



| AREA STATEMENT                        |                   |                 |                |
|---------------------------------------|-------------------|-----------------|----------------|
|                                       | Area (in sq.mt.)  | Area (in acres) | Area (in %age) |
| ALREADY LICENSED AREA (A)             | 16,193.75         | 36.875          |                |
| ADDITIONAL LICENSE AREA (B)           | 7,079.582         | 15.875          |                |
| <b>TOTAL AREA OF THE SCHEME (A+B)</b> | <b>23,273.332</b> | <b>52.75</b>    |                |
| AREA UNDER 45 MTR WIDE ROAD (C)       | 13,198.00         | 29.00           |                |
| NET PLANNED AREA (A+B - C)            | 10,075.332        | 22.75           |                |
| AREA UNDER COMMERCIAL                 | 2,595.00          | 5.75            | 2.000%         |
| AREA UNDER PLOTS                      | 6,875.76          | 15.125          | 52.999%        |
| <b>TOTAL SALEABLE AREA</b>            | <b>19,451.56</b>  | <b>42.875</b>   | <b>55.000%</b> |

| AREA UNDER PLOTS |                 |            |     |                        |
|------------------|-----------------|------------|-----|------------------------|
| Type             | SIZE            | AREA       | NO. | TOTAL AREA             |
| A                | 15.09 X 43.056  | 649.72     | 8   | 5197.72 Sq.Mt.         |
| B                | 14.822 X 43.056 | 638.18     | 2   | 1276.35 Sq.Mt.         |
| C                | 14.580 X 30.30  | 441.17     | 14  | 6176.35 Sq.Mt.         |
| D                | 13.00 X 26.282  | 341.80     | 6   | 2050.78 Sq.Mt.         |
| E                | 13.25 X 28.282  | 374.37     | 13  | 4868.80 Sq.Mt.         |
| F                | 12.75 X 25.50   | 325.13     | 16  | 5202.00 Sq.Mt.         |
| H                | 10.20 X 22.00   | 224.40     | 30  | 6732.00 Sq.Mt.         |
| I                | 14.529 X 43.056 | 626.56     | 6   | 3759.36 Sq.Mt.         |
| O                | 9.285 X 24.112  | 223.88     | 13  | 2910.44 Sq.Mt.         |
| J                | 15.251 X 30.300 | 462.11     | 14  | 6469.47 Sq.Mt.         |
| K                | 11.862 X 28.000 | 332.11     | 18  | 5978.16 Sq.Mt.         |
| L                | 10.676 X 21.000 | 224.20     | 20  | 4483.92 Sq.Mt.         |
| M                | 11.862 X 24.000 | 284.69     | 9   | 2562.19 Sq.Mt.         |
| N                | 18.000 X 47.000 | 846.00     | 9   | 7614.00 Sq.Mt.         |
| P                | 11.400 X 20.750 | 236.63     | 4   | 946.61 Sq.Mt.          |
| EWS              | 4.15 X 12.050   | 50.008     | 46  | 2300.35 Sq.Mt.         |
| NURSERY HOME     |                 | 1000.000   | 1   | 1000.00 Sq.Mt.         |
| <b>TOTAL</b>     |                 | <b>228</b> |     | <b>68755.76 Sq.Mt.</b> |

| DENSITY CALCULATION           |         |                  |        |
|-------------------------------|---------|------------------|--------|
| PLOTS (A)                     |         |                  |        |
| 182                           | x       | 13.50            |        |
| =                             | 2457.00 |                  |        |
| EWS (B)                       | =       | 46               | x 9.00 |
| =                             | 414.00  |                  |        |
| <b>TOTAL POPULATION (A+B)</b> |         | <b>2871.00</b>   |        |
| NET PLANNED AREA              |         | 32.057           |        |
| POPULATION PER ACRE           |         | 2871.00 / 32.057 |        |

| AREA CALCULATION            |             |         |          |
|-----------------------------|-------------|---------|----------|
| COMMERCIAL AREA             | PERMISSIBLE | %       | PROVIDED |
| 5199.17                     | 4           | 2595.00 | 2.000    |
| N.P.N.L AND EWS CALCULATION | REQUIRED    | %       | PROVIDED |
| N.P.N.L                     | 57.00       | 25      | 57       |
| EWS                         | 45.50       | 20      | 46       |

| AREA UNDER GREEN ORGANIZED GREEN |         |        |                      |
|----------------------------------|---------|--------|----------------------|
| G-1                              | G-2     | G-3    | Total Area in Sq.Mt. |
| 3524.00                          | 3353.00 | 336.00 | 7213.00              |
|                                  |         |        | 1.765                |
|                                  |         |        | 7213.00              |
|                                  |         |        | 7213.00              |

| DETAILS OF 10% ALREADY MORTGAGED AREA (AGAINST IDW BANK GUARANTEE) |      |                |                         |
|--|------|----------------|-------------------------|
| Plot No's  | TYPE | SIZE (in M)    | TOTAL AREA (in Sq. Mt.) |
| 84 TO 89   | A    | 15.09 X 43.056 | 649.72                  |
|  |      |                | 3688.29                 |
|  |      |                | 3688.29                 |
|  |      |                | 10.21                   |

To be read with Licence No. 97 of 2024 Dated 25/07/2024 LC-5111-B

That this layout plan for additional area measuring 17,493.75 acres (Drawing No. DTPC-10389 Dated 25/07/24) in addition to existing Licence No. 220 of 2023 dated 27.10.2023 for an area measuring 16,193.75 acres thereby making total site area 33,687.50 acres which is issued in respect of Residential Plotted Colony being developed by Green Homes Infra Developers Pvt. Ltd. in the revenue estate of village Palwal, Sector-28 & 29 Kurukshetra 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 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 area under plots.
- That the demarcation plans as per site of all the Residential and Commercial and Community 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, Town & Country Planning, Haryana.
- That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the provisions of the DTPC 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 DTPC, 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 more wide sector road if applicable.
- All green belts provided in the layout plan within the licensed area 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 the directions of the Director Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
- At the time of demarcation plan, if required percentage of NP/NL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- 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 3(3)(a)(ii) of the Act No. 8 of 1975.
- That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
- That you will have 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 colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- 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 Compact Fluorescent Lamps 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/S2/2005-S/Power dated 21.03.2016 issued by Haryana Government by Ministry of Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAMAN KUMAR) ATP(HQ) (DIVYA DOGRA) DTP (HQ) (HITESH SHARMA) STP (HQ) (JITENDER SHAG) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR) (SATYA PAL) JD(HQ)

|  |  |  |   |   |   |                  |   |                         |                            |                            |                  |
|--|--|--|---|---|---|------------------|---|-------------------------|----------------------------|----------------------------|------------------|
| <b>CLIENT/ OWNER</b><br>GREENHOMES INFRA DEVELOPERS PVT. LTD.<br>E- 149, FIRST FLOOR, OPP. SAINIK VIHAR, GATE NO 1, RISHI NAGAR, RANI BAG, NEW DELHI- 110034 | <b>CLIENT SIGNATURE</b><br><br>Authorised Signatory<br>(AUTHORISED SIGNATORY FOR: GREENHOMES INFRA DEVELOPERS PVT. LTD.) | <br><b>ARORA ASSOCIATES</b><br>Cabin 105 FF, Sco' 91-93, Ansal Sampark Building, Sector- 5 Panchkula. # +91-9888327587 | <b>ARCHITECT</b><br><br>COUNCIL OF ARCHITECTURE | <b>PROJECT CODE: L2402</b><br><b>PROJECT TITLE</b><br>COMBINED LAYOUT FOR RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 33.6875 ACRES, SECTOR-28,29, KURUKSHETRA FOR M/S GREENHOMES INFRA DEVELOPERS PVT. LTD. | <b>DRAWING TITLE</b><br>LAYOUT FOR RESIDENTIAL PLOTTED COLONY | <b>NORTH</b><br> | <b>DRAWING NO.</b><br>L2402-RPC-LA-0001 | <b>SCALE</b><br>1: 1000 | <b>DATE:</b><br>16.05.2024 | <b>SHEET NO.</b><br>1 of 1 | <b>REV</b><br>03 |
|--|--|--|---|---|---|------------------|---|-------------------------|----------------------------|----------------------------|------------------|