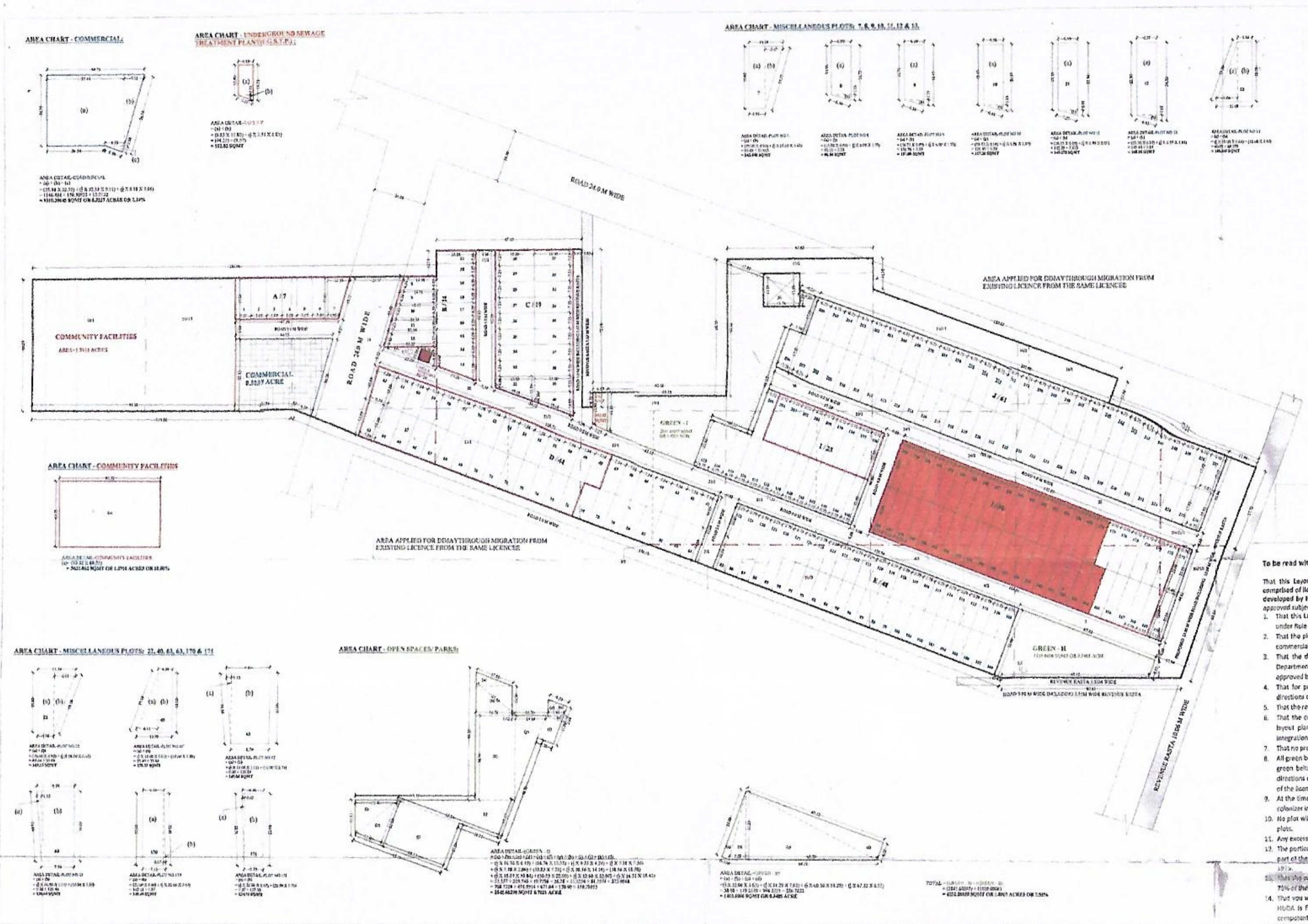

LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA OVER AN AREA MEASURING 13.9125 ACRES(LICENCE NO.39 OF 2018 DATED 08.06.2018) IN THE REVENUE ESTATE OF VILLAGE RAWALAN, SECTOR -42, AMBALA CANTT., DISTRICT AMBALA (HARYANA), BEING DEVELOPED BY M/S HERMAN PROPERTIES PVT. LTD. & OTHERS.

AREA CHART

S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL %	PERMISSIBLE (ACRES)	PERMISSIBLE %
1.	AREA OF THE SCHEME	13.9125	-	5 TO 15	-
2.	AREA UNDER PLOTS	7.7924	56.01	8.4866	61.0
3.	AREA UNDER COMMERCIAL	0.3237	2.33	0.5565	4.0
4.	TOTAL SALEABLE AREA(2+3)	8.1161	58.34	9.0431	65.0
5.	OPEN SPACE / PARKS	1.0507	7.55	1.0434	7.50
6.	AREA UNDER COMMUNITY FACILITIES	1.3918	10.0	1.3912	10.0

DEATIL OF PLOTS

S.NO.	CATEGORY	PLOT NO.	SIZE (METERS)	AREA (SQMT)	PLOT NOS.	TOTAL AREA (SQMT)
1.	A	1-6	7.07 X 19.00	134.33	6	805.98
		7	SEE THE FIGURE	145.445	1	145.445
2.	B	8	SEE THE FIGURE	95.44	1	95.44
		9	SEE THE FIGURE	107.09	1	107.09
		10	SEE THE FIGURE	127.36	1	127.36
		11	SEE THE FIGURE	149.275	1	149.275
		12	SEE THE FIGURE	148.26	1	148.26
		13	SEE THE FIGURE	140.305	1	140.305
		14-19	6.03 X 18.08	110.11	6	660.66
		20	5.67 X 18.08	108.10	1	108.10
		21	5.86 X 18.08	105.95	1	105.95
3.	C	22	SEE THE FIGURE	149.13	1	149.13
		23-39	7.21 X 18.00	128.76	17	2208.06
		40	SEE THE FIGURE	139.33	1	139.33
4.	D	41-61, 64-84	7.54 X 16.00	120.64	42	5066.88
		62	SEE THE FIGURE	149.04	1	149.04
		63	SEE THE FIGURE	130.64	1	130.64
5.	E	85-1				
6.	I	120-...	5.79 X 16.00	92.64	48	4446.72
		136-...	6.77 X 22.00	148.94	3	446.82
		170-...	5.72 X 22.00	125.84	69	8807.12
		171	SEE THE FIGURE	149.49	1	149.49
7.	J	206	SEE THE FIGURE	134.75	1	134.75
			7.78 X 17.92	139.42	1	139.42
		207-235, 238-266	6.71 X 17.92	120.24	58	6973.92
		236	[illegible]	103.65	1	103.65
		237	[illegible]	129.74	1	129.74
8.	TOTAL				266	31534.605 SQMT 7.7924 ACRES(56.01%)

To be read with Licence No. 39 of 2018 Dated 08-06-2018

That this Layout-cum-demarcation plan for an area measuring 13.9125 acres (Drawing No. DTCP-6780 dated 24.01.2019) 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 11 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/movement as 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 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 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 3(3)(a)(iii) 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 while 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 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 the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH KUMAR) JD (HQ)   (S.K. SAINI) ATP (HQ)   (VIJENDER SINGH) DTP (HQ)   (P.P. SINGH) STP (HQ)   (JITENDER SIHAG) CTP (HQ)   (K. MAKRAND PANDURANG, IAS) DTCP (HR)

DETAIL OF 10% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE FREEZED AS PER POLICY ([illegible] ACRES)
DETAIL OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE FREEZED

S.NO.	CATEGORY	PLOT NO.	SIZE (METERS)	AREA (SQMT)	PLOT NOS.	TOTAL AREA (SQMT)
1.	A	1-6	[illegible]	[illegible]	6	[illegible]
		7	SEE THE FIGURE	[illegible]	1	[illegible]
2.	B	8	SEE THE FIGURE	[illegible]	1	[illegible]
		9	SEE THE FIGURE	[illegible]	1	[illegible]
		10	SEE THE FIGURE	[illegible]	1	[illegible]
		11	SEE THE FIGURE	[illegible]	1	[illegible]
		12	SEE THE FIGURE	[illegible]	1	[illegible]
		13	SEE THE FIGURE	[illegible]	1	[illegible]
		14-19	[illegible]	[illegible]	6	[illegible]
		20	[illegible]	[illegible]	1	[illegible]
		21	[illegible]	[illegible]	1	[illegible]
3.	C	22	SEE THE FIGURE	[illegible]	1	[illegible]
		23-39	[illegible]	[illegible]	17	[illegible]
		40	SEE THE FIGURE	[illegible]	1	[illegible]
4.	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
		62	SEE THE FIGURE	[illegible]	1	[illegible]
		63	SEE THE FIGURE	[illegible]	1	[illegible]
5.	I	[illegible]	[illegible]	[illegible]	37	[illegible]
6.	TOTAL				[illegible]	[illegible]

DETAIL OF 15% RESIDENTIAL PLOTS AS REQUIRED TO BE MORTGAGE AS PER POLICY (1.15886 ACRES)
DETAIL OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE MORTGAGE

S.NO.	CATEGORY	PLOT NO.	SIZE (METERS)	AREA (SQMT)	PLOT NOS.	TOTAL AREA (SQMT)
1.	I	145-164, 179-195	5.72 X 22.00	125.84	37	4656.08
2.	TOTAL				37	4656.08 SQMT
						1.1505 ACRES(14.76%)

LEGEND:
E.T. = ELECTRIC TRANSFORMER, AREA= 2.0 X 2.0 = 4.00 SQMT
U.G. = UNDERGROUND WATER TANK
T.W. = TUBEWELL
U.G.S.T.P. = UNDERGROUND SEWAGE TREATMENT PLANT
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
MURBA LINE
KILLA LINE
SCHEME BOUNDARY

ABBREVIATIONS:
I.G. - INCIDENTAL GREEN
E.T. - ELECTRIC TRANSFORMER
S.T.P. - SEWAGE TREATMENT PLANT

N
W E
S

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

For Herman Properties (P) Ltd.
Auth. Signatory
SIGNATURE OF APPLICANT

Ar. MONU SHARMA
CA/2016/76557
NEELKANTH ASSOCIATES
First Floor, Gohana Chowk,
G.T. Road, PANIPAT
(M)-98139-00375
SIGNATURE OF ARCHITECT