



| | Area in acres | Percentage | Proposed area | Percentage |
|-----------------------------------------------------------|---------------|------------|---------------|------------|
| Total area of land | 7.25625 | | | |
| Area falling under sector road/green belt | 0.0000 | | | |
| Balance area (A) | 7.25625 | | | |
| 50% of sector area (B) | 0.00 | | | |
| Total of A + B | 7.25625 | | | |
| Required open space area (7.5%) | 0.54421875 | 7.50 | 0.578 | 7.97 |
| 10% area to be transferred free of cost to the Government | 0.725625 | 10 | 0.73 | 10.060 |
| Permissible commercial area | 0.29023 | 4 | 0.265 | 3.652 |
| Area under plots | 4.4261125 | 61 | 3.912322868 | 53.917 |
| Total permissible saleable area | 4.717 | 65 | 4.177322868 | 57.569 |
| Minimum permissible density | 240 | | 245.58 | |
| Maximum permissible density | 400 | | | |
| 50% area to be mortgage by Department | 1.9562 | | | |

| CATEGORY | WIDTH | DEPTH | AREA IN SQMT./PLOT | AREA IN SQYARD/P LOT | NOS. OF PLOT | TOTAL AREA IN SQMT. |
|----------|-------|--------|--------------------|----------------------|--------------|---------------------|
| A | 8.34 | 17.025 | 141.90 | 165.72 | 20 | 2838.07 |
| B | 7.54 | 15.00 | 113.16 | 135.34 | 32 | 3621.12 |
| C | 7.22 | 13.80 | 99.59 | 119.12 | 3 | 298.79 |
| D | 7.45 | 14.61 | 108.84 | 130.18 | 9 | 979.60 |
| E | 7.42 | 15.00 | 111.36 | 133.19 | 4 | 445.44 |
| F | 7.42 | 14.00 | 103.94 | 124.33 | 4 | 415.74 |
| G | 9.00 | 15.00 | 134.00 | 152.22 | 29 | 4176.00 |
| H | 7.00 | 15.00 | 105.00 | 125.58 | 9 | 945.00 |
| J | 7.00 | 14.22 | 99.54 | 119.05 | 10 | 995.40 |
| K | 7.54 | 12.35 | 93.12 | 111.37 | 12 | 1117.43 |
| TOTAL | | | | | 132 | 15832.58 |

To be read with Licence No. 75 of 2017 Dated 08/9/2017.

- That this layout plan for an area of 7.25625 acres (Drawing No. DTCF-6053 dated 05.09.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna - 2016) being developed by Chitvan Farms Pvt. Ltd. in Sector-25, District Rewari 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 DTCF 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 DTCF, 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 planned 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 as the directions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - At the time of demarcation plan, a 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 1974.
 - 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 colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 13/9/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That 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. 19/4/2016-5 Power dated 14.03.2016.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 2272/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

PROPOSED 7.25625 ACRES PLOTTED DEVELOPMENT AT VILLAGE DHAMLAKA DISTRICT REWARI, HARYANA.

Proposed Freezed Area shown thus 7960 Sqm.
 Proposed Mortgage Area shown thus 2412 Sqm.

For KSL Developers Private Limited

Authorised Signatory
 SIGNATURE OF OWNER



SHIV KUMAR
 ARCHITECT
 REGISTRATION NO. 7888

SIGNATURE OF ARCHITECT

For KSL Developers Private Limited

Authorised Signatory