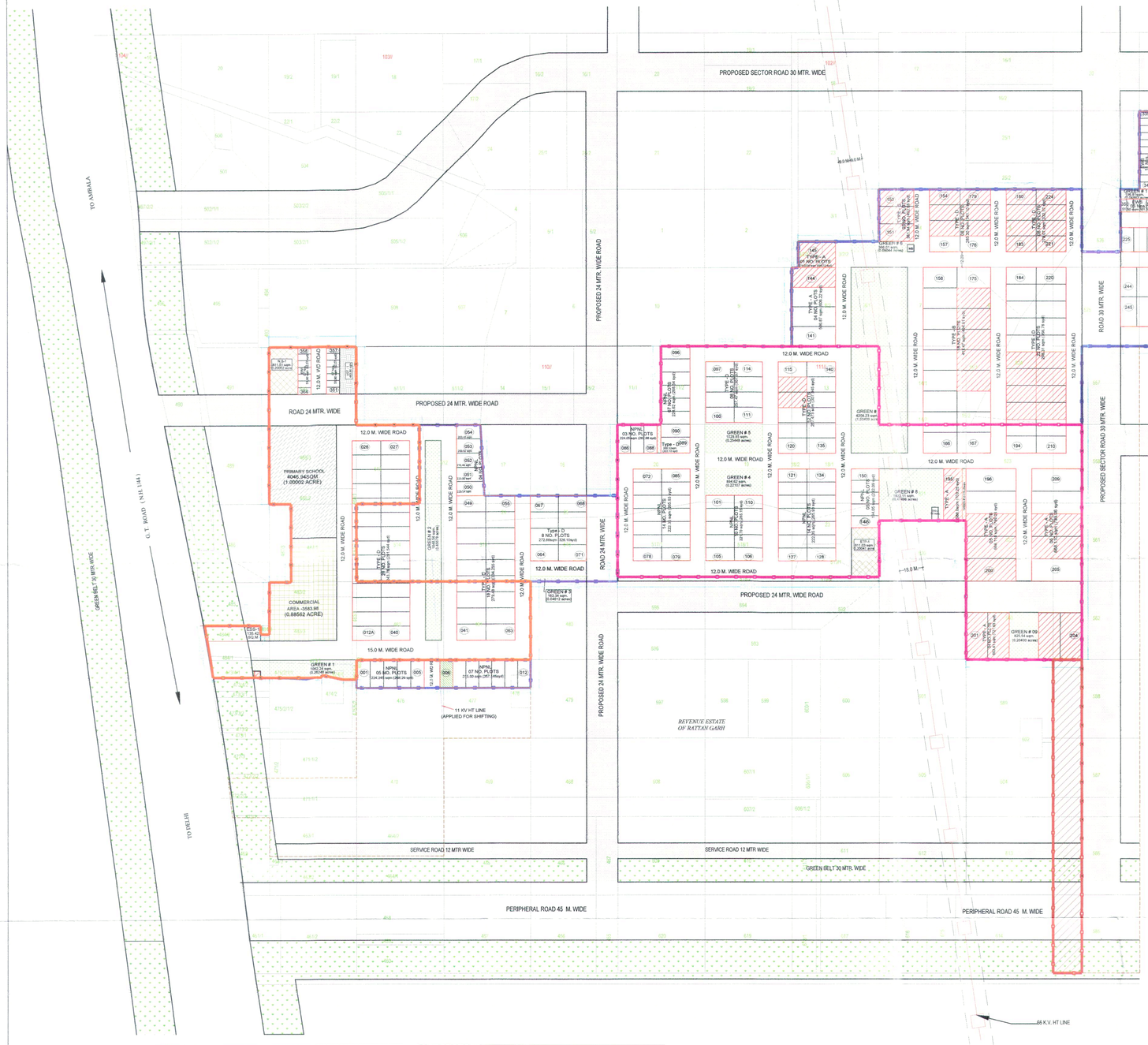

Legend			
S. No.	Boundary Line	Particulars	Area
1		Area Licensed vide License No. 09/2019 under DDJAY applied for Migraqtion	7.16875 Acres
2		Area Licensed vide License No. 70/2018 under DDJAY applied for Migraqtion	13.51875 Acres
3		Area applied for Additional License	22.44236 Acres
		TOTAL	43.12986 Acres
Note:		Balance Area Licensed vide License No. 70/2018 under DDJAY applied for Surrender	1.32500 Acres

DETAILS OF COMMUNITY SITES			
S. No.	Particulars	REQUIRED	PROPOSED
1	Primary School (including Nursery School) - 1.000 Acre	1 No.	1 No.
2	Nursery School - 0.200 Acres	2 Nos.	2 Nos.

MORTGAGE AREA

(PLOTS NO 06, 270, 271, 272 & 273)
5 NOS. PLOTS ARE FREEZED TILL THE
11 KV HT LINE IS SHIFTED AT THE SITE

DETAILS OF MORTGAGED PLOTS								
VILLAGE	RECT. NO.	KILLA NO.	TYPE	PLOT NO.	PLOT SIZE WIDTH (METERS)	PLOT SIZE LENGTH (METERS)	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
Rattangarh (Hadbast # 249)	-	521	A	195	14.80	39.73	588.00	1	588.00
		522	A	196 to 200 & 206	17.34	38.53	668.11	4	2672.44
		524	D	189 to 192 & 212 to 214	12.97	23.00	298.31	7	2088.17
		557	D	215	12.97	23.00	298.31	1	298.31
		561	A	207	17.34	38.53	668.11	1	668.11
		562	A	204	16.60	36.35	603.41	1	603.41
		590	A	201 to 203	16.60	36.35	603.41	3	1810.23
Jhambra (Hadbast # 253)	111//	3/2/2 min	A	145	20.12	28.53	574.02	1	574.02
		4	C	151 to 153	13.41	26.99	361.94	3	1085.81
			D	154 to 156	12.09	23.59	285.20	3	855.61
		5		177 to 179	12.09	23.59	285.20	3	855.61
				180 to 183 & 221 to 223	12.09	23.00	278.07	7	1946.49
		6	B	172 to 174	15.86	26.07	413.47	3	1240.41
		8/2	A	144	15.09	33.59	506.87	1	506.87
		12	D	116	11.73	21.95	257.47	1	257.47
		13	D	117	11.73	21.95	257.47	1	257.47
		18/1	B	170 to 171	15.86	26.07	413.47	2	826.94
	112//	1	D	224	12.09	23.00	278.07	1	278.07
TOTAL								44	17413.46
								ACRES	4.30295

AREA CHART FOR RESIDENTIAL PLOTTED COLONY AT SECTOR 5 & 6, VILLAGE RATTANGARH & JHAMBDA PATTI, TEHSIL SHAHABAD,DISTRICT KURUKSHETRA BEING SET UP BY M/S SAMSUNG OVERSEAS LTD.

S. NO.	PARTICULARS	PERMISSIBLE OR REQUIRED (IN ACRES)	PERMISSIBLE OR REQUIRED %	PROPOSAL OR ACHIEVED (IN ACRES)	PROPOSAL OR ACHIEVED %
I	LICENCE AREA	MIN 10.0		43.12986	
Ia	AREA FALLING UNDER DDJAY LICENSE NO. 70 OF 2018 APPLIED FOR MIGRATION			13.51875	
Ib	AREA FALLING UNDER DDJAY LICENSE NO. 09 OF 2019 APPLIED FOR MIGRATION			7.16875	
Ic	AREA APPLIED FOR ADDITIONAL LICENSE			22.44236	
	TOTAL LICENSED AREA APPLIED FOR			43.12986	
II a	AREA FALLING UNDER 30.0 MT. SECTOR ROAD			0.53632	
II B	AREA FALLING IN 30.0 MT. GREEN BELT (AS PER FDP 2031 SHAHABAD)			0.31044	
III	BALANCE AREA (I-II)			42.28310	
IV	50% AREA OF 30.0 MT. SECTOR ROAD & 30.0 MT. GREEN BELT (II a + II B/2)			0.42338	
V	NET PLANNED AREA			42.70648	
VI	AREA UNDER PLOTS	21.78031	51.00%	21.34824	49.99%
VII	MAX. AREA UNDER COMMERCIAL	1.70826	4.00%	0.88562	2.07%
VIII	TOTAL SALEABLE AREA	23.48857	55.00%	22.23386	52.06%
IX	OPEN SPACE & PARKS	3.77330	2.5 SQM/ Person.	3.84236	8.91%
X	AREA UNDER PRIMARY SCHOOL	1.00000 ac	1 no.	1.00002	2.32%
XI	AREA UNDER NURSERY SCHOOL	0.20000 ac each	2 nos.	0.40085	0.93%

DETAILS OF PLOTS

TYPE	PLOT NO.	PLOT SIZE WIDTH (METERS)	PLOT SIZE LENGTH (METERS)	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	141 to 144	15.09	33.59	506.87	4	2027.48
	145	20.12	28.53	574.02	1	574.02
	195	14.80	39.73	588.00	1	588.00
	196 to 200 & 205 to 209	17.34	38.53	668.11	10	6681.10
	201 to 204	16.60	36.35	603.41	4	2413.64
B	158 to 175	15.86	26.07	413.47	18	7442.46
C	151 to 153	13.41	26.99	361.94	3	1085.82
D	012A to 040	11.00	22.16	243.76	28	6825.28
	041 to 049 & 055 to 063	12.42	22.50	279.45	18	5030.10
	050	Odd Size		229.54	1	229.54
	064 to 067 & 068 to 071	12.67	21.52	272.66	8	2181.28
	089	12.05	22.35	269.32	1	269.32
	097 to 100 & 111 to 114	11.73	21.95	257.47	8	2059.76
	115 to 120 & 135 to 140	11.73	21.95	257.47	12	3089.64
	154 to 157 & 176 to 179	12.09	23.59	285.20	8	2281.60
	180 to 183 & 221 to 224	12.09	23.00	278.07	8	2224.56
	184 to 194 & 210 to 220	12.97	23.00	298.31	22	6562.82
	236 to 253	12.87	22.68	291.89	18	5254.02
	254 to 277	11.34	21.38	242.22	24	5813.28
	001 to 005	10.43	21.50	224.25	5	1121.25
	006 to 012	10.00	21.50	215.00	7	1505.00
	051	Odd Size		223.00	1	223.00
	052	Odd Size		216.48	1	216.48
	053	Odd Size		209.92	1	209.92
	054	Odd Size		203.43	1	203.43
	072 to 085	10.13	21.95	222.35	14	3112.90
	086 to 088	10.17	22.03	224.05	3	672.15
	090 to 096	10.05	22.35	224.62	7	1572.34
	101 to 110	10.10	21.95	221.70	10	2217.00
	121 to 134	10.13	21.95	222.35	14	3112.90
	146 to 150	9.03	21.49	194.05	5	970.25
	225 to 235	10.53	18.70	196.91	11	2166.01
	278	Odd Size		157.61	1	157.61
	279	Odd Size		154.63	1	154.63
	280	Odd Size		152.39	1	152.39
	281	Odd Size		150.16	1	150.16
	282	Odd Size		147.92	1	147.92
	283	Odd Size		145.68	1	145.68
	284	Odd Size		143.43	1	143.43
	285	Odd Size		141.19	1	141.19
	286	Odd Size		143.37	1	143.37
	287 to 290	10.22	21.30	217.69	4	870.76
	291 to 296	5.88	10.78	63.39	6	380.34
	297 to 299	5.88	10.78	63.39	3	190.17
	300	5.35	10.78	57.67	1	57.67
	301 to 310	5.45	10.78	58.75	10	587.50
	311 to 334	5.45	10.78	58.64	24	1407.36
	335 to 345	5.44	10.74	58.43	11	642.73
	346 to 350	5.15	10.00	51.50	5	257.50
	351 to 364	5.19	10.00	51.90	14	726.60
	TOTAL				364	86393.35
					ACRES	21.34824

	TOTAL NO. OF PLOTS	364 Plots
	REQUIRED NPNL PLOTS @ 25%	91 Plots
	PROPOSED NPNL PLOTS	93 Plots
	REQUIRED EWS PLOTS @ 20%	73 Plots
	PROPOSED EWS PLOTS	74 Plots

DENSITY CALCULATION

1	TOTAL NO. OF PLOTS	364	Plots
2	TOTAL NO. OF REGULAR & NPNL PLOTS	290	Plots
3	POPULATION PER PLOT	18	Persons
4	POPULATION OF REGULAR & NPNL PLOTS	5220	Nos.
5	TOTAL NO. OF EWS PLOTS	74	Plots
6	POPULATION PER PLOT	12	Persons
7	POPULATION OF EWS PLOTS	888	Nos.
8	TOTAL POPULATION (4+7)	6108	Nos.
9	NET PLANNED AREA	42.70648	Acres
10	DENSITY ACHEVED	143.02	PPA

GREEN AREA

S. NO.	DESCRIPTION	AREA	UNITS
1	GREEN # 1	1062.24	SQ. MT.
2	GREEN # 2	1848.58	SQ. MT.
3	GREEN # 3	162.34	SQ. MT.
4	GREEN # 4	894.62	SQ. MT.
5	GREEN # 5	1229.85	SQ. MT.
6	GREEN # 6	366.01	SQ. MT.
7	GREEN # 7	6208.23	SQ. MT.
8	GREEN # 8	1922.11	SQ. MT.
9	GREEN # 9	825.54	SQ. MT.
10	GREEN # 10	914.00	SQ. MT.
11	GREEN # 11	196.81	SQ. MT.
12	GREEN # 12	119.20	SQ. MT.
	TOTAL	15549.51	SQ. MT.
		Acres	3.84236

AREA OTHER THAN GREEN FOR SERVICES

S. NO.	DESCRIPTION	AREA	UNITS
1	UNDER GROUND TANK (UGT)	937.32	SQ. MT.
2	SEWAGE TREATMENT PLANT (STP)	1114.31	SQ. MT.
3	ELECTRICAL TRANSFORMER AREA (ESS)	408.32	SQ. MT.
4	MILK & VEGETABLE BOOTH (5.00 m x 5.50 m)	27.50	SQ. MT.
	TOTAL	2487.45	SQ. MT.
	ROW OF 66 KV HT LINE	18.00	METER

NOTE : All dimesnions are in meters (m)

PROJECT :-
Layout plan of proposed Residential Plotted Colony, in Sector 5 & 6, Village Rattangarh and Jhamda, Tehsil Shahabad, KURUKSHETRA, District Kurukshetra, Haryana

OWNER :-
M/S SAMSUNG OVERSEAS LTD.

DRAWING TITLE:-
LAYOUT PLAN

OWNER SIGNATURE:-
For Samsung Overseas Limited
Director/Authorised Signatory

ARCHITECT SIGNATURE:-
SANGEETA JAIN
Architect
CA/90/3524

DRG. NO.:- SOL / SUB / A1

DATE:- AUGUST 2021

LC-4593

To be read with Licence No. 87 of 2022 Dated 06/07/2022.

That this Layout Plan for an area 43.12986 acres (Drawing No. 8450 dated 07-07-22) comprised of licence which is issued in respect of Residential plotted Colony (after migration of part area measuring 13.51875 acres from Licence No. 70 of 2018 dated 03.10.2018 and migration of area measuring 7.16875 acres from Licence No. 09 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony and fresh applied area measuring 22.44236 acres) being developed by Samsung Overseas Pvt. Ltd. in the revenue estate of village Rattangarh & Jhambra, Sector-5 & 6, Shahabad District Kurukshetra. This layout is 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 and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, 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. A 66KV HT line is passing the applied land, the required 18.00 Mtr wide ROW is provided.
6. 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.
7. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
8. 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.
9. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
10. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
11. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
12. 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.
13. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
14. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
15. 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.
16. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
17. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
18. 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.
19. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
20. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
21. That the colonizer/owner shall use only Light -Emitting Diode Lamps (LE) fitting for internal lighting as well as Campus lighting.
22. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
23. 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.
24. That the colonizer/owner shall transfer the area falling under 24 mtr. wide internal road free of cost to the Government.

(AJIT SINGH) JD (HQ) | (RUBY MOUN) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (R.P. SINGH) CTP(HR.) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)