

To be read with Licence No. 114 of 2022 Dated 05/08/2022

This Layout Plan for an area measuring 10.51 acres (Drawing No. B.508 Dated 10-08-22) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Dcn Dayal Jan Awas Yojna-2016) being developed by Sh. Shamsar Singh S/o Sh. Rattan Singh & Others in collaboration with Emperium Developers Pvt. Ltd., in the revenue estate of village Nizampur, Sector-19A & 40, Panipat is hereby approved subject to the following conditions:-

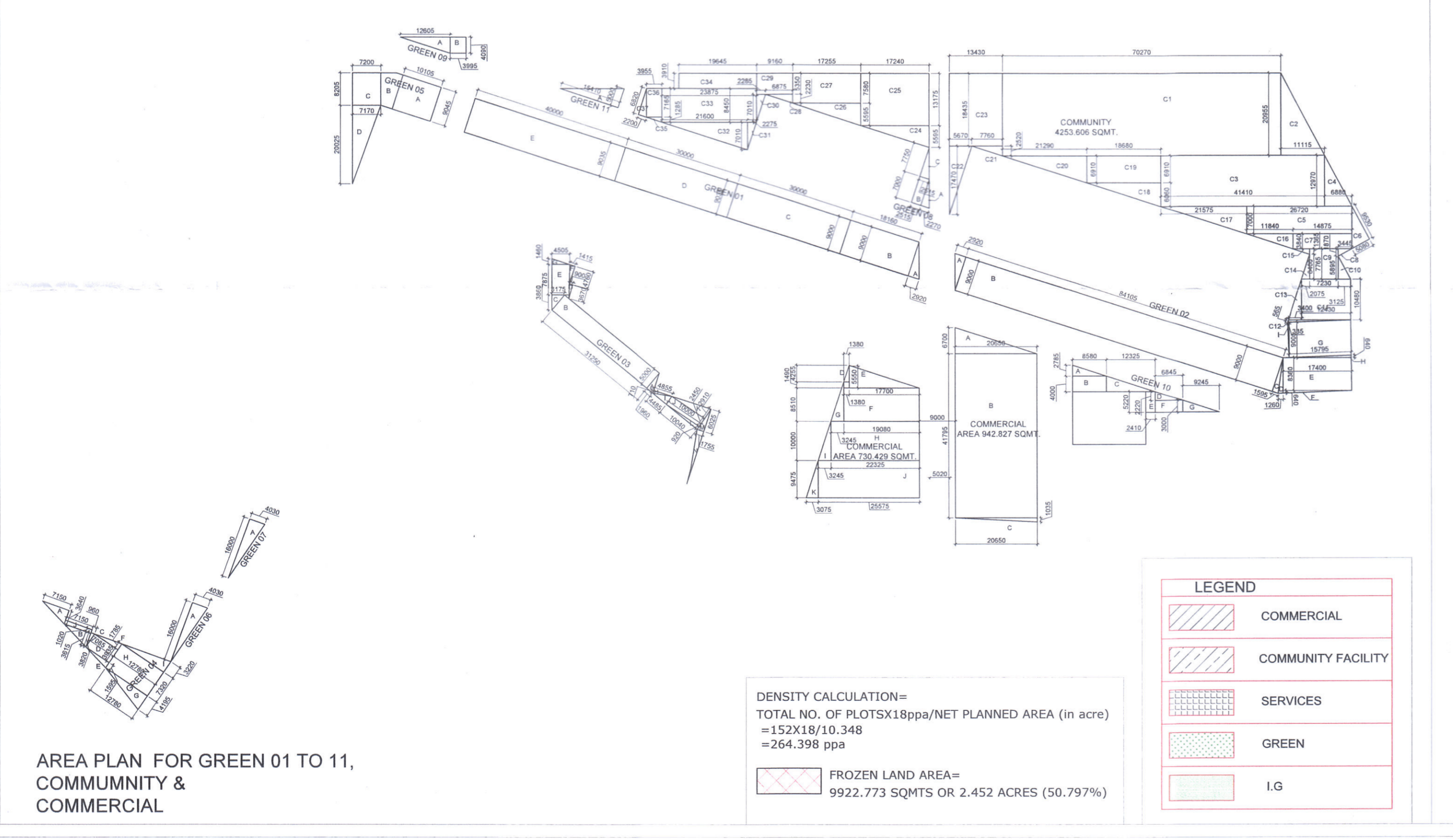
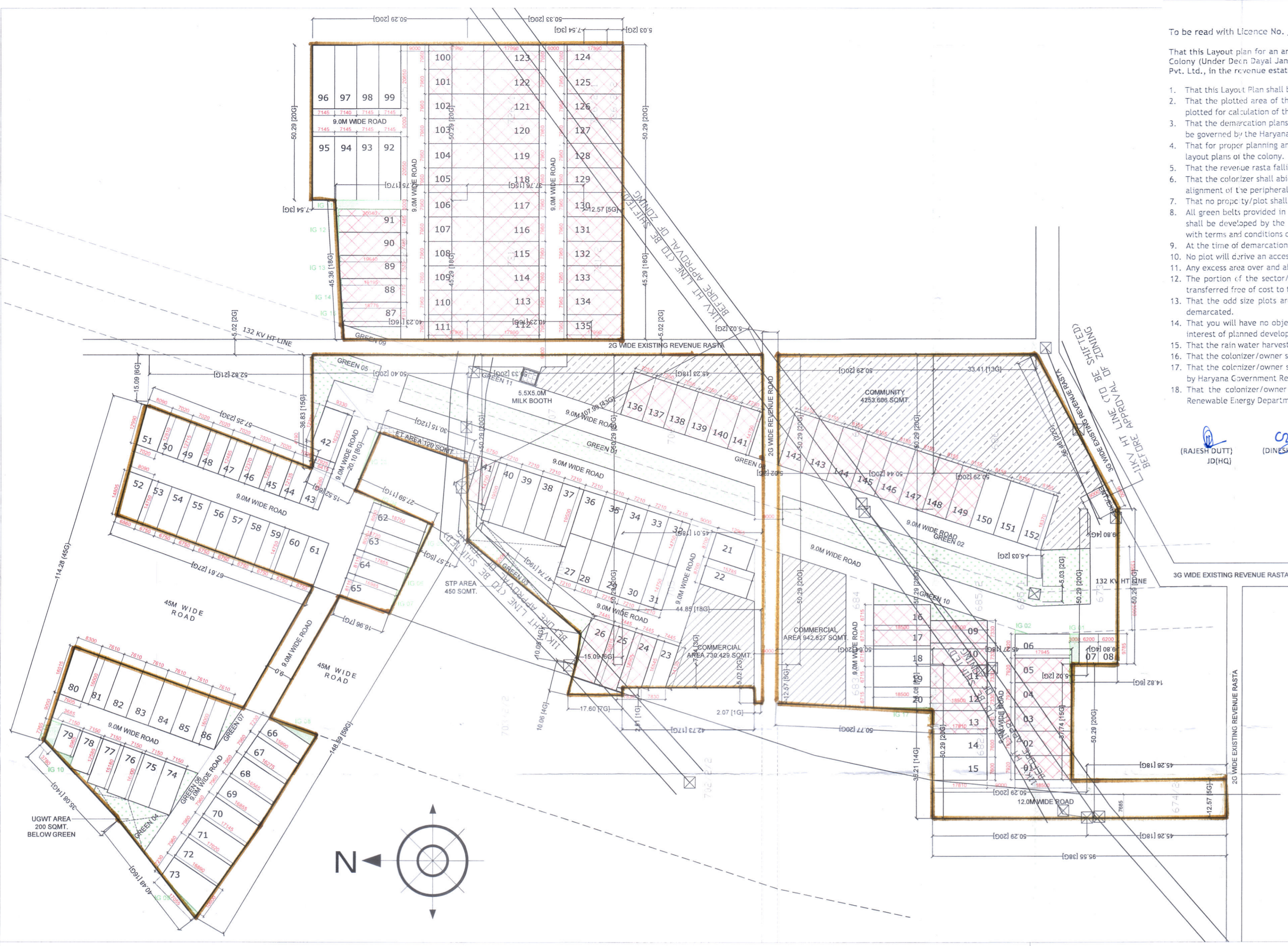
- 1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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 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 area 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 private plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. 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 license.
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 meters wide road would mean a minimum clear width of 9 meters 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)(b)(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 gift and take with the land that HSNP 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.22/52/2005-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. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH DUTTA) JD(HQ) (DINESH KUMAR) SJ(HQ) (CHINMAY RASHI) ATP (HQ) (BABITA GUPTA) DTP (HQ) (SUNITA SETHI) STP (HQ) (P.P. SINGH) CTP(HR) (K. MAKRAND PANOURANG, IAS) DTCP (HR)

LAYOUT SUMMARY - 10.50ACRES Table with columns S.NO., PARTICULARS, AREA (ACRES). Rows include AREA OF THE SCHEME (10.51), AREA UNDER 45M WIDE ROAD (0.324), BALANCE AREA (I-II) (10.186), 50% AREA OF 45M WIDE ROAD (0.162), NET PLANNED AREA (I) (10.348).

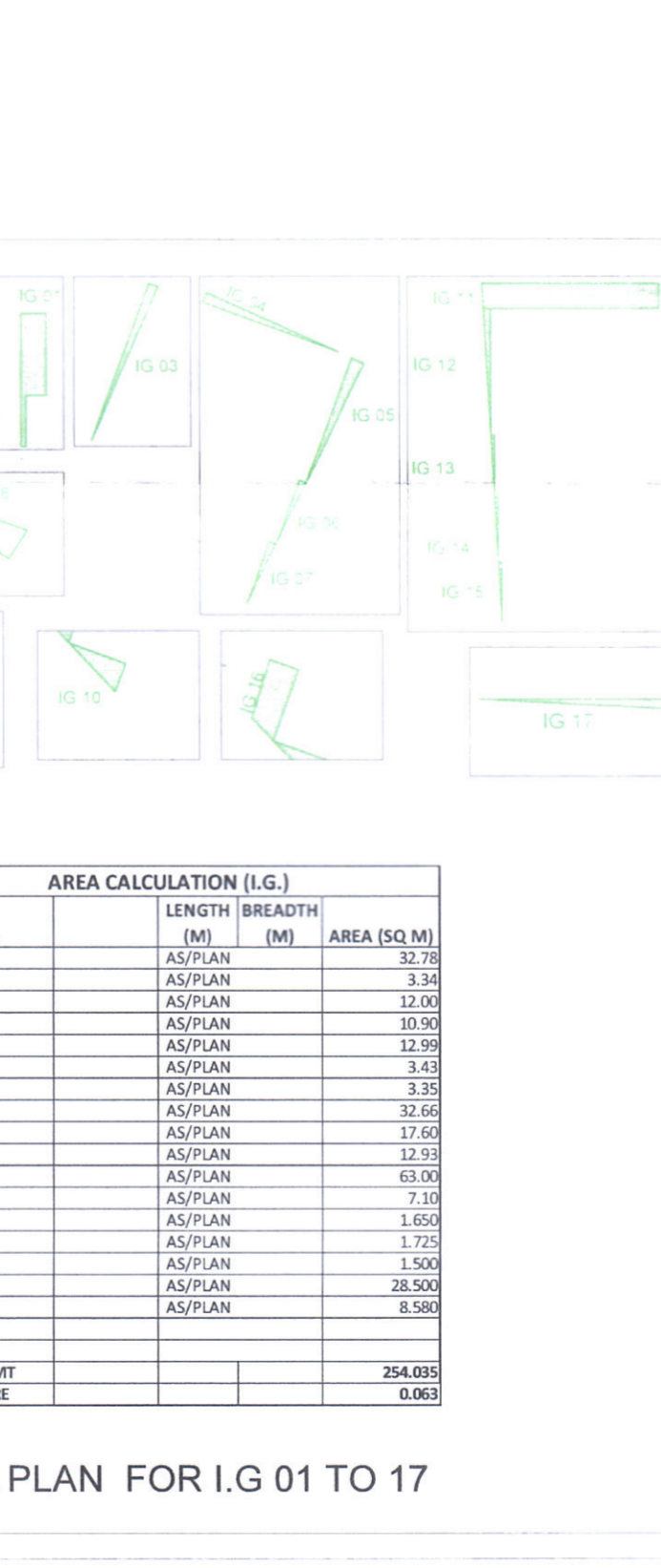
DETAIL OF AREA DISTRIBUTION Table with columns S.NO., PARTICULARS, PERMISSIBLE (IN ACRES), PERMISSIBLE (IN SQ.MT), % (IN ACRES), ACHIEVED (IN SQ.MT), % (IN ACRES). Rows include AREA UNDER PLOTS, AREA UNDER COMMERCIAL, OPEN SPACE OR PARKS, AREA UNDER COMMUNITY FACILITY, AREA UNDER I.G., AREA UNDER ROADS, SERVICES, TOTAL SALEABLE AREA (HA), MINIMUM DENSITY @X00P/A, MAXIMUM DENSITY @X00P/A, REQUIRED MAXIMUM PLOTS, REQUIRED MAXIMUM PLOTS.

AREA STATEMENT FOR THE PROPOSED TOWNSHIP and AREA STATEMENT FOR THE PROPOSED FROZEN PLOTS IN TOWNSHIP Tables. Columns include SR, PLOT NOS., SIZE (m), AREA (SQ.M), TOTAL NO. OF PLOTS, TOTAL AREA (HA). Includes a north arrow and scale.



AREA PLAN FOR GREEN 01 TO 11, COMMUNITY & COMMERCIAL. DENSITY CALCULATION = TOTAL NO. OF PLOTS X 18ppa / NET PLANNED AREA (in acre) = 152 X 18 / 10.348 = 264.398 ppa. FROZEN LAND AREA = 9922.773 SQMTS OR 2.452 ACRES (50.797%)

COMMERCIAL AREA CALCULATION, COMMUNITY AREA CALCULATION, GREEN AREA CALCULATION (G1-G11), and AREA CALCULATION (I.G.) Tables. Columns include S.NO., LENGTH, BREADTH, AREA (SQ.M).



SUBMISSION DRAWING ARCHITECTS DESIGN PARK ARCHITECTS K-3, JANGPURA EXTENSION, NEW DELHI - 110014

OWNER'S SIGNATURE and ARCHITECT'S SIGNATURE sections with handwritten signatures and Director name AR. ANANDEEP BANSAI.

CLIENT: EMPERIUM DEVELOPERS PVT. LTD. PROJECT: LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, SECTOR 19A & 40, VILLAGE NIZAMPUR PANIPAT OVER AN AREA OF 10.51 ACRES BEING DEVELOPED BY EMPERIUM DEVELOPERS PVT. LTD. DRAWING TITLE: LAYOUT PLAN SHEET NO. 01 DATE: SCALE: 1:1

AREA PLAN FOR I.G. 01 TO 17