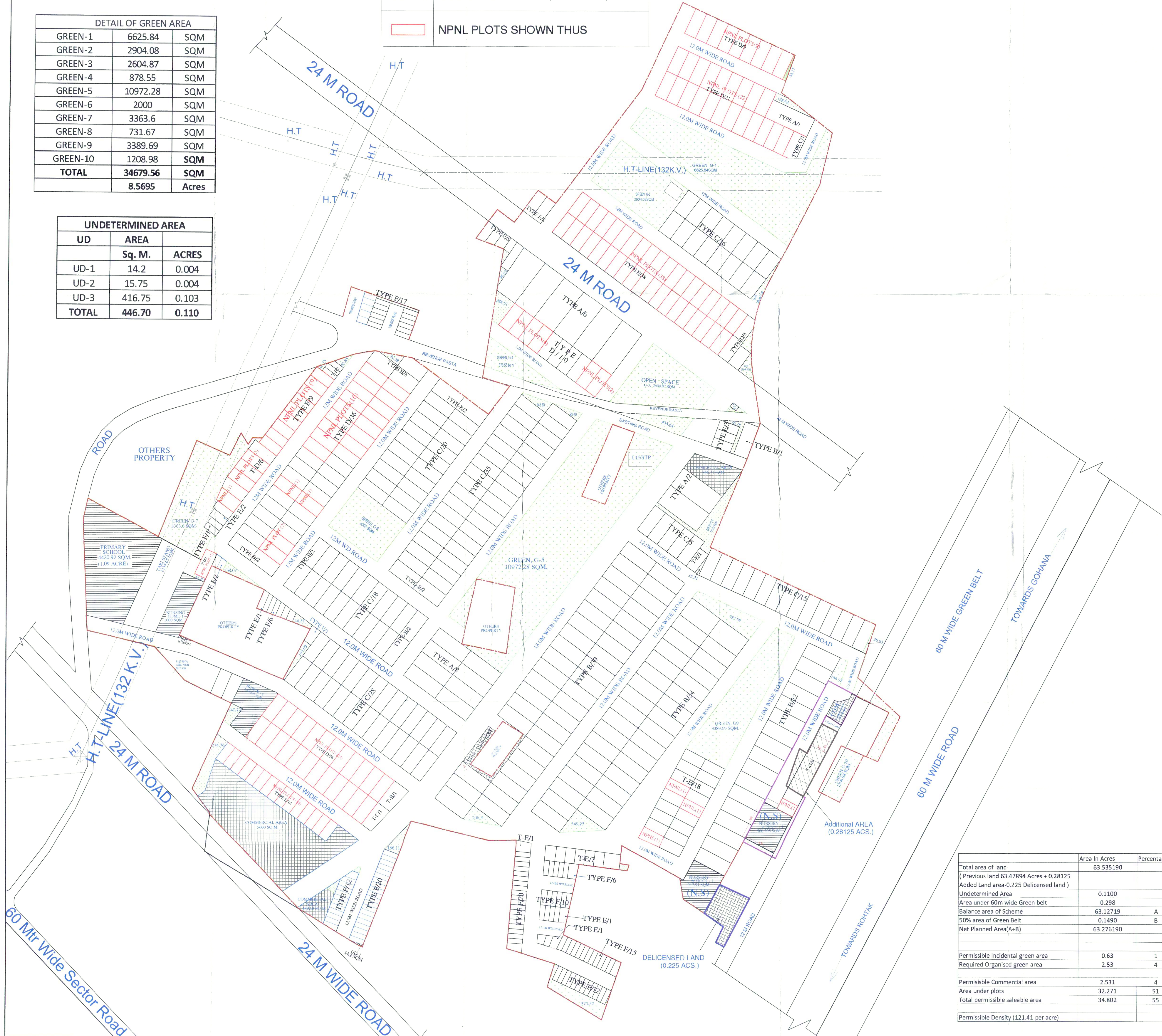


Detail of community sites		
Name of community sites	REQUIRED	PROVIDED
PRIMARY SCHOOL	1	1
NURSERY SCHOOL	2	2
NURSING HOME	1	2
CLINIC	1	1
BEAUTY PARLOUR	1	1
MILK AND VEG BOOTH	1	1

LEGEND	
	REVISED AREA AREA IN SQM=4462.51 AREA IN ACRE=1.10
	ADDITIONAL AREA (0.28125 ACS.)
	DELICENSED AREA (0.225 ACS)
	NPNL PLOTS SHOWN THUS

DETAIL OF GREEN AREA		
GREEN-1	6625.84	SQM
GREEN-2	2904.08	SQM
GREEN-3	2604.87	SQM
GREEN-4	878.55	SQM
GREEN-5	10972.28	SQM
GREEN-6	2000	SQM
GREEN-7	3363.6	SQM
GREEN-8	731.67	SQM
GREEN-9	3389.69	SQM
GREEN-10	1208.98	SQM
TOTAL	34679.56	SQM
	8.5695	Acres

UNDETERMINED AREA		
UD	AREA	
	Sq. M.	ACRES
UD-1	14.2	0.004
UD-2	15.75	0.004
UD-3	416.75	0.103
TOTAL	446.70	0.110



To be read with Licence No. 173 of 2023 Dated 29/08/2023

That this revised layout plan for an additional area measuring 0.28125 acres (Drawing No. DTCPC/14/2023 dated 29/08/2023) and de-licence area measuring 0.225 acres from Licence No. 29 of 2010 dated 25.03.2010 in the Residential Plotted Colony measuring 63.47894 acres (Licence Nos. 29 of 2010 dated 25.03.2010 and 101 of 2012 dated 27.09.2012) thereby marking total site area 63.53519 acres for residential plotted colony, in sector-37, Rohtak, being developed by One Point Realty Pvt. Ltd. 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 plot area of the colony shall not exceed 95% 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 sites 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 Regulation of Unregulated Development Rules, 1959 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- 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 SI norms.
- 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 be liable for the alignment of the peripheral roads, internal road circulation and for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 45 meters or more wide sector road.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the 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.
- 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 licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the HUC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer with the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot holders.
- No plot will derive an access from less than 12 meters wide road which mean a minimum clear width of 12 metres between the plots.
- The portion of the sector development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(1)(a)(iii) of the Act No. 8 of 1975.
- 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 road shall exceed 3 meters.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSP 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 colonizer/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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light Emitting Diode (LED) fitting for internal lighting as well as campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2009-Showed dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

DETAIL OF PLOTS (IN SQ MTRS.)						
DESCRIPTION	SIZE	X	AREA	NO. OF PLOTS	TOTAL AREA	
Category-A	20.00	X	40.00	800.00	17	13600.00
Category-B	12.00	X	28.00	336.00	105	35280.00
Category-C	10.00	X	25.00	250.00	139	34750.00
Category-D	10.00	X	22.50	225.00	112	25200.00
Category-E	9.00	X	15.00	135.00	105	14175.00
Category-F	4.00	X	12.50	50.00	124	6200.00
Category-G	9.93	X	14.50	143.985	8	1151.88
				610	130356.88	
Nursing Home-1			1000.00		1000.00	
Nursing Home-2			1000.00		1000.00	
					132356.88	
					Acres	32.706

POPULATION DETAIL	NO OF PLOT	DENSITY	Total
GENERAL PLOTS	488	13.5	6588
EWS PLOTS	122	9	1098
TOTAL	610		7686

PARTICULAR OF PLOTS	REQUIRED	PROVIDED
NPNL PLOTS @ 25%	152.5	153
EWS PLOTS @ 20%	122	122

	Area In Acres	Percentage	Proposed area	Proposed Percentage
Total area of land	63.535190			
(Previous land 63.47894 Acres + 0.28125 Added Land area-0.225 Delicensed land)				
Undetermined Area	0.1100			
Area under 60m wide Green belt	0.298			
Balance area of Scheme	63.12719	A		
50% area of Green Belt	0.1490	B		
Net Planned Area(A+B)	63.276190			
Permissible incidental green area	0.63	1	1.1256	1.78
Required Organised green area	2.53	4	8.5695	13.54
Permissible Commercial area	2.531	4	1.767	2.7925
Area under plots	32.271	51	32.706	51.688
Total permissible saleable area	34.802	55	34.473	54.480
Permissible Density (121.41 per acre)			121.35 per acre	

ONE POINT REALTY PVT. LTD. 8-D, HANSALAYA BUILDING, 15, BARAKHAMBA ROAD, CONNAUGHT PLACE NEW DELHI-110001

REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY - 63.53 ACRES (63.48 Acres + 0.281 Acres - 0.225 Acres) in SECTOR-37, ROHTAK, HARYANA.

(LICENCE No. 29 OF 2010 DATED 25.03.2010, LICENCE No. 101 OF 2012 DATED 27.09.2012)

DATE - 17/07/2023 NORTH

SCALE = 1:1000

For One Point Realty Pvt. Ltd.

SIGNATURE OF OWNER SIGNATURE OF ARCHITECT