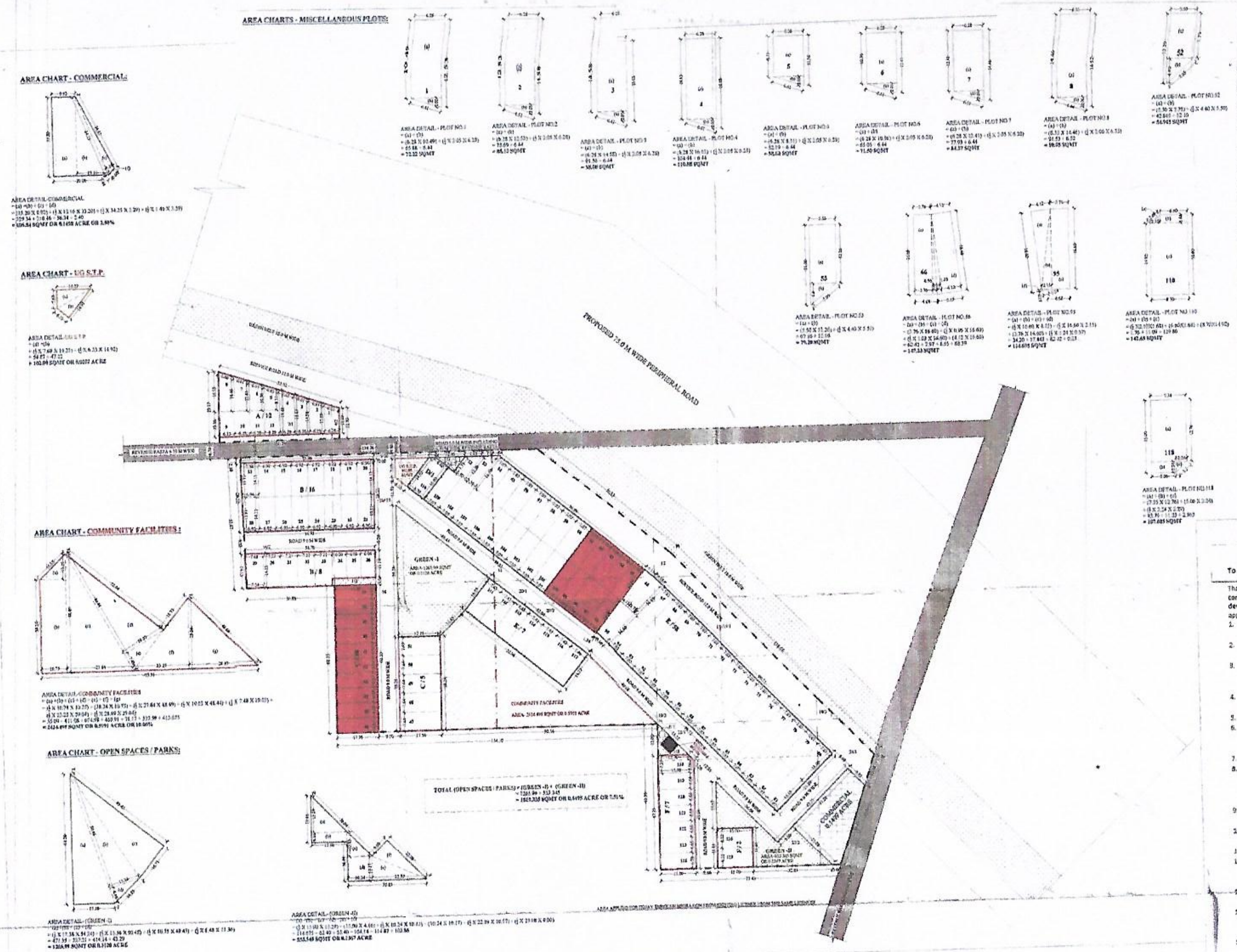
## LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA OVER AN AREA MEASURING 6.24375 ACRES (LICENCE NO.30 OF 2018 DATED 04.05.2018) IN THE REVENUE ESTATE OF VILLAGE RAWALAN, SECTOR -42, AMBALA CANTT. ,DISTRICT AMBALA (HARYANA), BEING DEVELOPED BY M/S HERMAN PROPERTIES PVT. LTD. & OTHERS.




### AREA CHART

| S.NO. | PARTICULARS | PROPOSAL (ACRES) | PROPOSAL % | PERMISSIBLE (ACRES) | PERMISSIBLE % |
|---|---|---|---|---|---|
| 1. | TOTAL AREA OF THE SCHEME | 6.24375 | - | 5 TO 15 | - |
| 2. | AREA UNDER 12.0 M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT | (-) 0.51100 | - | - | - |
| 3. | 50% BENEFIT OF AREA UNDER 12.0 M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT | (+) 0.25550 | - | - | - |
| 4. | NET PLANNED AREA | 5.98825 | - | 5 TO 15 | - |
| 5. | AREA UNDER RESIDENTIAL PLOTS | 3.3109 | 55.29 | 3.6528 | 61.0 |
| 6. | AREA UNDER COMMERCIAL | 0.1498 | 2.50 | 0.2396 | 4.0 |
| 7. | TOTAL SALEABLE AREA(5+6) | 3.4607 | 57.79 | 3.8923 | 65.0 |
| 8. | OPEN SPACE / PARKS | 0.4995 | 7.51 | 0.4491 | 7.50 |
| 9. | AREA UNDER COMMUNITY FACILITIES | 0.5991 | 10.00 | 0.5988 | 10.0 |

### DETAIL OF RESIDENTIAL PLOTS

| S.NO. | CATEGORY | PLOT NO. | SIZE (M X M) | AREA (SQM) | PLOT NOS. | TOTAL AREA (SQM) |
|---|---|---|---|---|---|---|
| 1. | A | 1 | SEE THE FIGURE | 72.32 | 1 | 72.32 |
| | | 2 | SEE THE FIGURE | 65.13 | 1 | 65.13 |
| | | 3 | SEE THE FIGURE | 88.00 | 1 | 88.00 |
| | | 4 | SEE THE FIGURE | 110.88 | 1 | 110.88 |
| | | 5 | SEE THE FIGURE | 58.63 | 1 | 58.63 |
| | | 6 | SEE THE FIGURE | 71.50 | 1 | 71.50 |
| | | 7 | SEE THE FIGURE | 84.37 | 1 | 84.37 |
| | | 8 | SEE THE FIGURE | 98.05 | 1 | 98.05 |
| | | 9 | 6.33 X 10.38 | 65.59 | 1 | 65.59 |
| | | 10-12 | 6.26 X 10.38 | 65.05 | 3 | 195.15 |
| 2. | B | 13 | [illegible] | 101.03 | 1 | 101.03 |
| | | 14-19, 25-27 | 6.52 X 14.11 | 97.64 | 12 | 1171.66 |
| | | 20-21 | 6.96 X 14.11 | 98.21 | 2 | 196.42 |
| | | 28 | [illegible] | 94.87 | 1 | 94.87 |
| | | 29 | [illegible] | 105.41 | 1 | 105.41 |
| | | 30-33 | 7.21 X 14.13 | 101.88 | 4 | 407.53 |
| | | 34-36 | 6.00 X 11.18 | 67.75 | 3 | 203.24 |
| 3. | C | 37-46 | 6.00 X 17.38 | 104.00 | 10 | 1040.00 |
| | | 47-50 | 7.64 X 17.38 | 132.78 | 4 | 531.12 |
| | | 51 | 7.60 X 17.38 | 133.05 | 1 | 133.05 |
| 4. | D | 110 | SEE THE FIGURE | 142.65 | 1 | 142.65 |
| 5. | E | 52 | SEE THE FIGURE | 54.845 | 1 | 54.845 |
| | | 53 | SEE THE FIGURE | 79.59 | 1 | 79.59 |
| | | 54-60, 68-90, 101-109 | 7.07 X 16.60 | 117.38 | 42 | 4929.12 |
| | | 61-65, 96-100 | 5.50 X 16.60 | 91.30 | 10 | 913.00 |
| | | 66 | SEE THE FIGURE | 147.33 | 1 | 147.33 |
| | | 67, 94 | 7.61 X 16.60 | 129.65 | 2 | 259.30 |
| | | 95 | SEE THE FIGURE | 114.605 | 1 | 114.605 |
| | | 111-116 | 7.40 X 16.75 | 124.45 | 6 | 746.70 |
| | | 117 | 7.40 X 16.75 | 124.505 | 1 | 124.505 |
| 6. | F | 118 | SEE THE FIGURE | 107.605 | 1 | 107.605 |
| | | 119-123 | 4.95 X 15.00 | 99.00 | 5 | 495.00 |
| | | 124 | 6.70 X 15.00 | 100.50 | 1 | 100.50 |
| | | 125-126 | 8.20 X 15.00 | 120.00 | 2 | 240.00 |
| 7. | TOTAL | | | | 126 | 13398.71 SQMT / 3.3109 ACRES (55.29%) |

AREA APPLIED FOR DEMARCATION PLAN UNDER LICENCE FROM THE SAME LICENCE

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

For Herman Properties (P) Ltd.
Auth. Signatory

SIGNATURE OF APPLICANT

SIGNATURE OF ARCHITECT

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

DETAIL OF 10% RESIDENTIAL PLOTS AS REQUIRED TO BE MORTGAGE AS PER POLICY
DETAIL OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE MORTGAGE

DENSITY CALCULATION:
NUMBER OF PLOTS = 126
UNITS ALLOWED = 3
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 126 X 4.5 X 3.0 = 1701.0 / 5.98825 = 284.06, SAY 284 PPA

LEGEND:
U.G.T. / T.W. / O.H.T.
UNDERGROUND SEWAGE TREATMENT PLANT(UG S.T.P)
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
MURBA LINE
KILLA LINE
SCHEME BOUNDARY

ABBREVIATIONS:
I.G. - INCIDENTAL GREEN
E.T. - ELECTRIC TRANSFORMER

To be read with Licence No. 30 of 2018 Dated 04-05-2018

That this Layout-cum-demarcation plan for an area measuring 6.24375 acres (Drawing No. DTCP-6897 dated 28.02.2019) 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 clause 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 undersized 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 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.

(RAM MEHAR) JD (HQ) — (S.K. SAINI) ATP (HQ) — (VIJENDER SINGH) DTP (HQ) — (P. SINGH) STP (M&V) HR — (JITENDER SIHAG) CTP (HR) — (K. MAKRAND PANDURANG, IAS) DTCP (HR)