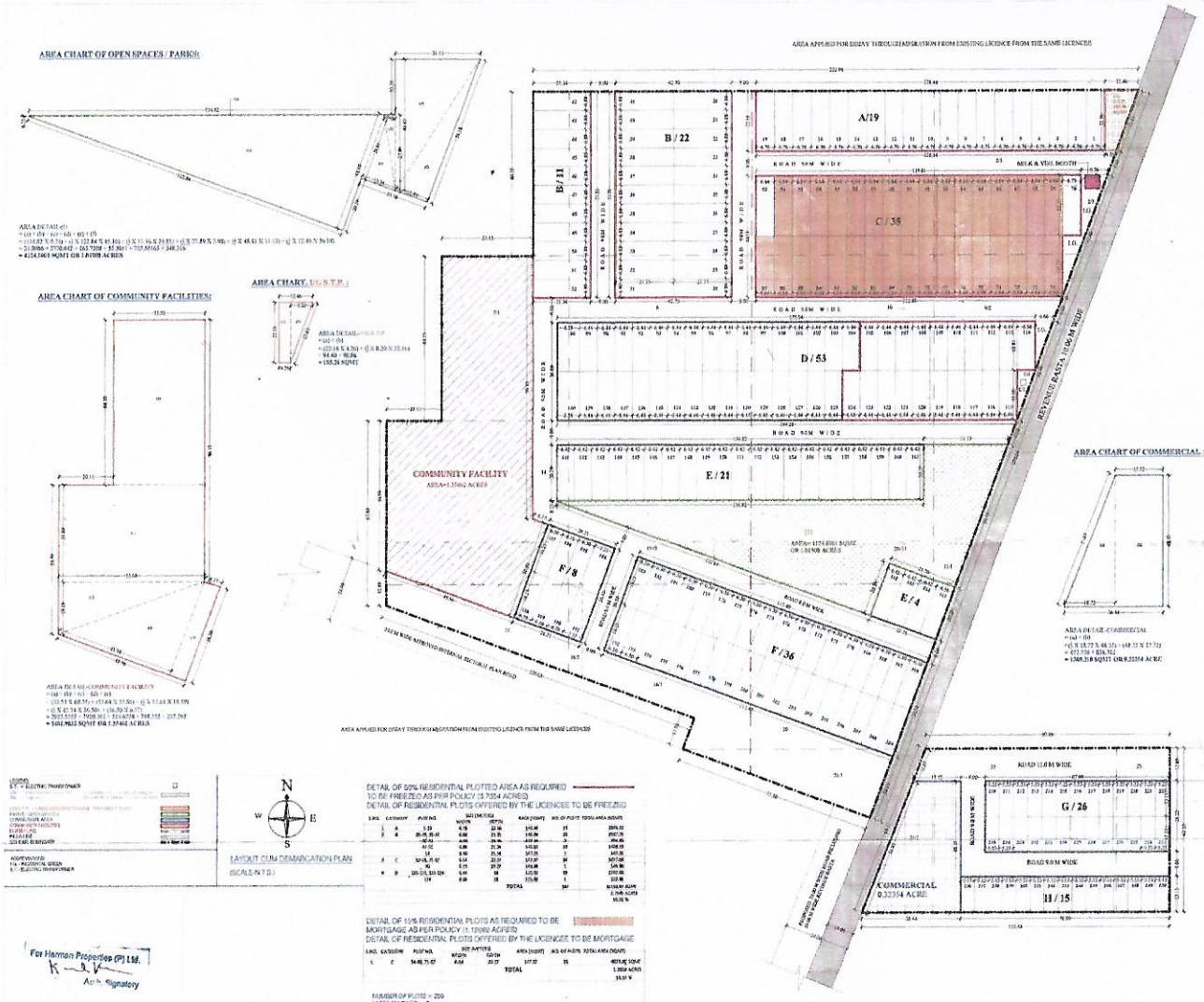

LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA OVER AN AREA MEASURING 13.54375 ACRES LICENCE NO.40 OF 2018 DATED 12.06.2018 IN THE REVENUE ESTATE OF VILLAGE RAWALAN, SECTOR -42, AMBALA CANTT., DISTRICT AMBALA (HARYANA), BEING DEVELOPED BY M/S HERMAN PROPERTIES PVT. LTD. & OTHERS.

AREA CHART

S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL %	PERMISSIBLE (ACRES)	PERMISSIBLE %
1.	AREA OF THE SCHEME	13.54375		13.70	
2.	AREA UNDER RESIDENTIAL PLOTS	7.4708	55.18	8.26108	61.0
3.	AREA UNDER COMMERCIAL	0.32354	2.39	0.54175	4.0
4.	TOTAL SALEABLE AREA(2+3)	7.79434	57.58	8.80343	65.0
5.	OPEN SPACE / PARKS	1.01908	7.52	1.01678	7.50
6.	AREA UNDER COMMUNITY FACILITY	1.35402	10.0	1.35437	10.0

DETAIL OF RESIDENTIAL PLOTS

S.NO.	CATEGORY	PLOT NO.	SIZE (METERS) WIDTH	SIZE (METERS) DEPTH	AREA (SQMT)	NO. OF PLOTS	TOTAL AREA (SQMT)
1	A	1-19	6.76	22.16	149.80	19	2846.23
2	B	20-35, 82-45	6.93	21.35	148.09	20	2937.76
		46-51	6.90	21.30	147.02	2	294.04
		42-51	6.98	21.34	148.93	10	1489.32
		52	6.92	21.34	147.25	1	147.25
3	C	53-69, 71-87	6.64	22.37	147.87	34	5027.60
		70	6.73	22.27	149.88	1	149.88
4	D	88-114, 115-130	6.44	18	115.92	30	3476.70
		88,143	8.28	18	149.04	2	298.08
		114	6.06	18	109.08	1	109.08
5	E	144-164	6.42	20.39	130.86	34	4130.38
		165	6.50	20.29	131.89	1	131.89
6	F	166-181, 185-190	6.30	18.25	114.98	42	4828.55
		192-209					
		184, 191	7.31	18.35	133.41	2	266.82
7	G	210-229	5.23	13.11	68.57	26	1782.70
8	H	237-250	5.13	13.13	67.36	14	943.00
		236	5.17	13.13	67.88	1	67.88
				TOTAL		250	20203.06 SQMT
							7.4708 ACRES

To be read with Licence No. 40 of 2018 Dated 12-06-2018

That this layout-cum-demarcation plan for an area measuring 13.54375 acres (Drawing No. DTCP-4008 dated 18.08.2015) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Herman Properties Pvt. Ltd. & others in revenue estate of Village Rawalan, Sector- 42, District Ambala is hereby approved subject to the following conditions:-

1. That this layout-cum-demarcation Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 21 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, 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 DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/im- [illegible] shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, 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 area 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, 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 licenced area shall be transferred free of cost to the government on the lines of Section 7(1)(c)(ii) 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 HUDA is freely able to acquire in the interest of planned development and innovation 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.21/52/2005-5Power dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 18/6/2010-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

JITENDER KUMAR IAS (HQ) | ELA GUPTA ATP (HQ) | DEVENDER SINGH ATP (HQ) | [illegible] ATP (HQ) | JITENDER KUMAR ETP (HQ) | [illegible] MANDHANA, MD DTCP (HQ)

LEGEND
ET - ELECTRIC TRANSFORMER
COMMERCIAL AREA
COMMUNITY FACILITIES
ROAD LINE
PLOT LINE
SITE BOUNDARY

APPROVED:
PA - RESIDENTIAL GREEN
ET - ELECTRIC TRANSFORMER

N
W E
S

LAYOUT CUM DEMARCATION PLAN
(SCALE-N.T.S.)

DETAIL OF 50% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE FREEZED AS PER POLICY (3.7354 ACRES)
DETAIL OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE FREEZED

S.NO.	CATEGORY	PLOT NO.	SIZE (METERS) WIDTH	SIZE (METERS) DEPTH	AREA (SQMT)	NO. OF PLOTS	TOTAL AREA (SQMT)
1	A	1-19	6.76	22.16	149.80	19	2846.22
2	B	20-35, 82-45	6.93	21.35	148.09	20	2937.76
		46-51	6.90	21.30	147.02	2	294.04
		42-51	6.98	21.34	148.93	10	1489.32
		52	6.92	21.34	147.25	1	147.25
3	C	53-69, 71-87	6.64	22.37	147.87	34	5027.60
		70	6.73	22.27	149.88	1	149.88
4	D	88-114, 115-130	6.44	18	115.92	30	3476.70
		88,143	8.28	18	149.04	2	298.08
		114	6.06	18	109.08	1	109.08
5	E	144-164	6.42	20.39	130.86	34	4130.38
		165	6.50	20.29	131.89	1	131.89
6	F	166-181, 185-190	6.30	18.25	114.98	42	4828.55
		192-209					
		184, 191	7.31	18.35	133.41	2	266.82
7	G	210-229	5.23	13.11	68.57	26	1782.70
8	H	237-250	5.13	13.13	67.36	14	943.00
		236	5.17	13.13	67.88	1	67.88
				TOTAL		250	20203.06 SQMT
							7.4708 ACRES

DETAIL OF 15% RESIDENTIAL PLOTS AS REQUIRED TO BE MORTGAGE AS PER POLICY (1.12062 ACRES)
DETAIL OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE MORTGAGE

S.NO.	CATEGORY	PLOT NO.	SIZE (METERS) WIDTH	SIZE (METERS) DEPTH	AREA (SQMT)	NO. OF PLOTS	TOTAL AREA (SQMT)
1	C	54-68, 71-87	6.64	22.37	147.87	33	4879.26 SQMT
				TOTAL		33	1.2058 ACRES 16.15 %

NUMBER OF PLOTS = 259
UNITS ALLOWED = 3
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 250 X 4.5 X 3.0 = 3375 / 13.54375 = 249.16 SAY 250 PPA

OPEN SPACE / PARKS = B = 4124.1501 SQMT OR 1.01908 ACRES OR 7.52%

For Herman Properties (P) Ltd.
Auth. Signatory

SIGNATURE OF APPLICANT

SIGNATURE OF ARCHITECT