

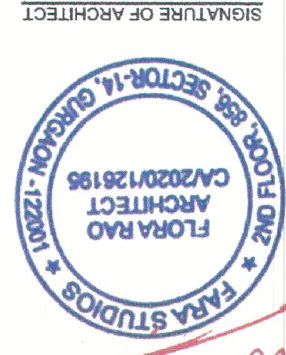


PARA
STUDIOS LLP

556, Sector 14, Gurgaon, Haryana, India 122011

OPAL DEVELOPERS AND CONSTRUCTION PVT. LTD.

AUTHORIZED SIGNATURE

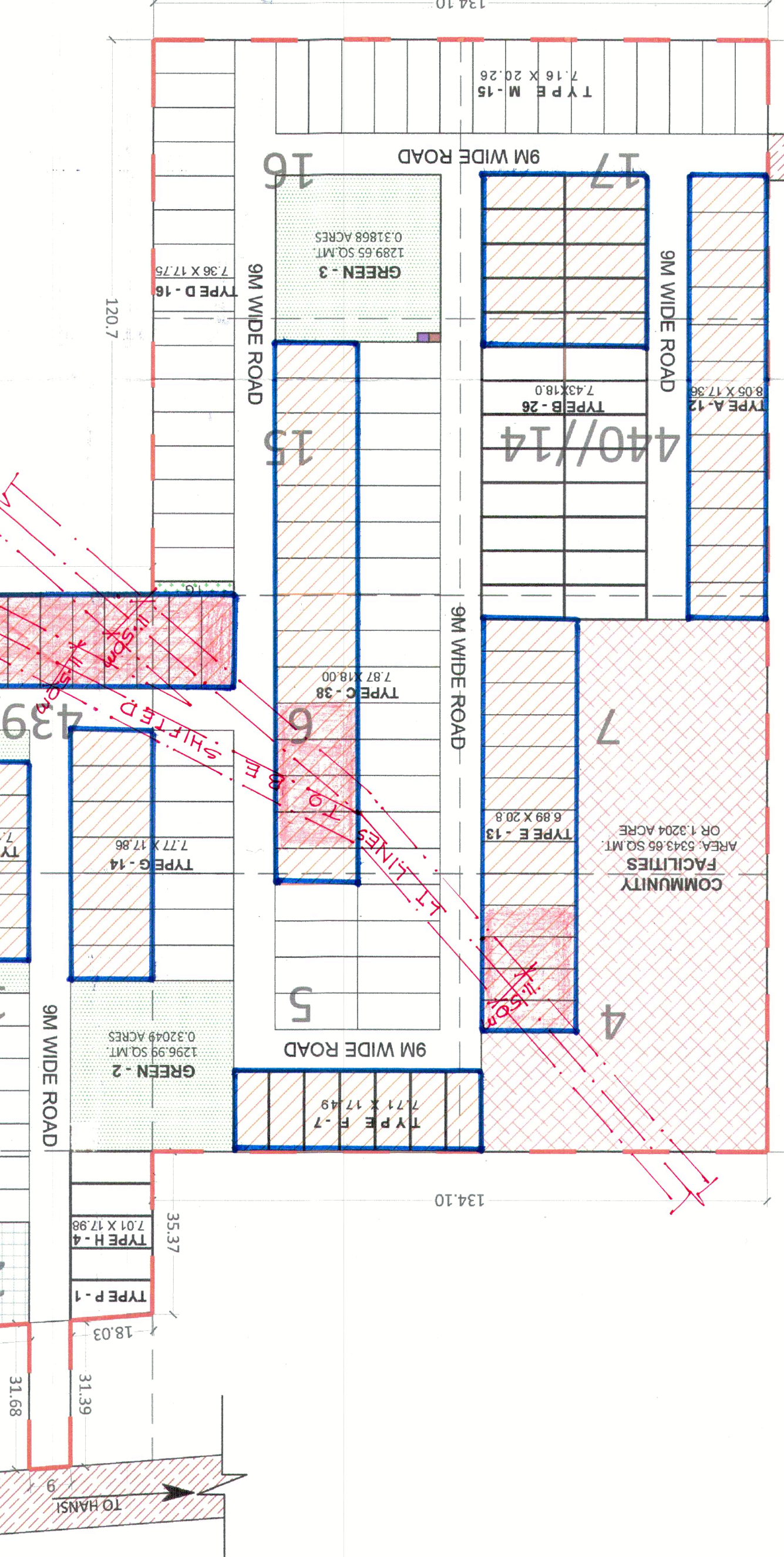


LAYOUT PLAN (1:1000)

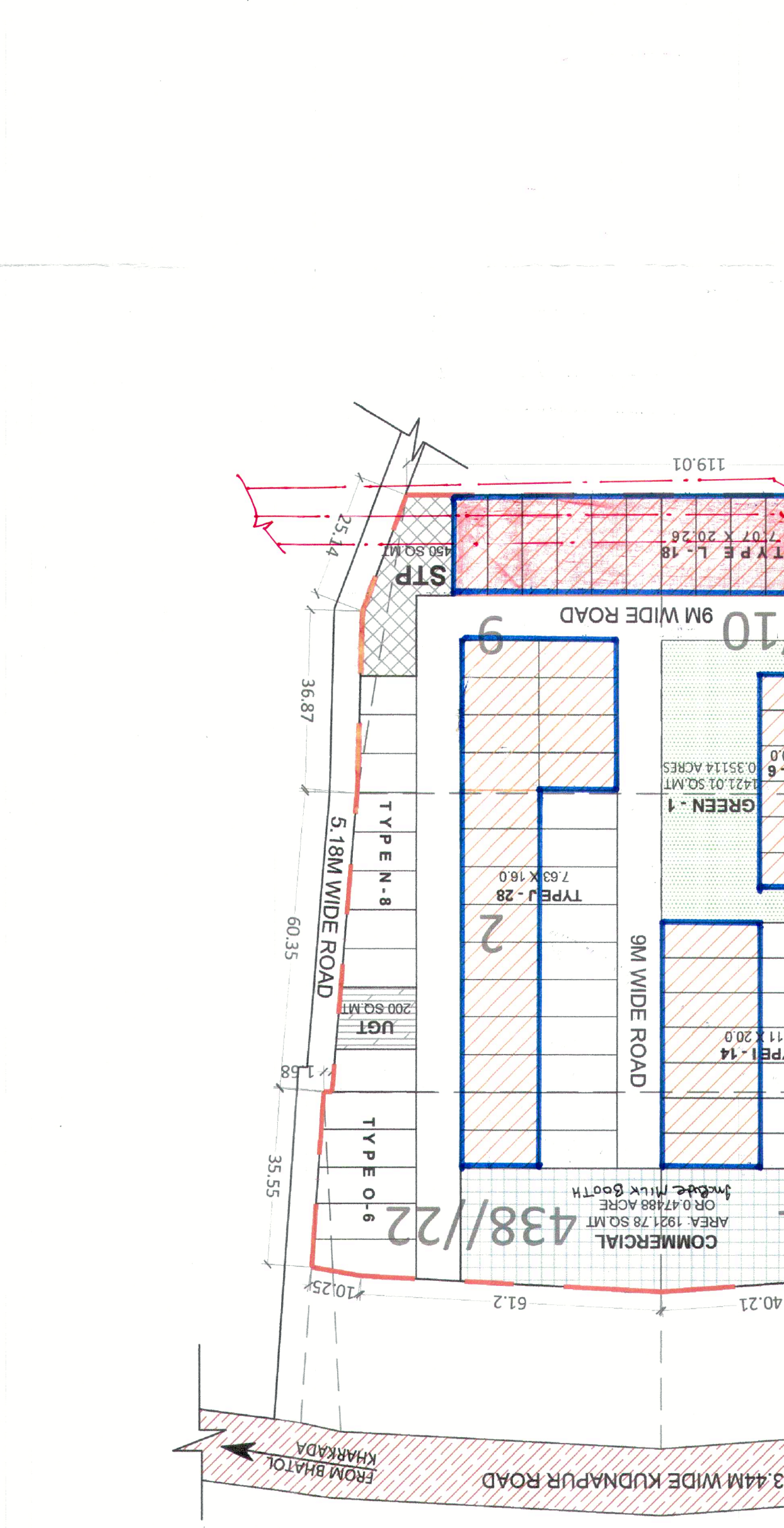
NOTE:- PLOTS FALLING UNDER ROW OF LT LINES SHALL BE KEPT FREEZE TILL THE SHIFTING OF LT LINES.

AREA CHART	
LICENSED AREA	13.2040
AREA UNDER ROAD WIDENING	0.0705
NET PLANNED AREA	13.1688
Permissible	Acres
a. Community Facilities	5329.40
b. Green area/open space	3997.05
c. Area for Commercial use	2131.76
d. Area under residential plots	32509.32
e. Community Facilities	1320
f. Green area/open space	4007.65
g. Area for Commercial use	0.475
h. Area for Residential Plots	30753.69
i. TOTAL SALEABLE AREA	8.074
j. Other greens and services	0.183
	740.90
	1.4%

TOTAL :		113	
S.NO	PLLOT TYPE	L	W
1	TYPE-A	17.36	8.05
2	TYPE-B	18.00	7.43
3	TYPE-C	18.00	7.87
5	TYPE-E	20.80	6.89
6	TYPE-F	17.49	7.71
7	TYPE-G	17.86	7.77
9	TYPE-I	20.00	7.11
11	TYPE-K	20.00	7.13
9	TYPE-J	16.00	7.63
10	TYPE-L	20.26	7.07
TOTAL		15550.21	3.843 [50.00%]



TOTAL :		226	
S.NO	PLLOT TYPE	L	W
1	TYPE-A	17.36	8.05
2	TYPE-B	18.00	7.43
3	TYPE-C	18.00	7.87
4	TYPE-D	17.75	7.36
5	TYPE-E	20.80	6.89
6	TYPE-F	17.49	7.71
7	TYPE-G	17.86	7.77
8	TYPE-H	17.98	7.01
9	TYPE-I	20.00	7.11
10	TYPE-J	16.00	7.63
11	TYPE-K	20.00	7.13
12	TYPE-L	20.26	7.07
13	TYPE-M	20.26	7.16
TOTAL		30753.90	7.599 [57.706%]



- COMMUNITY
- COMMERCIAL
- GREEN SPACE
- OPEN SPACE
- IDENTICAL
- METER ROOM
- ELECTRICAL
- TRANSFORMER
- EXISTING ROAD
- EXISTING ROAD
- MILK BOOTH
- PLLOT LINE
- UGT
- STP

TOTAL NUMBER OF PLOTS - 226	
POPULATION PER UNIT - 4.5	1021.02
NO OF UNIT ALLOWED - S4	0.3514
FINAL DENSITY OF THE PROPOSAL - (226 X 4.5 X 4/1.23)	0.32049
286 PEOPLE PER ACRE	0.31888
PERMISSIBLE DENSITY = 240-400 PPA	0.99031

GREEN AREA CALCULATION	
TYPE	ACRES
GREEN 1	1421.02
GREEN 2	1296.99
GREEN 3	1289.65
TOTAL	4007.6544

CALCULATIONS

LEGEND

(M. K. SHARMA) (DIP. ARCHT.)
 (M. K. SHARMA) (DIP. ARCHT.)
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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 Plots and Commercial sites 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 DTC for the modification of layout plans of the colony.
 5. That the revenue rates 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 DTC, Haryana and accordingly shall make necessary changes in the 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 outside the licensed area shall be developed by the Haryana Urban Development Authority/Colonizer on other green belts outside the licensed area shall be developed by the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the Director.
 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of section 3(3)(iii) of the Act No.6 of 1975.
 13. That you will have no objection to the regularization of the boundaries of the fence through give and take with the land 75% of the standard frontage when demarcated.
 14. That you will have no objection to the regularization of the boundaries of the fence through give and take with the land that Haryana 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 provisions of order No.22/2005-5Pwre dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 18. That the colonizer/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-5P dated 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

To be read with licence No. 07 of 2022 Dated 15.10.2022
 That this Layout Plan for an area measuring 13.20 acres (Drawing No. DTCP-0413 dated 19.07.22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) (revenue estate of Village Hansi, Sector-2, Hansi, District Hissar being developed by Opal Developers and Construction Pvt. Ltd. is hereby approved subject to the following conditions:-
 LC-4716

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 13.20 ACRES LOCATED AT VILLAGE HANSI (SECTOR 2, HANSI) TEHSIL-HANSI, DISTRICT- HISSAR, HARYANA BEING DEVELOPED BY OPAL DEVELOPERS AND CONSTRUCTION PVT. LTD.