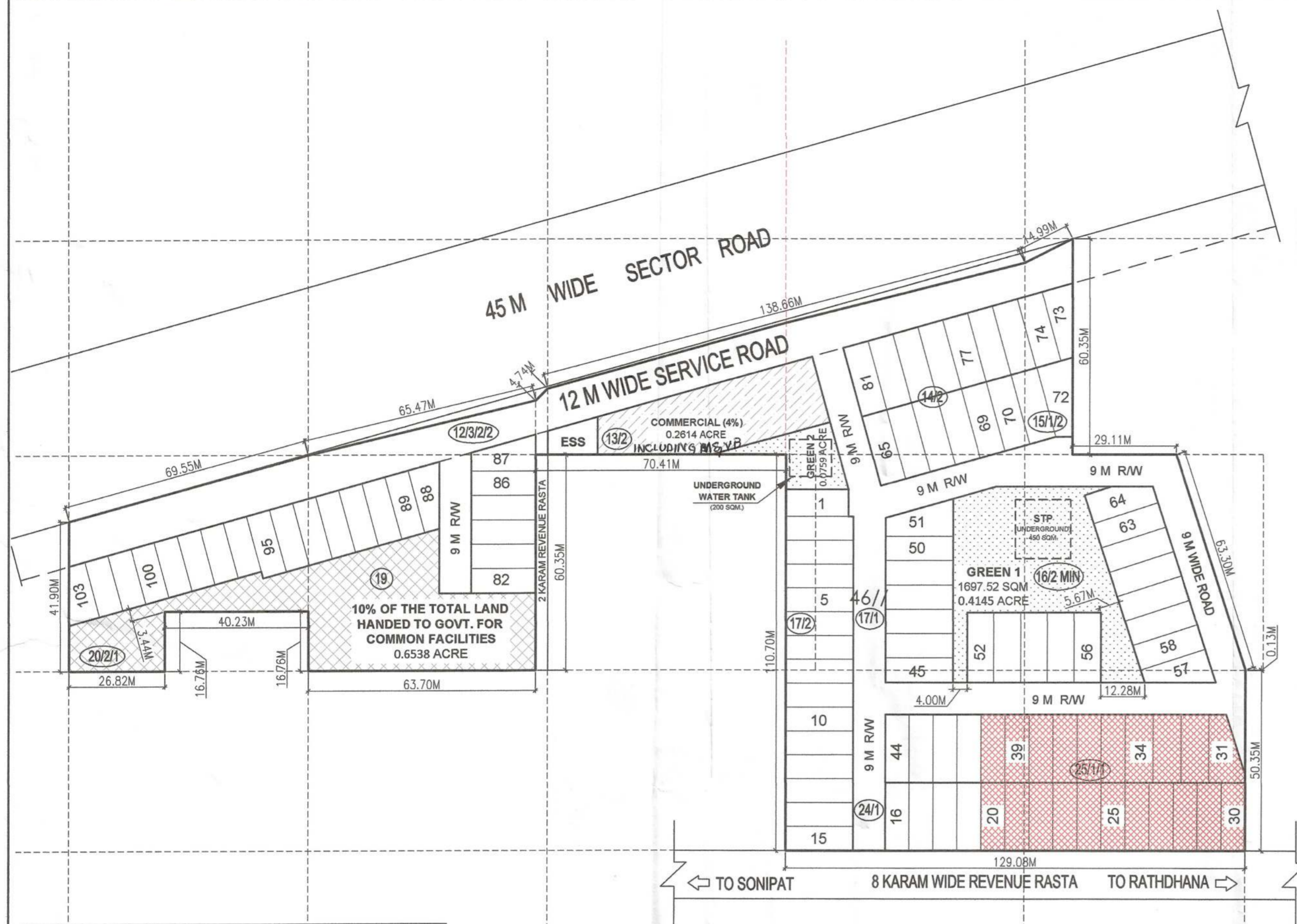


To be read with Licence No. 180 of 2022 Dated 09/11/2022.  
 That this layout plan for an area measuring 6.5375 acres (Drawing no. 8732 Dated 10-11-22), comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Gemini Agrofarms Pvt. Ltd., in the revenue estate of village Rathdhana, Sector-34, Sonipat 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 General, 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 DGTCP for the modification of layout plans of the colony.
5. That the revenue rasta 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 DGTCP, 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 property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 conditions of the agreements of the licence.
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 licenced 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)(a)(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 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.
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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH DUTT) ID (HQ) (ASHISH SHARMA) ATP (HQ) (PARVEEN KUMAR) DTP (HQ) (HITESH SHARMA) STP (HQ) (P.P. SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DGTCP (HR)



PLOTS AREA CALCULATION						
S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO. OF PLOTS.	TOTAL AREA (SQM)
1	1	7.560	17.554	132.708	1	132.708
2	2-15	6.785	19.000	128.915	14	1804.810
3	16-30, 35-44	6.739	19.000	128.041	25	3201.025
4	31	ODD SIZE		148.630	1	148.630
5	32-34	7.824	19.000	148.656	3	445.968
6	45-50	6.800	19.000	129.200	6	775.200
7	51	ODD SIZE		149.295	1	149.295
8	52-56	7.500	19.500	146.250	5	731.250
9	57	ODD SIZE		126.975	1	126.975
10	58-63	7.180	18.950	136.061	6	816.366
11	64	ODD SIZE		136.450	1	136.450
12	65-70, 74-81	7.250	20.000	145.000	14	2030.000
13	71	7.500	20.000	150.000	1	150.000
14	72	ODD SIZE		150.000	1	150.000
15	73	ODD SIZE		123.900	1	123.900
16	82-86	6.815	18.000	122.670	5	613.350
17	87	ODD SIZE		139.830	1	139.830
18	88	ODD SIZE		119.855	1	119.855
19	89-95	6.720	18.000	120.960	7	846.720
20	96-102	6.720	16.000	107.520	7	752.640
21	103	ODD SIZE		107.210	1	107.210
TOTAL AREA					103	13502.182
IN ACRE						3.33646

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM.	AREA IN ACRE.
1	G1	1697.520	0.41947
2	G2	318.390	0.07868
TOTAL GREEN AREA		2015.910	0.49814

AREA CALCULATION				
S.NO	DISRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		6.53750	26456.104
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.98788	16138.223
3	PROPOSED AREA UNDER PLOTTING	51.04%	3.33646	13502.182
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.65375	2645.610
5	PROVIDED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.65386	2646.070
6	REQUIRED MIN. GREEN AREA.	7.5%	0.49031	1984.208
7	PROVIDED GREEN AREA	7.62%	0.49814	2015.910
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.26150	1058.244
9	PROPOSED AREA UNDER COMMERCIAL	4.00%	0.26144	1058.010
10	PERMISSIBLE POPULATION	240-400	1569.000	2615.000
11	PROPOSED POPULATION	103X18	1854	284/ ACRE

AREA UNDER MORTGAGE (20% OF TOTAL SALEABLE PLOTS AREA)						
S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA (SQM)
1	20-30, 35-40	6.739	19.000	128.041	17	2176.697
2	31	ODD SIZE		148.630	1	148.630
3	32-34	7.824	19.000	148.656	3	445.968
TOTAL					21	2771.295
IN ACRE						0.68480

LEGEND	
	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA For GEMINI AGROFARMS PRIVATE LIMITED
	GREEN AREA
	AREA UNDER MORTGAGE

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 6.53750 ACRES IN VILLAGE - RATHDHANA, SECTOR-34, SONIPAT, HARYANA TO BE DEVELOPED BY M/S GEMINI AGROFARMS PVT.LTD

TITLE :- LAYOUT PLAN

SCALE:- 1:1000 DATE:- 11-05-2022

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

Authorised Signatory (Signature)

CA/2017/88437

