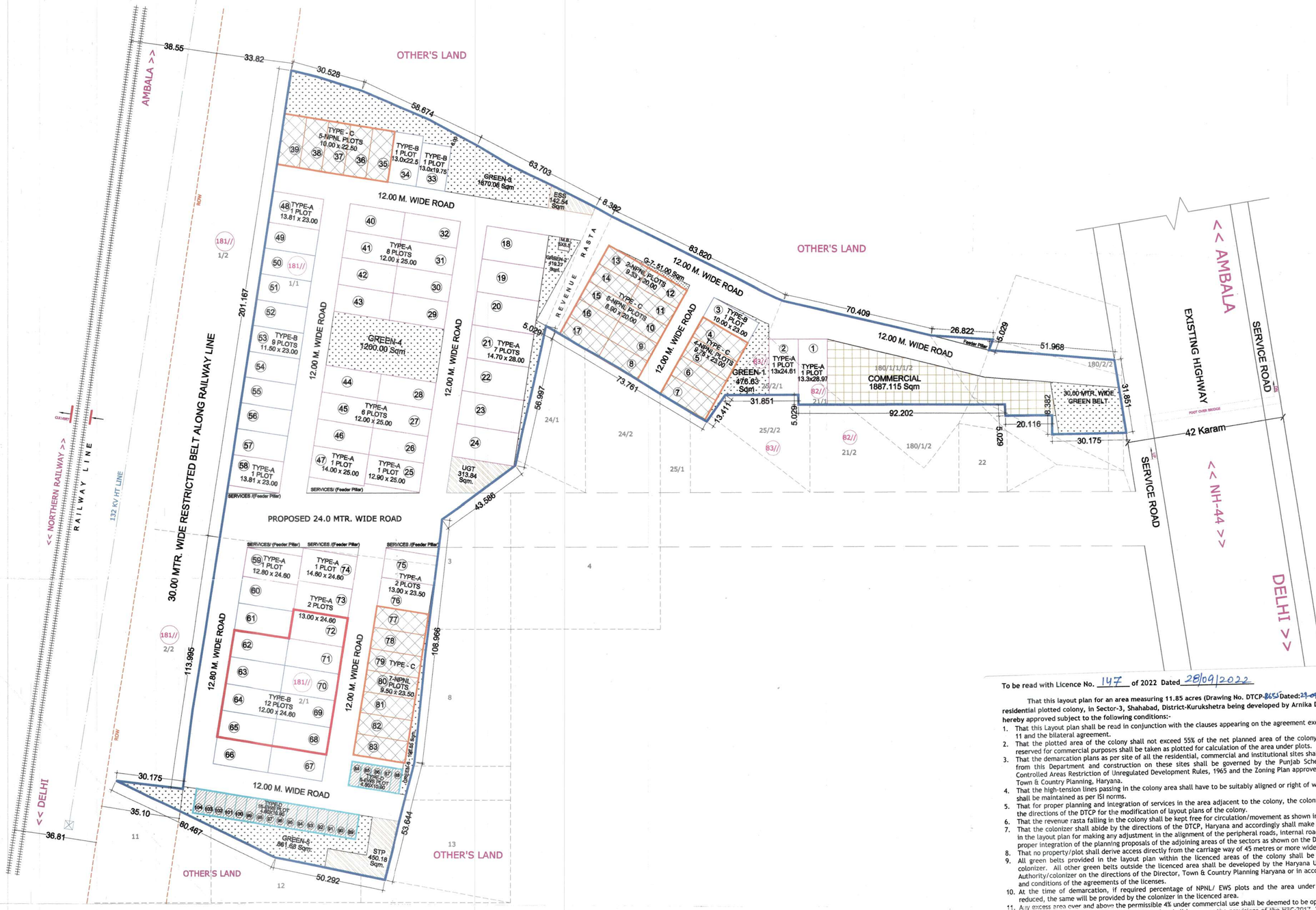

To be read with Licence No. 147 of 2022 Dated 28/09/2022 LC-4654

That this layout plan for an area measuring 11.85 acres (Drawing No. DTCP-~~8655~~ Dated: ~~29-09-22~~) for licensed residential plotted colony, in Sector-3, Shahabad, District-Kurukshetra being developed by Arnika Developers LLP 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 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, commercial and institutional 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. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
9. 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the coloniser to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with the plot buyers.
13. 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.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, 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.
15. That the odd size plots (except EWS plots which are 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 plot shall exceed 2 kanals.
16. 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.
17. That the coloniser/owner 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.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the coloniser/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.
21. That the coloniser/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.

(NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (D. P. SINGH) CTP (HR) | (T.L. SATYAPRAKASH) DGTCP (HR.)

(NARINDER KUMAR) AD (HQ) | (RUBI MOUN) ATP (HQ)

AREA CHART FOR RESIDENTIAL PLOTTED COLONY AT VILLAGE JHAMRA PATTI, SECTOR - 3, DISTRICT KURUKSHETRA

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		11.85000	
II	AREA FALLING UNDER 30.0 MTR. GREEN BELT			0.29012	
III	BALANCE AREA (I - II)			11.55988	
IV	50% OF GREEN BELT			0.14506	
V	NET PLANNED AREA			11.70494	
VI	AREA UNDER PLOTS	5.96952	51.00%	5.96904	51.00%
VII	AREA UNDER COMMERCIAL	0.46820	4.00%	0.46632	3.98%
VIII	TOTAL SALEABLE AREA	6.44772	55.00%	6.43536	54.98%
IX	OPEN SPACE & PARKS	1.07861	2.5 SQM/ Person	1.25419	10.58%

DETAILS OF PLOTS

S. NO.	TYPE	PLOT SIZE (MT.) WIDTH	PLOT SIZE (MT.) LENGTH	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
1	TYPE - A	13.30	28.97	385.30	1	385.30
		13.00	24.61	319.93	1	319.93
		14.70	28.00	411.60	7	2881.20
		12.90	25.00	322.50	1	322.50
		12.00	25.00	300.00	7	2100.00
		12.00	25.00	300.00	7	2100.00
		14.00	25.00	350.00	1	350.00
		13.81	23.00	317.63	1	317.63
		13.81	23.00	317.63	1	317.63
		12.80	24.60	314.88	1	314.88
		13.00	24.60	319.80	2	639.60
		14.60	24.60	359.16	1	359.16
	SUB-TOTAL				31	10407.83
2	TYPE - B	10.00	23.00	230.00	1	230.00
		13.00	19.75	256.75	1	256.75
		13.00	22.50	292.50	1	292.50
		11.50	23.00	264.50	9	2380.50
		12.00	24.60	295.20	12	3542.40
		13.00	23.50	305.50	2	611.00
	SUB-TOTAL				26	7313.15
3	TYPE - C (NPNL)	9.75	23.00	224.25	4	897.00
		8.90	20.00	178.00	4	712.00
		9.33	20.00	186.60	2	373.20
		8.90	20.00	178.00	4	712.00
		10.00	22.50	225.00	5	1125.00
		9.50	23.50	223.25	7	1562.75
	SUB-TOTAL				26	5381.95
4	TYPE - D (EWS)	4.60	10.90	50.14	21	1052.94
	GRAND TOTAL				104	24155.87
					ACRES	5.96904

DENSITY CALCULATION

1	TOTAL NO. OF PLOTS	104	Plots
2	TOTAL NO. OF REGULAR & NPNL PLOTS	83	Plots
3	POPULATION PER PLOT	18	Persons
4	POPULATION OF REGULAR & NPNL PLOTS	1494	Nos.
5	TOTAL NO. OF EWS PLOTS	21	Plots
6	POPULATION PER PLOT	12	Persons
7	POPULATION OF EWS PLOTS	252	Nos.
8	TOTAL POPULATION (4+7)	1746	Nos.
9	NET PLANNED AREA	11.70494	Acres
10	DENSITY ACHIEVED	149.17	PPA

GREEN AREA

S. NO.	DESCRIPTION	AREA	UNITS
1	GREEN # 1	476.63	SQ. MT.
2	GREEN # 2	419.27	SQ. MT.
3	GREEN # 3	1870.08	SQ. MT.
4	GREEN # 4	1200.00	SQ. MT.
5	GREEN # 5	861.68	SQ. MT.
	SUB-TOTAL	4827.67	SQ. MT.
	INCIDENTAL GREEN AREA		
6	GREEN # 6	196.85	SQ. MT.
7	GREEN # 7	51.00	SQ. MT.
	SUB-TOTAL	247.85	SQ. MT.
	TOTAL GREEN AREA	5075.51	SQ. MT.
		1.25419	Acres

AREA FOR SERVICES

S. NO.	DESCRIPTION	AREA	UNITS
1	UNDER GROUND TANK (UGT)	313.84	SQ. MT.
2	SEWAGE TREATMENT PLANT (STP)	450.18	SQ. MT.
3	ELECTRICAL TRANSFORMER AREA (ESS)	142.54	SQ. MT.
4	MILK & VEGETABLE BOOTH (5.00 m x 5.50 m)	27.50	SQ. MT.
	TOTAL	934.07	SQ. MT.

DETAILS OF MORTGAGED PLOTS AGAINST 25 % BG FOR EDC

VILLAGE	RECT. NO.	KILLA NO.	TYPE	PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
Jhamra (Hadbast # 253)	-	181/2/1	A	72	13.00 x 24.60	319.80	1	319.80
			B	62 to 65	12.00 x 24.60	295.20	4	1180.80
			B	68 to 71	12.00 x 24.60	295.20	4	1180.80
						TOTAL	9	2681.40
							ACRES	0.66259

MORTGAGE AREA

NPNL PLOTS

EWS PLOTS

NOTE : All dimesnions are in meters (m)

PROJECT :-
Proposed Residential Plotted Colony, in Village Jhamra Patti, Sector - 3, District Kurukshetra, Haryana.

OWNER :-
ARNIKA DEVELOPERS LLP

DRAWING TITLE:-
LAYOUT PLAN

OWNER SIGNATURE:-
For ARNIKA DEVELOPERS LLP
Partner

ARCHITECT SIGNATURE:-
SANGEETA JAIN
Architect
CA/90/13234

DRG. NO.:- ADL / SUB / A3

DATE:- AUGUST 2022

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