

To be read with Licence No. 78 of 2017 Dated 29/9/2017.

That this Layout plan for an area of 6.88125 acres (Drawing No. DTCP-6089 dated 21.09.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) being developed by Kadian Agroin Sector-35, Rohtak hereby approved subject to the following conditions:-

1. That this Layout 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 licensed areas 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 General, 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 licensed area.
10. No plot will derive an access from less than 9metres wide road would mean a minimum clear width of 9metres 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 licensed 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 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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the coloniser/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.
18. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
19. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) SD(HQ) (SANJAY KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP(M)HQ (JITENDER SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

Checked subject to comments in forwarding letter No. 1.9.5608 Dt. 01.12.2017 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer HSVP Panchkula

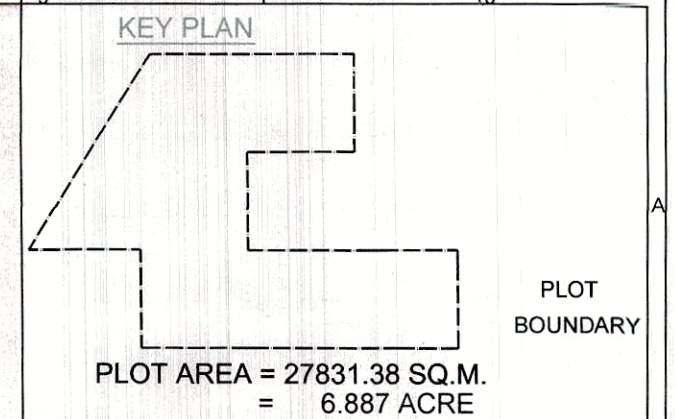
|   | Area in acres | Percentage | Proposed area | Percentage |
|---|---------------|------------|---------------|------------|
| Total area of land  | 6.88125       |            |               |            |
| Area falling under sector road/green belt                 | 0.00000       |            |               |            |
| Net Balance area (A)                                      | 6.88125       |            |               |            |
| 50% of sector area (B)                                    | 0.00000       |            |               |            |
| Total of A + B  | 6.88125       |            |               |            |
| Required open space area (7.5%)                           | 0.51609       | 7.50       | 0.52572       | 7.64       |
| 10% area to be transferred free of cost to the government | 0.68813       | 10.00      | 0.69686       | 10.13      |
| Permissible commercial area                               | 0.27525       | 4.00       | 0.27525       | 4.00       |
| Area under plots  | 4.19756       | 61.00      | 3.76168       | 54.67      |
| Total permissible saleable area                           | 4.47281       | 65.00      | 4.03693       | 58.67      |
| Minimum permissible density                               | 240.00000     |            | 251.12        |            |
| Maximum permissible density                               | 400.00000     |            |               |            |

| Type                            | Width  | Length | Area    | No. of Plots | Total Area under Plots |
|---------------------------------|--------|--------|---------|--------------|------------------------|
| A                               | 7.5000 | 20.000 | 150     | 32           | 4800.00                |
| B                               | 8.1770 | 18.344 | 149.999 | 10           | 1499.99                |
| C                               | 8.0070 | 18.730 | 149.971 | 8            | 1199.77                |
| D                               | 6.5020 | 14.720 | 95.7094 | 12           | 1148.51                |
| E                               | 8.5500 | 17.530 | 149.882 | 6            | 899.29                 |
| F                               | 8.5500 | 15.810 | 135.176 | 12           | 1622.11                |
| G                               | 6.4170 | 14.070 | 90.2872 | 8            | 722.30                 |
| H                               | 8.5500 | 17.530 | 149.882 | 6            | 899.29                 |
| J                               | 6.6320 | 12.000 | 79.584  | 20           | 1591.68                |
| K                               | 5.6100 | 10.336 | 57.985  | 12           | 695.82                 |
| L                               | 5.6820 | 12.690 | 72.1046 | 2            | 144.21                 |
| Total area under Plots in Acres |        |        |         | 128          | 15222.96               |

|               |                   |                         |
|---------------|-------------------|-------------------------|
| SCALE: 1:2500 | DATE: AUGUST 2017 | DWG NO. 11082017-5.05PM |
|---------------|-------------------|-------------------------|

LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY MEASURING 6.88125 ACRES FALLING IN SECTOR 35, DISTRICT ROHTAK (HARYANA) BEING DEVELOPED BY KADIAN AGRO.

Director Town & Country Planning Haryana Chand Jari



### Legend

Drain Pipeline  
Manhole  
Chamber  
Arrow  
Rain Water Harvesting  
Desilting chamber  
Oil and grease trap  
Ground Level  
Invert Level  
Length/Diameter/slope  
Connecting Level  
Node Number  
15  
Checked & Recommended For approval From Public Health Point View

Executive Engineer H.S.V.P. Division No. 1 ROHTAK

Ground Level  
Node Number  
Invert Level  
Connecting Level

Superintending Engineer HSVP Circle, Rohtak

CLIENT KADIAN AGRO C/o N-1104, Seeshpal Vihar Sector-49, Sohna Road Gurgaon-122024

Affordable Residential Plotted Colony under Deen Dayal Jan awas yojna-2016 measuring area 6.88125 Acres under License No. 78 of 2017 dated 29.09.2017 falling in revenue estate of Village-Bohar, Sector-35, Rohtak developed by Kadian Agro

CONSULTANT H-34

NO DATE REVISIONS(DRAWING NO) BY CHKD APPR PROJ TOWN ROHTAK

TITLE PROPOSED DRAINAGE NETWORK

DRAWING NO. DCC/P/AT/ROH/2018/D-06 REV 0 NORTH