//Green Belt | 0.00000 | | | |
| Balance Area (A) | 7.08750 | | | |
| 50% of Sector Area (B) | 0.00000 | | | |
| Total of A + B | 7.08750 | | | |
| Required open Green Space Area (7.5%) | 0.5315625 | 7.5% | 0.53157 | 7.50% |
| 10% area to be transfered free of cost to the Goverment | 0.70875 | 10% | 0.70988 | 10.01% |
| Permissible Commercial Area | 0.2835 | 04% | 0.2307 | 3.25% |
| Area under Plots | 4.323375 | 61% | 3.9100 | 55.16% |
| Total Permissible Saleble Area | 4.607 | 65% | 4.1407 | 58.42% |
| Minimum Permissible Density | 240.00000 | Proposed Density 270.476PPA | | |
| Maximum Permissible Density | 400.00000 | | | |
| 50% Area to be freezed by Department | 1.955 | | 1.958 | 50.07% |

Area Under Plots

| Type | Width | Length | Area | No. of Plot | Total Area under Plots |
|---|---|---|---|---|---|
| A | 8.025 | 13.862 | 111.2425 | 140 | 15573.95 |
| $B_1$ | 9.00 | 13.862 | 124.758 | 2 | 249.516 |
| | | Total No. of Plots | | 142 | 15823.516 |
| | | Total Area Under Plots in Acres | | | 3.9100 |

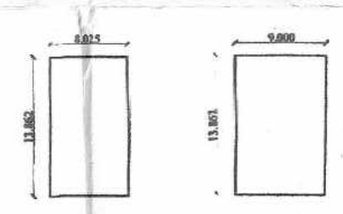
Area Under Freezed Plots

| Type | Width | Length | Area | No. of Plot | Total Area |
|---|---|---|---|---|---|
| A | 8.025 | 13.862 | 111.2425 | 69 | 7675.73 |
| $B_1$ | 9.00 | 13.862 | 124.758 | 2 | 249.516 |
| | | Grand Total | | 71 | 7925.246 |
| Total Area Under FREEZED Plots in Acres | | | | | 1.958 |

REF:-
1. PROP. SEWER LINE
2. PROP. S.T.P.
3. PROP. RECYCLED WATER SUPPLY (FOR REUSE)
4. PROP. RECYCLED WATER SUPPLY (FOR IRRIGATION)
5. PROP. LEVELS

S.T.P.

NSL 100.00
BL 98.80




TYPE - A
AREA = 111.2425 SQ.MT.
NO. of Plots =140

TYPE - B
AREA = 124.758 SQ.MT.
No. of Plots =2

PLOTS TO BE FREEZED = = 7925.246 SQM (1.958ACRE) =(50.07%) SHOWN AS

Proposed For Community Facility 2872.8088 Sq.mt (0.70988 Acre)

NOTE:- THE PLOTS NO. 12 , 13, 28 ,29, 30, 51, 52 ,69, 70, 71, 90,91, 110, 111, 112, 130, 131 (17No.) ARE FREEZED TILL THE 11 KV HT LINE SHIFTED AT SITE.

For Skyhigh Propbuild Pvt. Ltd.
Auth. Signatory
Signature of Owner

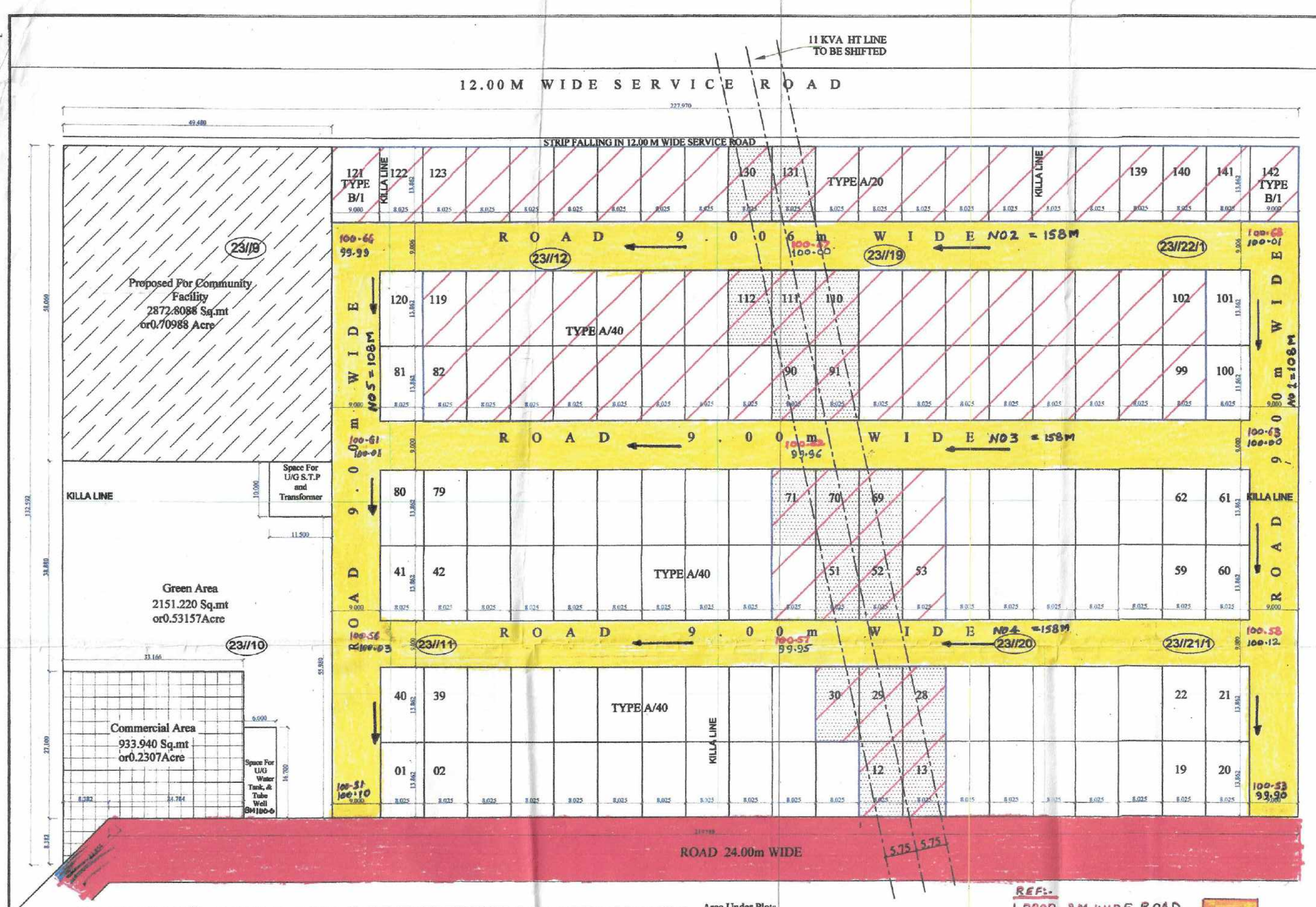
Ar. Randeep Kumar
Regn. No. CA/2018/76961
Signature of Architect

For Skyhigh Propbuild Pvt. Ltd.
Auth. Signatory

Executive Engineer
H.S.V.P. Division, Karnal

Superintending Engineer
HSVP Circle, KARNAL

ROADS




PROPOSED LAYOUT CUM DEMARCATION PLAN OF **DEEN DAYAL JAN AWAS YOJNA AFFORDABLE RESIDENTIAL PLOTTED COLONY** ON THE LAND MEASURING 7.0875 ACRE IN SECTOR-32, KARNAL.

DEVELOPED BY:-

**SKYHIGH PROPBUILD PVT. LTD.**

SCALE - 1:400

NORTH

| | Area in Acres | Required Percentage | Proposed Area (In Acre) | Proposed Percentage |
|---|---|---|---|---|
| Total Area of Land | 7.08750 | | | |
| Area Under 24 MT Sector Road//Green Belt | 0.00000 | | | |
| Balance Area (A) | 7.08750 | | | |
| 50% of Sector Area (B) | 0.00000 | | | |
| Total of A + B | 7.08750 | | | |
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| Permissible Commercial Area | 0.2835 | 04% | 0.2307 | 3.25% |
| Area under Plots | 4.323375 | 61% | 3.9100 | 55.16% |
| Total Permissible Saleble Area | 4.607 | 65% | 4.1407 | 58.42% |
| Minimum Permissible Density | 240.00000 | Proposed Density 270.476PPA | | |
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| $B_1$ | 9.00 | 13.862 | 124.758 | 2 | 249.516 |
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| | | Total Area Under Plots in Acres | | | 3.9100 |

Area Under Freezed Plots

| Type | Width | Length | Area | No. of Plot | Total Area |
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| A | 8.025 | 13.862 | 111.2425 | 69 | 7675.73 |
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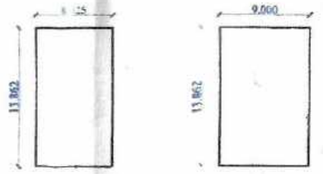
| | | Grand Total | | 71 | 7925.246 |
| Total Area Under FREEZED Plots in Acres | | | | | 1.958 |

REF:-
1. PROP. 9M WIDE ROAD
2. EXIST. 24M WIDE ROAD
3. PROP. LEVELS

FL 100.55
NSL 99.98

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To be read with Licence No. 44 of 2017 Dated 10.07.2017

That this layout-cum-demarcation plan for an area measuring 7.0875 acres (Drawing No. DTCP-6563 dated 07.08.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Skyhigh Prop Build Pvt. Ltd. in revenue estate of Village Budha Khera, Sector- 32A, Dist. Karnal is hereby approved subject to the following conditions:-

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3. That the demarcation plans as per size 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.
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For Skyhigh Propbuild Pvt. Ltd.
Auth. Signatory
Signature of Owner

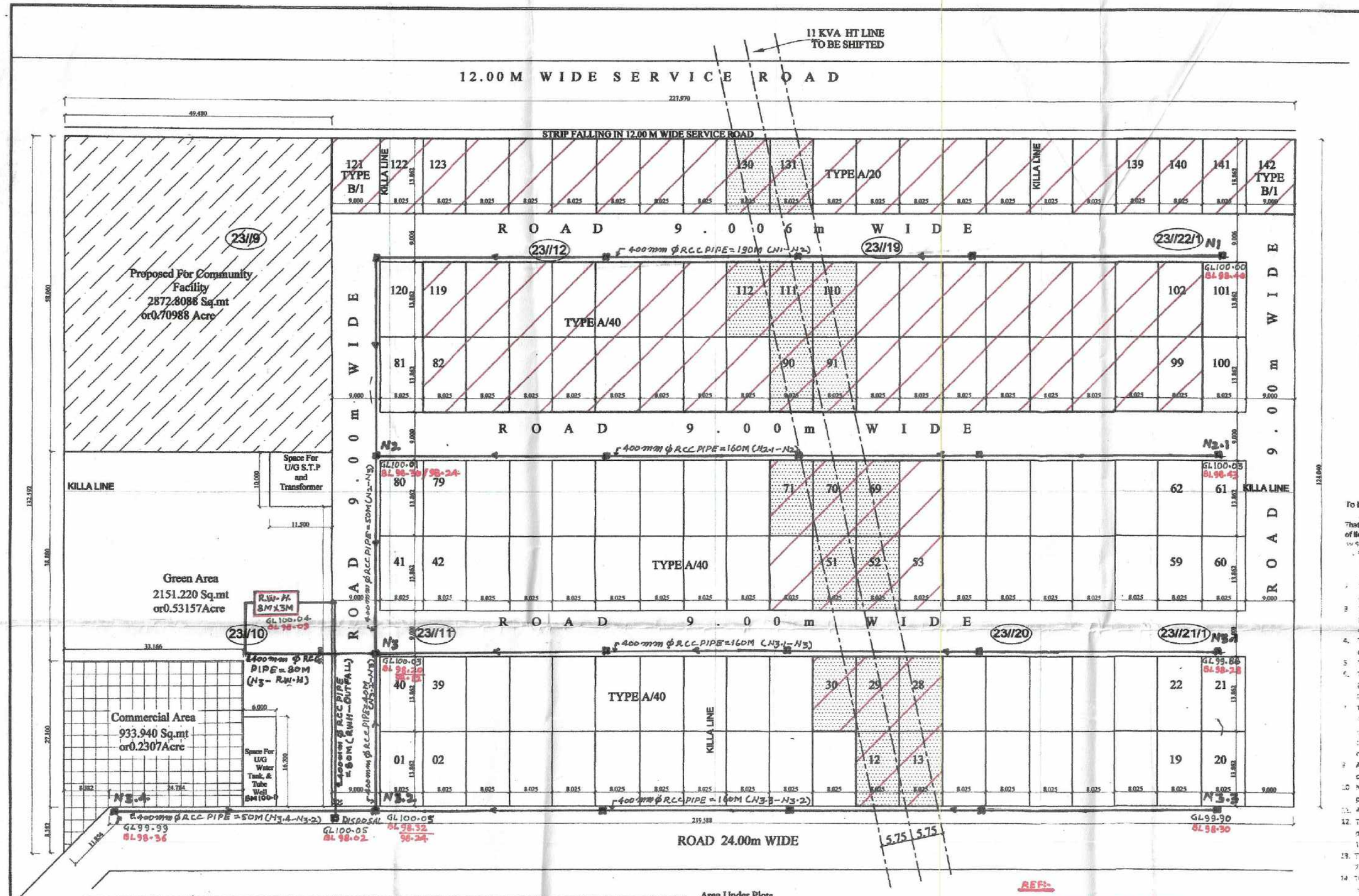
Ar. Randeep Kumar
Regn. No. CA/2016/76961
Signature of Architect

For Skyhigh Propbuild Pvt. Ltd.
Auth. Signatory

Superintending Engineer H.S.V.P. Circle, KARNAL

Executive Engineer H.S.V.P. Division, Karnal

S.W.D.

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DEVELOPED BY:-

**SKYHIGH PROPBUILD PVT. LTD.**

SCALE - 1:400

NORTH

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| Total Area Under Plots in Acres | | | | | 3.9100 |

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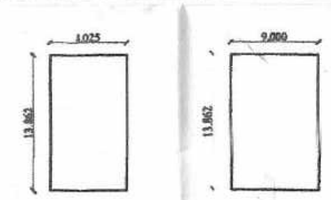
| Grand Total | | | | 71 | 7925.246 |
| Total Area Under FREEZED Plots in Acres | | | | | 1.958 |

REF:-
1. PROP. STORM WATER DRAIN
2. PROP. RAIN WATER HARVESTING — RW-H.
3. PROP. LEVELS — N.S.L. 100.00 G.L. 98.40

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NO. of Plots =140

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No. of Plots =2

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NOTE:- THE PLOTS NO. 12 , 13, 28 ,29, 30, 51, 52 ,69, 70, 71, 90,91, 110, 111, 112, 130, 131 (17No.) ARE FREEZED TILL THE 11 KV HT LINE SHIFTED AT SITE.

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(BALWANT SINGH) SD/HO | (VIJENDER SINGH) DTP (HQ) | (SURINDER SINGH) STP (HQ) | (VIRENDER KUMAR) DTP | (K. MAHESH) SD HAVELI/PANIPAT, HQ DTCP (HQ)

For Skyhigh Propbuild Pvt. Ltd.
Auth. Signatory
Signature of Owner

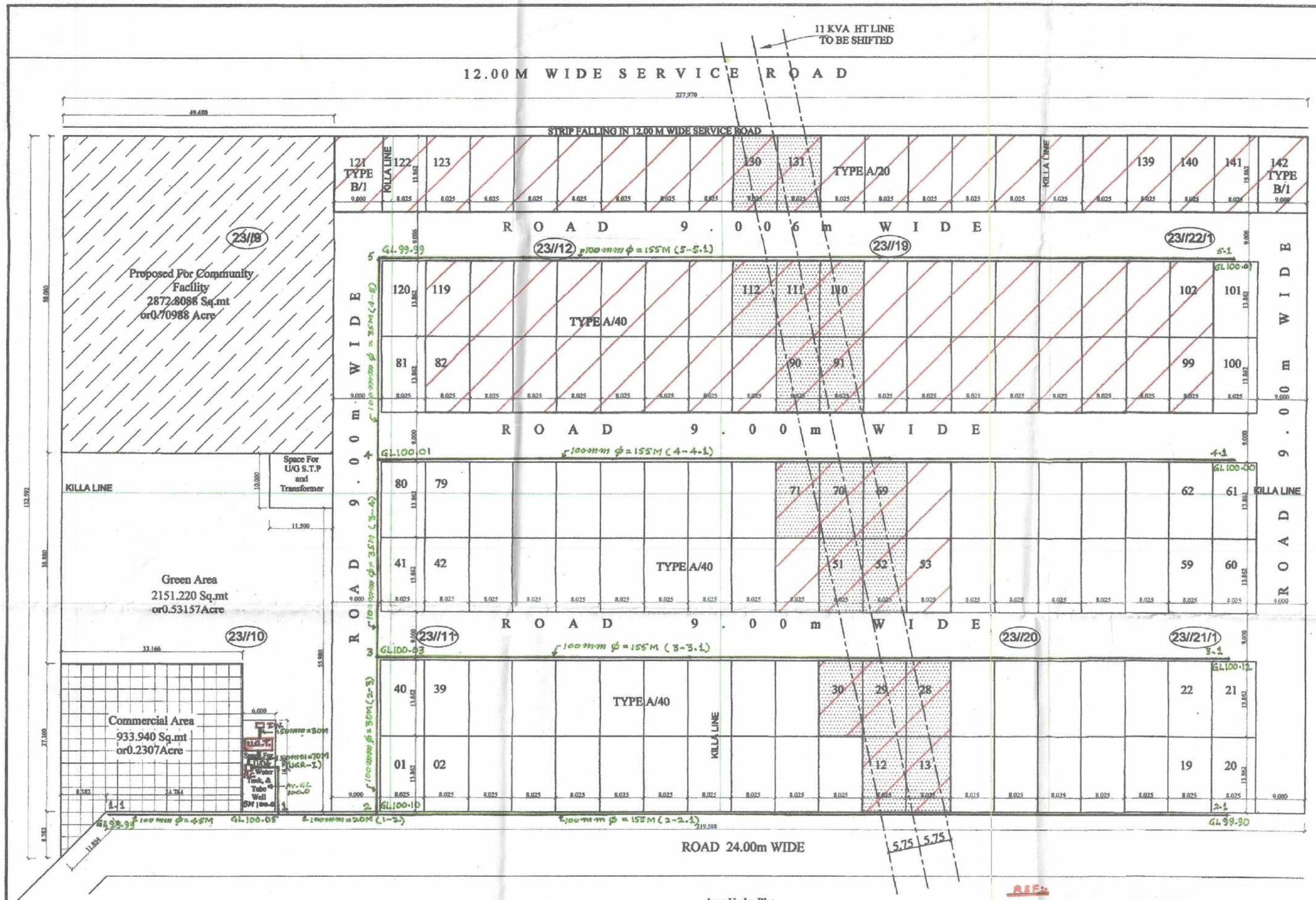
Ar. Randeep Kumar
Regn. No. CA/2018/78661
Signature of Architect

For Skyhigh Propbuild Pvt. Ltd.
Auth. Signatory

Superintending Engineer
HSVP Circle, KARNAL

Executive Engineer
H.S.V.P. Division, Karnal

W/S

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DEVELOPED BY:-

**SKYHIGH PROPBUILD PVT. LTD.**

SCALE - 1:400

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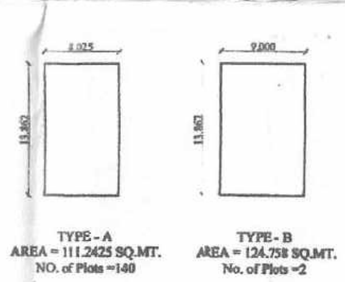
R.E.F:
1. PROP. FRESH WATER SUPPLY
2. PROP. TUBEWELL
3. PROP. U.G. TANK
4. PROP. GROUND LEVEL

T.W.
U.G.T.
±00.02




PLOTS TO BE FREEZED = = 7925.246 SQM (1.958ACRE) =(50.07%) SHOWN AS

Proposed For Community Facility 2872.8088 Sq.mt (0.70988 Acre)

NOTE:- THE PLOTS NO. 12 , 13, 28 ,29, 30, 51, 52 ,69, 70, 71, 90,91, 110, 111, 112, 130, 131 (17No.) ARE FREEZED TILL THE 11 KV HT LINE SHIFTED AT SITE.

To be read with Licence No. 44 of 2018 Dated 18.07.2017

That this Layout-cum-demarcation plan for an area measuring 7.0875 acres (Drawing No. DTCP-6569 dated 07.08.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Skyhigh Prop Build Pvt. Ltd. in revenue estate of Village Budha Khera, Sector- 32A, Distt. Karnal is hereby approved subject to following conditions:-

1. That the Layout-cum-demarcation 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 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 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 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 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 [illegible]
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.12/67/2005-5Power dated 7.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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.

For Skyhigh Propbuild Pvt. Ltd.
Auth. Signatory
Signature of Owner

Ar. Randeep Kumar
Regn. No. CA/2018/78661
Signature of Architect

For Skyhigh Propbuild Pvt. Ltd.
Auth. Signatory

Superintending Engineer
HSVP Circle, KARNAL

Executive Engineer
H.S.V.P. Division, Karnal