



AREA CHART OF LICENSED COLONY					
S. NO.	PARTICULARS	PERMISSIBLE OR REQUIRED		PROPOSAL OR ACHIEVED	
		(IN ACRES)	%	(IN ACRES)	%
I	AREA OF THE SCHEME	6.0 TO 15.0		14.8475	
II	AREA FALLING UNDER 75.0 MT. WIDE ROAD			0.3270	
III	AREA FALLING IN 50.0 MT. GREEN BELT			0.1640	
IV	BALANCE AREA (A-B)			14.3525	
V	50% AREA OF 60.0 MT. GREEN BELT (B-W/2)			0.2450	
VI	NET PLANNED AREA			14.59825	
VII	AREA UNDER PLOTS	8.90493	61.00%	7.27839	49.86%
VIII	MAX. AREA UNDER COMMERCIAL	0.58393	4.00%	0.48010	3.08%
IX	TOTAL SALEABLE AREA	9.48886	65.00%	7.72850	52.94%
X	OPEN SPACE & PARKS (OF LICENSED AREA)	1.11328	7.50%	1.11328	7.50%
XI	AREA UNDER COMMUNITY FACILITY (OF LIC. AREA)	1.48438	10.00%	1.48494	10.00%

DETAILS OF PLOTS						
TYPE	PLOT NO.	PLOT SIZE		AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA (SQ. MT.)
		WIDTH (METERS)	LENGTH (METERS)			
A	24	8.35	16.00	133.60	1	133.60
B	91	7.06	17.75	125.32	1	125.32
C	101 to 104	7.28	17.20	125.22	4	500.88
D	243 & 260	7.30	16.85	123.01	2	246.02
E	42	6.80	17.86	121.45	1	121.45
F	43 to 90	6.75	17.75	119.81	48	5750.88
G	25 to 41	6.70	17.86	119.66	17	2034.22
H	92 to 100	6.90	17.20	118.68	9	1068.12
J	244 to 259	6.80	16.85	116.27	16	1860.32
K	134	6.87	16.85	115.76	1	115.76
L	135 to 170	7.00	16.20	113.40	36	4082.40
M	105 to 133	6.70	16.85	112.90	29	3274.10
N	20 to 23 & 171 to 242	7.00	16.00	112.00	76	8512.00
P	1	6.88	13.05	89.85	1	89.85
Q	2 to 19	6.55	13.05	85.54	18	1539.72
				<b>280</b>		<b>29454.64</b>
				<b>ACRES</b>		<b>7.27839</b>

DETAILS OF 50% RESIDENTIAL PLOTTED AREA FROZEN AS PER POLICY		
S. NO.	DESCRIPTION	AREA (SQ. MT.) (ACRES)
1	Plots Area	29454.64 7.27839
2	50% of Plot Area	14727.32 3.63920
Khasra No.		
PLOT NO.	PLOT SIZE (WIDTH (METERS) x LENGTH (METERS))	AREA (SQ. MT.) NO. OF PLOTS TOTAL AREA (SQ. MT.)
Falling in Village Rattangarh		
587 min	4 to 10	6.55 13.06 85.54 7 598.78
588 min	11 to 19	6.55 13.06 85.54 9 769.86
562 min	20 to 23	7.00 16.00 112.00 4 448.00
562 min	24	8.35 16.00 133.60 1 133.60
561 min	25 to 33	6.70 17.86 119.66 9 1076.94
558 min	34 to 41	6.70 17.86 119.66 8 957.28
558 min	42	6.80 17.86 121.45 1 121.45
522 min	43 to 51, 62 to 70 & 71 to 79	6.75 17.75 119.81 27 3234.87
523 min	52 to 61 & 80 to 84	6.75 17.75 119.81 15 1797.15
521 min	85 to 90	6.75 17.75 119.81 6 718.86
521 min	91	7.06 17.75 125.32 1 125.32
523 min	92 to 100	6.90 17.20 118.68 8 949.44
519 min	105 to 114	6.70 16.85 112.90 10 1129.00
518 min	115 to 124	6.70 16.85 112.90 10 1129.00
517 min	125 to 133	6.70 16.85 112.90 9 1016.10
517 min	134	6.87 16.85 115.76 1 115.76
Falling in Village Jhambra Patti		
111/17	101 to 104	7.28 17.20 125.22 4 500.88
<b>TOTAL</b>		<b>130 14822.29</b>
		<b>Acres 3.66266</b>

DETAILS OF 15% RESIDENTIAL PLOTTED AREA MORTGAGED AS PER POLICY		
S. NO.	DESCRIPTION	AREA (SQ. MT.) (ACRES)
1	Plots Area	29454.64 7.27839
2	15% of Plot Area	4418.20 1.09176
Khasra No.		
PLOT NO.	PLOT SIZE (WIDTH (METERS) x LENGTH (METERS))	AREA (SQ. MT.) NO. OF PLOTS TOTAL AREA (SQ. MT.)
Falling in Village Rattangarh		
522 min	50 to 51 & 62 to 63	6.75 17.75 119.81 4 479.24
523 min	52 to 61 & 82 to 84	6.75 17.75 119.81 13 1557.53
521 min	85 to 90	6.75 17.75 119.81 6 718.86
521 min	91	7.06 17.75 125.32 1 125.32
523 min	92 to 100	6.90 17.20 118.68 9 1068.12
Falling in Village Jhambra Patti		
111/17	101 to 104	7.28 17.20 125.22 4 500.88
<b>TOTAL</b>		<b>37 4449.95</b>
		<b>Acres 1.09961</b>

DENSITY CALCULATION		
S. NO.	DESCRIPTION	UNITS
1	TOTAL NO. OF PLOTS	260 Plots
2	NUMBER OF PERSONS IN 1 PLOT	13.5 Persons
3	TOTAL NO. OF PERSONS	3510.0 Persons
4	NET PLOT AREA	14.59825 Acres
5	DENSITY ACHIEVED	240.440 PPA

GREEN AREA		
S. NO.	DESCRIPTION	AREA (SQ. MT.) (ACRES)
1	GREEN # 1	2792.00 SQ. MT.
2	GREEN # 2	1713.30 SQ. MT.
	<b>TOTAL</b>	<b>4505.30 SQ. MT. 1.11328 Acres</b>

AREA OTHER THAN GREEN FOR SERVICES		
S. NO.	DESCRIPTION	AREA (SQ. MT.) (ACRES)
1	SPACE FOR UNDER GROUND TANK (UGT)	176.25 SQ. MT.
2	SPACE FOR SEWAGE TREATMENT PLANT (UG-STP)	399.85 SQ. MT.
3	ELECTRICAL TRANSFORMER AREA (ESS)	160.80 SQ. MT.
4	MILK BOOTH (5.00 m x 5.50 m)	27.50 SQ. MT.
	<b>TOTAL</b>	<b>764.40 SQ. MT.</b>

LEGENDS	
SCHEME BOUNDARY LINE	
KHASRA OR KILLA LINE	
COMMUNITY FACILITY	
COMMERCIAL AREA	
GREEN AREA	
50% RESIDENTIAL PLOT TO BE FREEZE AS PER POLICY	
15% RESIDENTIAL PLOT TO BE MORTGAGE AS PER POLICY	
SEWAGE TREATMENT PLANT AREA = 399.85 SQ. MT.	
UNDERGROUND TANK AREA = 176.25 SQ. MT.	
ELECTRIC TRANSFORMER AREA = 160.80 SQ. MT.	
MILK BOOTH AREA = 5.0 X 5.50 = 27.50 SQ. MT.	

**PROJECT :**  
 PROPOSED LAYOUT CUM DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) LAND MEASURING 14.84375 ACRES AT SECTOR-5, VILLAGE RATTANGARH, TEHSIL SHAHABAD, DISTRICT KURUKSHETRA FOR M/S. SAMSUNG OVERSEAS LTD.

**CLIENT :**  
 M/S. SAMSUNG OVERSEAS LTD.

**DRAWING TITLE :**  
 LAYOUT CUM DEMARCATION PLAN

**NORTH**

SCALE	DATE	DRG. NO.
1 : 1000	JUNE, 2019	01

To be read with Licence No. 70 of 2018 Dated 03-10-2018

- This Layout-cum-demarcation plan for an area measuring 14.84375 acres (Drawing No. DTCP-7047 dated 05.07.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Samsung Overseas Ltd. in revenue estate of Village Rattangarh & Jhambra Patti, Sector-4, Distt. Kurukshetra is hereby approved subject to the following conditions:
- 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.
  - 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 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 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 licensed 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 more than above the admissible 4% under commercial use shall be demarcated 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 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.
  - 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 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.
  - 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 21.03.2015 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.

**CLIENT SIGNATURE**  
 For Samsung Overseas Limited  
 Director/Auth Signatory

**ARCHITECT SIGNATURE**  
 R. TIKEKAR  
 B.E. Arch. A.I.I.A.  
 Reg. No. 75628

(RAM MEHAR) JD (HQ)  
 (RAHUL SINGLA) ATP (HQ)  
 (VUENDER SINGH) DTP (HQ)  
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