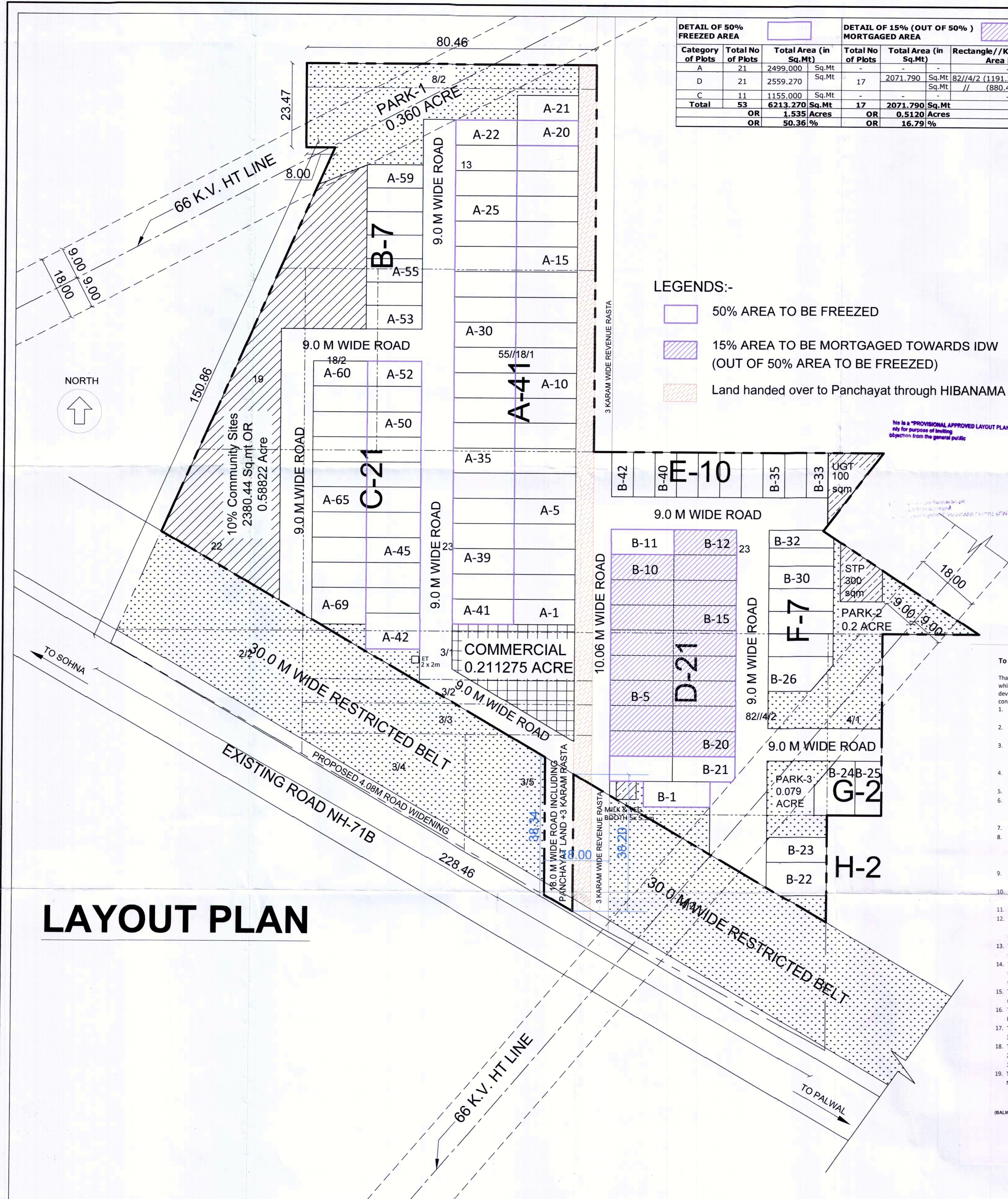


LAYOUT PLAN



DETAIL OF 50% FREEZED AREA				DETAIL OF 15% (OUT OF 50%) MORTGAGED AREA			
Category of Plots	Total No of Plots	Total Area (in Sq.Mt)	Total Area (in Sq.Mt)	Total No of Plots	Total Area (in Sq.Mt)	Rectangle//Killa No and Area Detail	
A	21	2499.000	Sq.Mt	-	-	-	-
D	21	2559.270	Sq.Mt	17	2071.790	Sq.Mt	82//1/4/2 (1191.299 SQ. MT.) // (880.491 SQ. MT.)
C	11	1155.000	Sq.Mt	-	-	-	-
Total	53	6213.270	Sq.Mt	17	2071.790	Sq.Mt	
	OR	1.535	Acres	OR	0.5120	Acres	
		50.36%			16.79%		

AREA STATEMENT	
TOTAL AVAILABLE AREA	= 7.88125 Acres
AREA TO BE DELICENSED	= 1.93750 Acres
TOTAL AREA OF SCHEME	5.94375(A)
AREA FALLING ROAD WIDENING & 30.0 MT. RESTRICTED BELT	= 0.0750 Acres(B)
BALANCE AREA (A - B)	= 5.86875 Acres(C)
50% OF THE AREA FALLING ROAD WIDENING & 30.0 MT. RESTRICTED BELT	= 0.03750 Acres(D)
NET PLANNED AREA (C + D)	5.90625 Acres
AREA UNDER COMMERCIAL	= 0.211275 Acres 3.577 %
AREA UNDER PLOTS	= 3.04851 Acres 51.615 %
TOTAL SALEBLE AREA	= 3.25978 Acres 55.192 %

LEGENDS:-

- 50% AREA TO BE FREEZED
- 15% AREA TO BE MORTGAGED TOWARDS IDW (OUT OF 50% AREA TO BE FREEZED)
- Land handed over to Panchayat through HIBANAMA

This is a "PROVISIONAL APPROVED LAYOUT PLAN" only for purpose of levelling objection from the general public.

AREA UNDER PLOTS				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
A	7.00 x 17.00	119.00	41	= 4879.00 Sq.Mt
B	6.50 x 15.50	100.75	7	= 705.25 Sq.Mt
C	7.00 x 15.00	105.00	21	= 2205.00 Sq.Mt
D	7.00 x 17.41	121.87	21	= 2559.27 Sq.Mt
E	6.00 x 12.50	75.00	10	= 750.00 Sq.Mt
F	6.25 x 17.91	111.94	7	= 783.58 Sq.Mt
G	7.38 x 15.00	110.70	2	= 221.40 Sq.Mt
H	7.00 x 16.67	116.69	2	= 233.38 Sq.Mt
			111	= 12336.86 Sq.Mt
			OR	= 3.04851 Acres

DENSITY CALCULATION			
TOTAL DENSITY	=	111	x 13.50 @ Person per Plot
	=	1498.5	= 5.90625/Acres
	=	253.714	PPA Against 240 - 400 PPA permissible

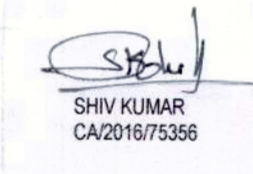
AREA UNDER GREEN			
REQUIRED GREEN	=	0.44297/Acres	7.50% of Total area of the Scheme
GREEN AREA PROVIDED			
ORGANISED GREEN	=	PARK-1	= 0.360/Acres
	=	PARK-2	= 0.200/Acres (after less area of STP)
	=	PARK-3	= 0.079/Acres
TOTAL GREEN PROVIDED	=	0.639/Acres	10.82%


AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.59063/Acres	10.00%
PROVIDED AREA	=	0.59100/Acres	10.01%

REVISED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AN AREA MEASURING 5.90625 ACRES IN SECTOR-7, PALWAL BEING DEVELOPED BY RURBAN DEVELOPMENT CORPORATION PVT. LTD.

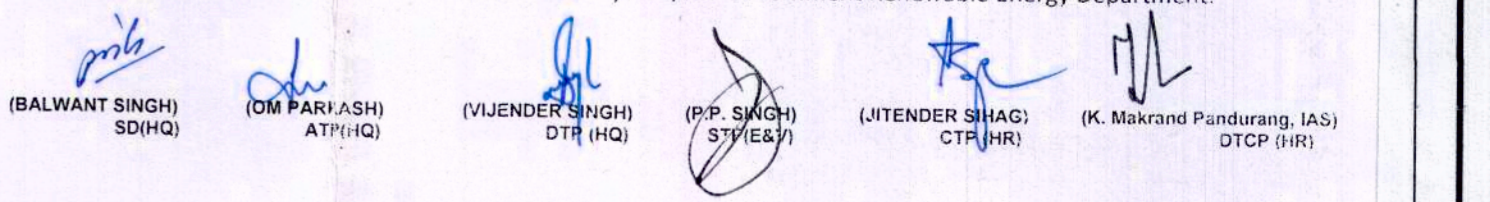
ARCHITECTS

BUNIYAAD
ARCHITECTS AND INTERIOR DESIGNERS
HOUSE NO. 1287, SECTOR 44-B, CHANDIGARH.
PHONE NO. 0172-5081287

ARCHITECT  SHIV KUMAR
CA2019/7336

OWNER  For Rurban Development Corp. Pvt. Ltd.
Authorized Signatory

- To be read with Licence No. 89 of 2017 Dated 02.11.2017
- This revised layout plan for an area of 5.94375 acres (Drawing No. DTCP-6531 dated 07.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) being developed by Rurban Development Corporation Pvt. Ltd. in Sector-7, Palwal is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - 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.
 - 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.
 - That the Revenue Rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - 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 General, Town and Country planning, Haryana or in accordance with terms and condition of the agreements of the licence.
 - 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.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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.
 - 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.
 - 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - 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.
 - That coloniser/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 14.03.2016.
 - 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.


(BALWANT SINGH) SO(HQ) (OM PARKASH) ATR(HQ) (VAJENDER SINGH) DTR (HQ) (P.P. SINGH) STR(HQ) (TENDER BHAG) CTR(HQ) (K. Manjand Pandurang, IAS) DTCP (HQ)