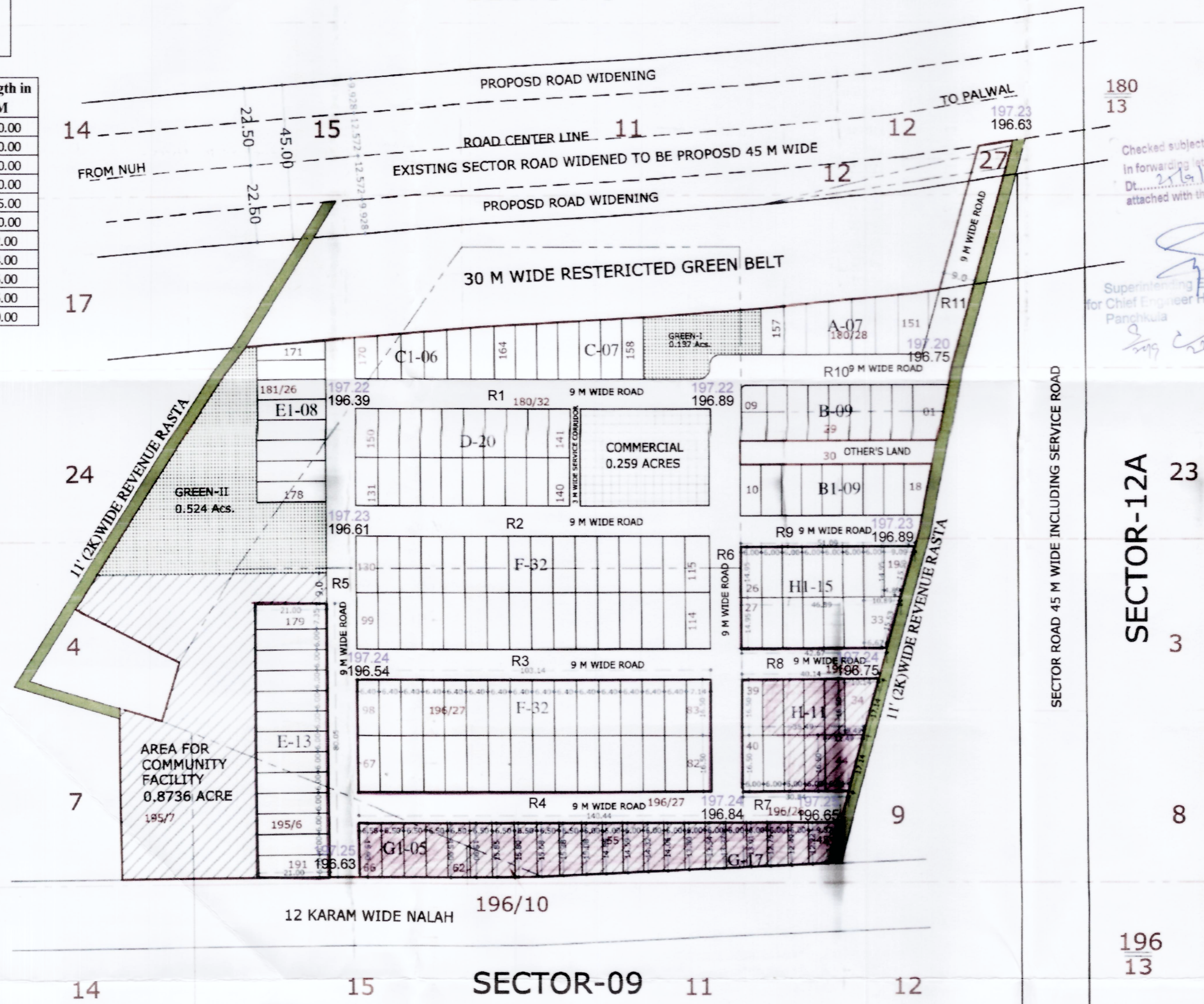


[Signature]
Authorized Signatory

ROAD PLAN		
LEGEND		
ROADS NAME	R1	
ROAD FORMATION LEVEL IN M	197.20	
N.G.L. IN M	196.75	

SECTOR-8

S.NO	Name of Road	Length in M
1	R1	110.00
2	R2	110.00
3	R3	110.00
4	R4	110.00
5	R5	165.00
6	R6	140.00
7	R7	32.00
8	R8	44.00
9	R9	55.00
10	R10	55.00
11	R11	80.00



Detail of 50% freed area				Detail of 15% (out of 50%) mortgaged area			
Category of plots	Total No. of plots	Area of single plot in sqm.	Total area in sqm.	Total No. of plots	Total area in sqm.	Rectangle/ Killa No. and area in Kanal-Marla (M=Min)	
E	13	126.0	1638.0	-	-	-	-
F	32	105.60	3379.2	-	-	-	-
G	17	82.80	1407.6	17	1504.23	196/26 M (0-18)	10 (0-4)
G1	5	98.80	518.02	5	518.02	27 M (2-7.5)	196/16 (2-5)
H	11	99.0	1111.7	8	874.17	Total = 5 Kanal = 14.5 Marla (2896.42 sqm)	-
H1	15	89.70	1345.5	-	-	-	-
Total	93		9679.95 sqm (2.392 acres)	30	2896.42 sqm (0.7157 acres)		

- To be read with Licence No. 13 of 2017 Dated 26/11/2017
- That this Layout plan for an area measuring 8.7875 acres (Drawing No. D TCP-3720 dated 02.03.2017) comprised of Khasra which is issued in respect of Affordable Residential Plotted Colony (Under Open Dwell Jai Awash Yojna) being developed by Mansha Buildcon Pvt. Ltd. in Sector-8, 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 12 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 circulation of the colony.
 - 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 DTP for the modification of layout plan of the colony.
 - That the revenue raster 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 DTP, 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 licensed area 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 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 licensed 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 maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot holders.
 - 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)(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 no plot 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 colonizer/owner shall use only Light-Emitting Diode Lamps (LED) fitting for internal lighting as well as Campus Lighting.
 - That the colonizer/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. 19/2016-SP dated 14.03.2016.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/2015-SP 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. 19/2016-SP dated 14.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(DINESH KUMAR) SO (HQ) (OM PANKASH) ATT (HQ) (VUENDOR SINGH) DTP (HQ) (KENDOR SINGH) SFP (E&V) (KANAL KUMAR) CTP (HR) (T.J. SATYAPRAKASH) DTP (HR)

AREA STATEMENT :

DESCRIPTION	AREA IN ACRES
TOTAL AREA OF THE SCHEME	8.7875 ACRES
AREA UNDER ROAD WIDENING	0.02372 ACRE
AREA UNDER RESTRICTED BELT	0.07628 ACRE
BALANCE AREA OF SCHEME	8.66875 ACRES (A)
50% AREA OF ROAD AND REST. BELT	0.050 ACRE (B)
NET PLANNED AREA	8.71875 ACRES (A+B)

LAND USE DETAIL

DESCRIPTION	PERMISSIBLE	PROVIDED
AREA UNDER PLOTS	5.3184 ACRES (61%)	4.741 ACRES (54.377%)
AREA UNDER COMMERCIAL	0.34875 ACRES (4%)	0.259 ACRES (2.97%)
TOTAL SALEABLE AREA	5.66715 ACRES (65%)	5.00 ACRES (57.347%)
GREEN AREA	0.6539 ACRE (7.5%)	0.661 ACRE (7.58%)
COMMUNITY AREA	0.871875 ACRE (10%)	0.8736 ACRE (10.019%)

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.	AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W D			
A	6.70 16.00	107.20	7	750.40
B	6.10 16.39	99.98	9	899.81
B1	6.00 15.00	90.00	9	810.00
C	6.20 17.01	105.46	7	738.23
C1	6.77 13.85	93.76	6	562.59
D	6.20 14.00	86.80	20	1736.00
E	6.00 21.00	126.00	8	960.00
F	6.00 20.00	120.00	13	1560.00
G	6.00 13.80	82.80	17	1407.60
G1	6.50 15.20	98.80	5	494.00
H	6.00 16.50	99.00	11	1089.00
H1	6.00 14.95	89.70	15	1345.50
TOTAL			191	19189.53

TOTAL AREA UNDER PLOTS = 19189.53/4046.85 = 4.741 Acres.

GREEN AREA DETAIL

	AREA IN SQM.	AREA IN ACS.
GREEN-I	555.66	0.137
GREEN-II	2124.75	0.524
TOTAL	2677.41	0.661

0.876 acres Land Reserved For Community Facilities for Transfer to Government.

POPULATION / DENSITY CALCULATION

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
191	13.5	2578.50	2578/8.71875 = 295.74 PPA

For Mansha Buildcon Pvt. Ltd.
[Signature]
Authorized Signatory

[Signature]
Architect Signature

LAYOUT PLAN OF AFFORDABLE RES. PLOTTED COLONY, AREA 8.71875 ACRES, SECTOR-9, PALWAL, MANSHA BUILDCON PVT. ADD. SCO-NO: 157, SHOPPING COMPLEX, SECTOR-9, FARIDABAD

SCALE :- 1:1000 DATE :- JAN 2017 DRAWN BY:- PANKAJ KAPOOR

Area Freed 50.148 % (9958.95 sqm. Of Total Saleable Area) falling in Plot Category (E,F,G,G1,H & H1)

Plot No.	Dimension of Plots in Sqm.	Area of Plots in Sqm.	No of Plots	Area Under Plots	Life of Plots
13	6.00 x 16.00	96.00	7	672.00	H
20 to 32	6.00 x 16.39	99.98	9	899.81	H
33	6.00 x 15.00	90.00	9	810.00	H1
34	6.00 x 17.01	105.46	7	738.23	H
35 to 43	6.00 x 13.85	93.76	6	562.59	H
44	6.00 x 14.00	86.80	20	1736.00	H
45	6.00 x 21.00	126.00	8	960.00	H
46	6.00 x 20.00	120.00	13	1560.00	H
47	6.00 x 13.80	82.80	17	1407.60	H
48	6.50 x 15.20	98.80	5	494.00	H
49	6.00 x 16.50	99.00	11	1089.00	H
50	6.00 x 14.95	89.70	15	1345.50	H
TOTAL			93	9679.95	

Total Area = 9679.95 x 100 / 19189.53 = 50.44%

15% Area Out of 50% to be Mortgaged in favour of DTP Haryana.

Plot No.	Dimension of Plots in Sqm.	Area of Plots in Sqm.	No of Plots	Area Under Plots	Life of Plots
31	6.00 x 16.00	96.00	7	672.00	H
32 to 38	6.00 x 16.39	99.98	9	899.81	H
39	6.00 x 15.00	90.00	9	810.00	H1
40	6.00 x 17.01	105.46	7	738.23	H
41	6.00 x 13.85	93.76	6	562.59	H
42	6.00 x 14.00	86.80	20	1736.00	H
43	6.00 x 21.00	126.00	8	960.00	H
44	6.00 x 20.00	120.00	13	1560.00	H
45	6.00 x 13.80	82.80	17	1407.60	H
46	6.50 x 15.20	98.80	5	494.00	H
47	6.00 x 16.50	99.00	11	1089.00	H
48	6.00 x 14.95	89.70	15	1345.50	H
TOTAL			93	9679.95	

Total Area = 2896.42 x 100 / 19189.53 = 15.09%

DETAIL OF AREA WITH KILLA NO. FALLING UNDER 50% FREED AREA AND 15% MORTGAGED AREA

REC / KILLA NO.	AREA FALLING UNDER 50% FREED AREA	AREA FALLING UNDER 15% MORTGAGED AREA
196/5	1090.51	450.56
196/10	101.82	101.82
196/26	2909.53	120