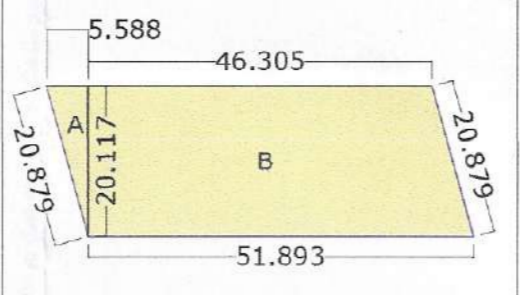


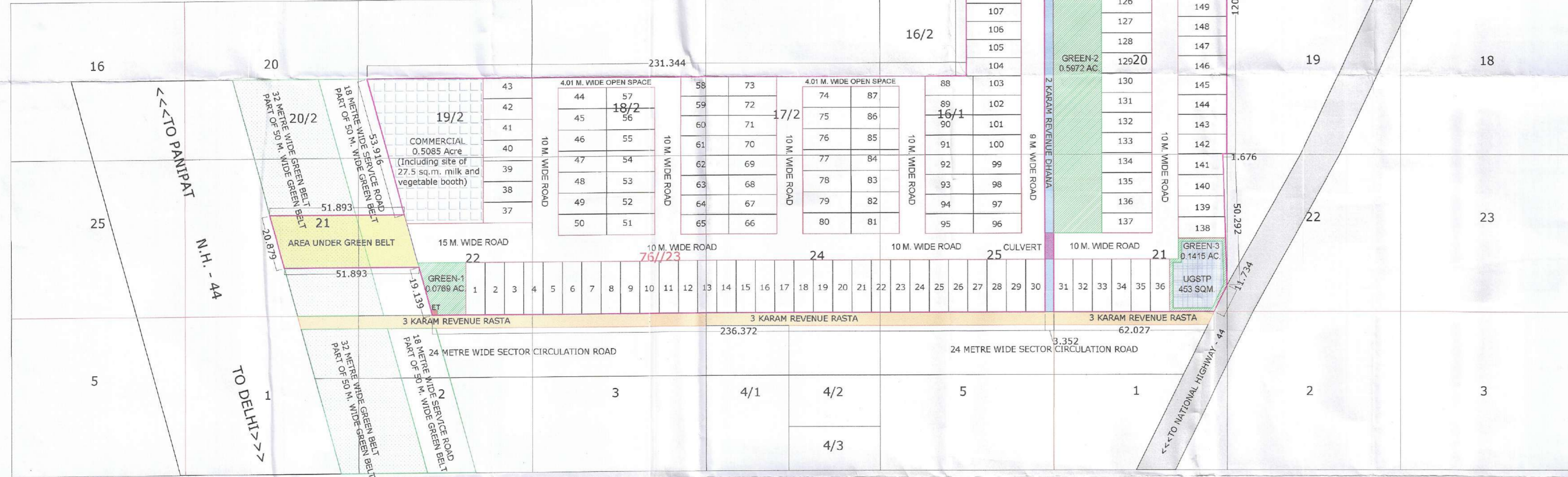
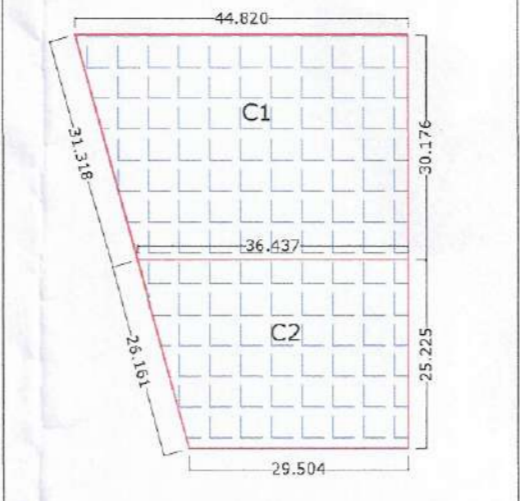
SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL PLOT AREA	1292900	52305.536		1292900	52305.536	
AREA FALLING UNDER PROPOSED 50 M. WIDE GREEN BELT INCLUDING 18 M. WIDE SERVICE ROAD (A)			0.2576	1043.931		
50% AREA FALLING UNDER PROPOSED 50 M. WIDE GREEN BELT INCLUDING 18 M. WIDE SERVICE ROAD			0.12896	521.966		
NET AREA = [(TOTAL PLOT AREA) - (50% AREA FALLING UNDER PROPOSED 50 M. WIDE GREEN BELT INCLUDING 18 M. WIDE SERVICE ROAD)]				1279602	51783.571	
AREA UN DEFINED (U.D.)			0.00825	33.400		
NET PLANNED AREA				1278777	51750.171	
OPEN AREA UNDER GREEN PARK	0.9694	3922.915	7.500	0.9750	3945.834	7.544
COMMUNITY FACILITIES	1.2925	5200.554	10.000	1.2937	5235.487	10.009
COMMERCIAL AREA	0.5115	2070.027	4.000	0.5085	2067.886	3.976
AREA UNDER PLOTS	7.8055	31567.604	61.000	7.8358	32388.295	63.209
TOTAL PERMISSIBLE SALEABLE AREA	8.3120	33637.611	65.000	7.5293	30443.981	59.216

AREA STATEMENT OF RESIDENTIAL PLOTS										
S.NO.	PLOTS FROM	PLOTS TO	WIDTH	LENGTH	AREA SQ.M.	AREA SQY.	TOTAL PLOTS	TOTAL AREA		
1	1	36	7.450	x	20.126	149.939	179.327	36	=	6397.796
2	37	-	7.916	x	18.900	149.612	178.398	1	=	148.912
3	38	43	7.914	x	18.900	149.619	178.891	6	=	897.448
4	44	57	8.057	x	18.900	149.860	179.233	14	=	2068.043
5	58	73	7.550	x	18.900	140.430	167.954	16	=	2248.880
6	74	87	8.057	x	18.900	149.660	179.233	14	=	2068.043
7	88	103	7.550	x	18.900	140.430	167.954	16	=	2248.880
8	104	115	6.960	x	21.176	147.385	178.272	12	=	1768.620
9	116	-	7.007	x	21.176	148.380	177.463	1	=	148.380
10	117	138	7.881	x	18.400	149.011	178.218	20	=	2862.228
11	137	-	7.888	x	18.400	149.341	178.612	1	=	149.341
12	138	-	(18.452 + 18.194) / 2	x	8.045	147.368	176.232	1	=	147.368
13	139	-	(18.184 + 17.916) / 2	x	8.045	145.212	173.674	1	=	145.212
14	140	-	(17.916 + 17.848) / 2	x	8.045	143.058	171.095	1	=	143.058
15	141	-	(17.648 + 17.381) / 2	x	8.045	140.904	168.521	1	=	140.904
16	142	155	7.543	x	19.056	143.738	171.912	15	=	2158.091
17	157	-	7.556	x	19.056	143.987	172.209	1	=	143.987
18	158	159	7.711	x	17.750	136.876	163.897	2	=	273.741
19	160	-	7.719	x	16.000	143.073	171.714	1	=	143.073
20	161	174	7.711	x	16.000	143.425	171.538	14	=	2007.944
21	175	-	8.120	x	18.300	148.596	177.721	1	=	148.596
22	176	187	8.116	x	18.300	148.523	177.633	12	=	1782.274
23	188	195	7.953	x	18.402	146.536	176.250	8	=	1172.281
TOTAL						196				28886.295
										OR = 7.0638

AREA UNDER 50 M. WIDE GREEN BELT									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NO.	=	SQ.MT.
A	20.117	X	5.588	X	0.500	X	1.000	=	56.707
B	46.305	X	51.893	X	0.500	X	25.225	=	831.651
TOTAL AREA IN SQ.M.									1043.931
ACRES									0.2580



AREA UNDER COMMERCIAL									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NO.	=	SQ.MT.
C1	44.820	X	36.437	X	0.500	X	30.176	=	1226.006
C2	36.437	X	29.504	X	0.500	X	25.225	=	931.651
TOTAL AREA IN SQ.M.									2057.558
ACRES									0.5085



LEGEND	
1. SCHEME BOUNDARY SHOWN THUS	[Line]
2. UGTP AREA (450 SQMTS)	[Shaded Area]
3. UGT AREA (200 SQMTS)	[Shaded Area]
4. ET AREA (2M. X 2M.)	[Shaded Area]
5. GREEN AREA SHOWN THUS	[Green Area]
6. COMMERCIAL AREA SHOWN THUS	[Shaded Area]
7. COMMUNITY FACILITY SHOWN THUS	[Shaded Area]
8. AREA UNDER 50M. GREEN BELT SHOWN THUS	[Shaded Area]
9. AREA UNDER U.D.	[Shaded Area]
10. CULVERT	[Symbol]

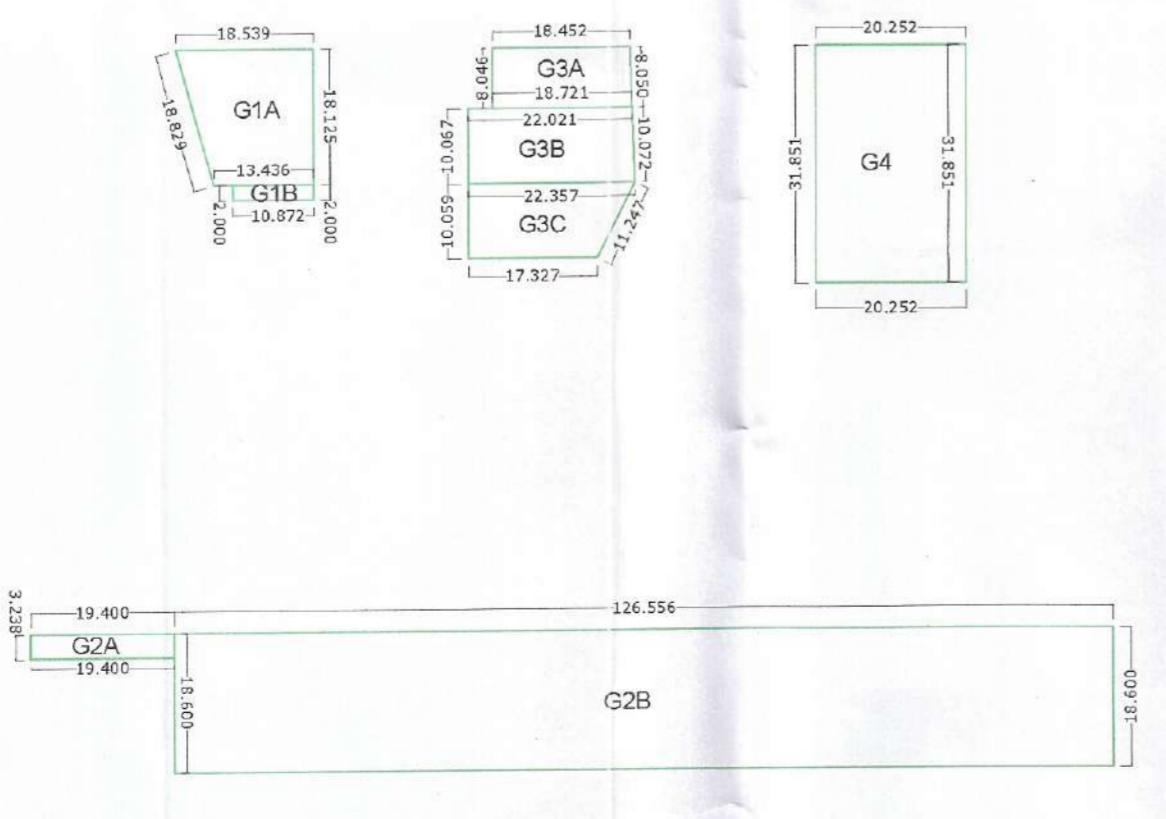
To be read with Licence No. 206 DP 2023 Dated 10-10-2023

That this layout plan for Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) over an area measuring 12.925 acres (Drawing No. DTCP 10419 dated 08-08-2024) in the revenue estate of Village- Kumaspur, Sector-81, Tehsil & District-Sonapat S.C. Hotels & Resorts Pvt. Ltd. is hereby approved subject to the following conditions:-

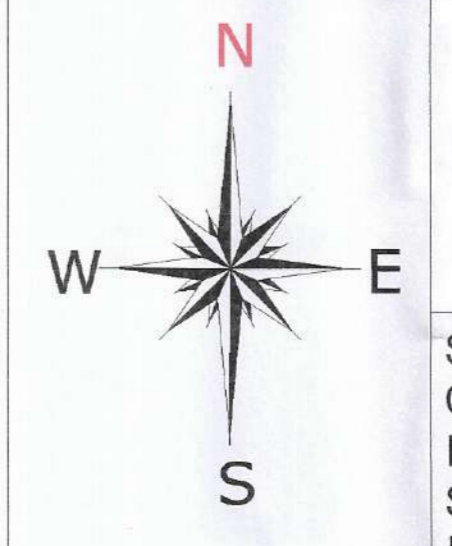
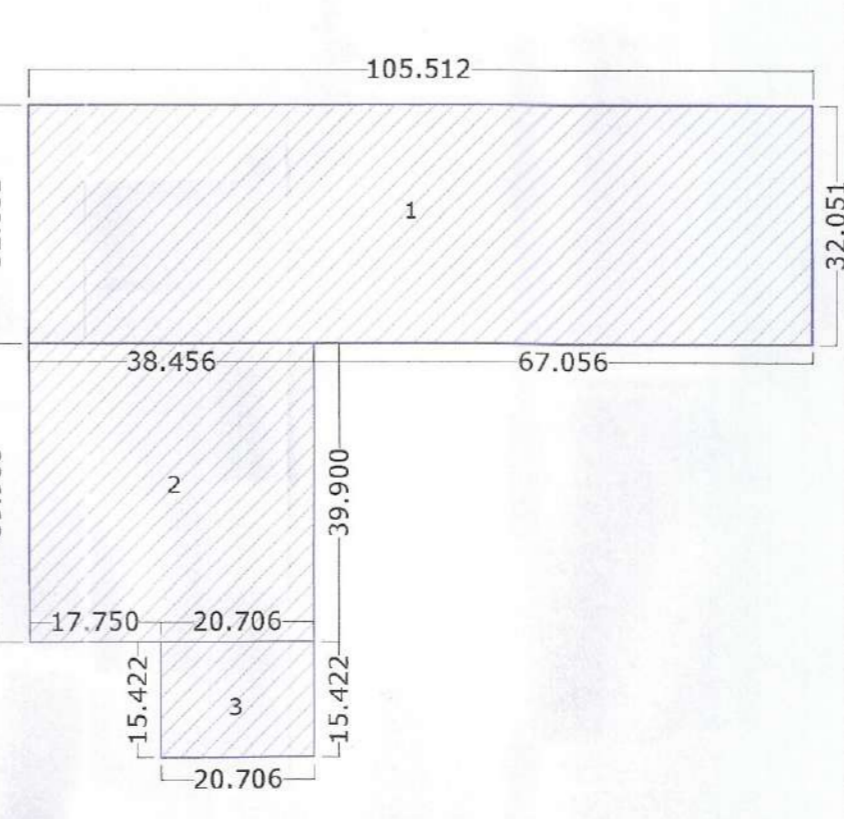
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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 DTCP 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 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.
- 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 on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- 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.
- 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)(iii) of the Act No.8 of 1975.
- 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 HSPV 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 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.
- 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.

(S.K. SEHRAWAT) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (JITENDER SIHAG) CTP (HR)
 (AMIT KHATRI, IAS) DTCP (HR)

GREEN AREA PROPOSED			
ADDITIONS		AREA	SQ.MT.
G-1	=	311.517	SQM.
G-2	=	2416.759	SQM.
G-3	=	572.512	SQM.
G-4	=	645.046	SQM.
TOTAL AREA IN SQ.M.	=	3945.834	SQM.
ACRES	=	0.9750	



AREA UNDER COMMUNITY									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NO.	=	SQ.MT.
1	32.051	X	105.512	X	1.000	X	1.000	=	3381.765
2	39.900	X	38.456	X	1.000	X	1.000	=	1534.394
3	15.422	X	20.706	X	1.000	X	1.000	=	319.328
TOTAL AREA IN SQ.M.									5235.487
ACRES									1.2937



DATED: _____ SCALE: _____

SC HOTELS AND RESORTS PVT. LTD.
 SIGN OF OWNER

DR. H. K. GARWAL
 Architect CA/2015/88905
 SIGN OF ARCHITECT

SUBMISSION LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY, UNDER DDJAY SCHEME-2016, FOR AREA MEASURING 12.9250 ACRES, VILLAGE KAMASPUR SECTOR-81, TEHSIL & DIST. SONIPAT, HARYANA BEING DEVELOPED BY M/S SC HOTELS AND RESORTS PVT.LTD.