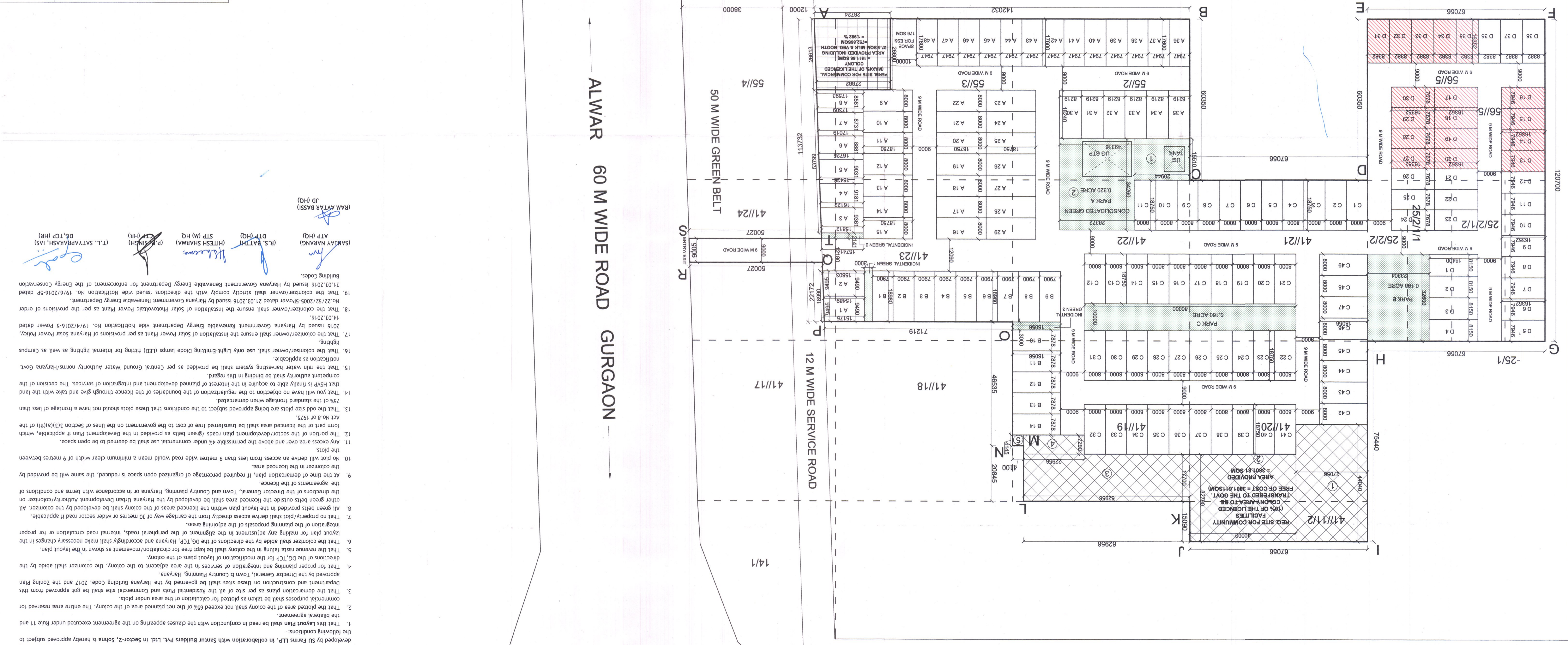


To be read with Licence No. 29/11/2022 dated 29/11/2022

This layout plan for an area measuring 9.394 acres (Drawing no. DG.TCP. 8799 dated 07.12.2022) comprised of

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the following conditions:-
2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the colony.
3. That the demarcation plans as per site of all the Residential Plots and Commercial sites 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 D.G.TCP for the modification of layout plans of the colony.
5. That the revenue rates 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 D.G.TCP, 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 shall derive access directly from the carriage way or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas 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 other green belts outside the licensed 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 license.
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 licensed area.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
11. Any excess area over and above the permissible 45% under commercial use shall be deemed to be open spaces.
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 13(1A)(iii) of the Act No. 0 of 1975.
13. That the odd 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 license through give and take with the land and that HSNP 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 provisions of Haryana Solar Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.02.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/25/2005-3 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5F dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Building Codes:  
 (RAM AYTAZ BASSI) JD (HQ)  
 (SAMDAN NARANJ) AT (HQ)  
 (R.S. BATHI) DT (HQ)  
 (HITESH SHARMA) STP (M) HQ  
 (P. SINGH) DT (HR)  
 (T.L. SATYARAKASHI, JAS) DG, TCF (HR)  
 (S. JAIN) DT (HR)

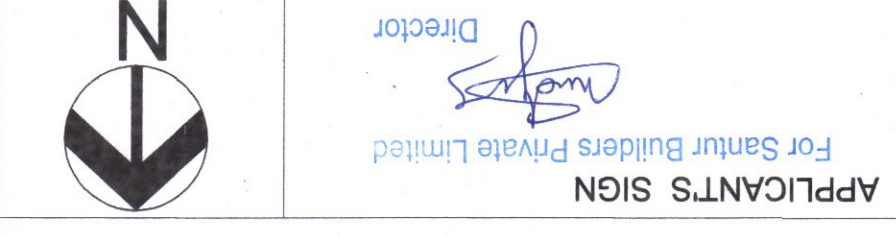


DRG. NO. S-1A  
 SUBMISSION DRAWING  
 DRAWING TITLE  
 SITE PLAN  
 PROJECT TITLE

SCALE NTS  
 DATE NOV 2021  
 DEALT NAKUL CHECKED MJ  
 ARCHITECT  
 MANISH JAIN ASSOCIATES

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