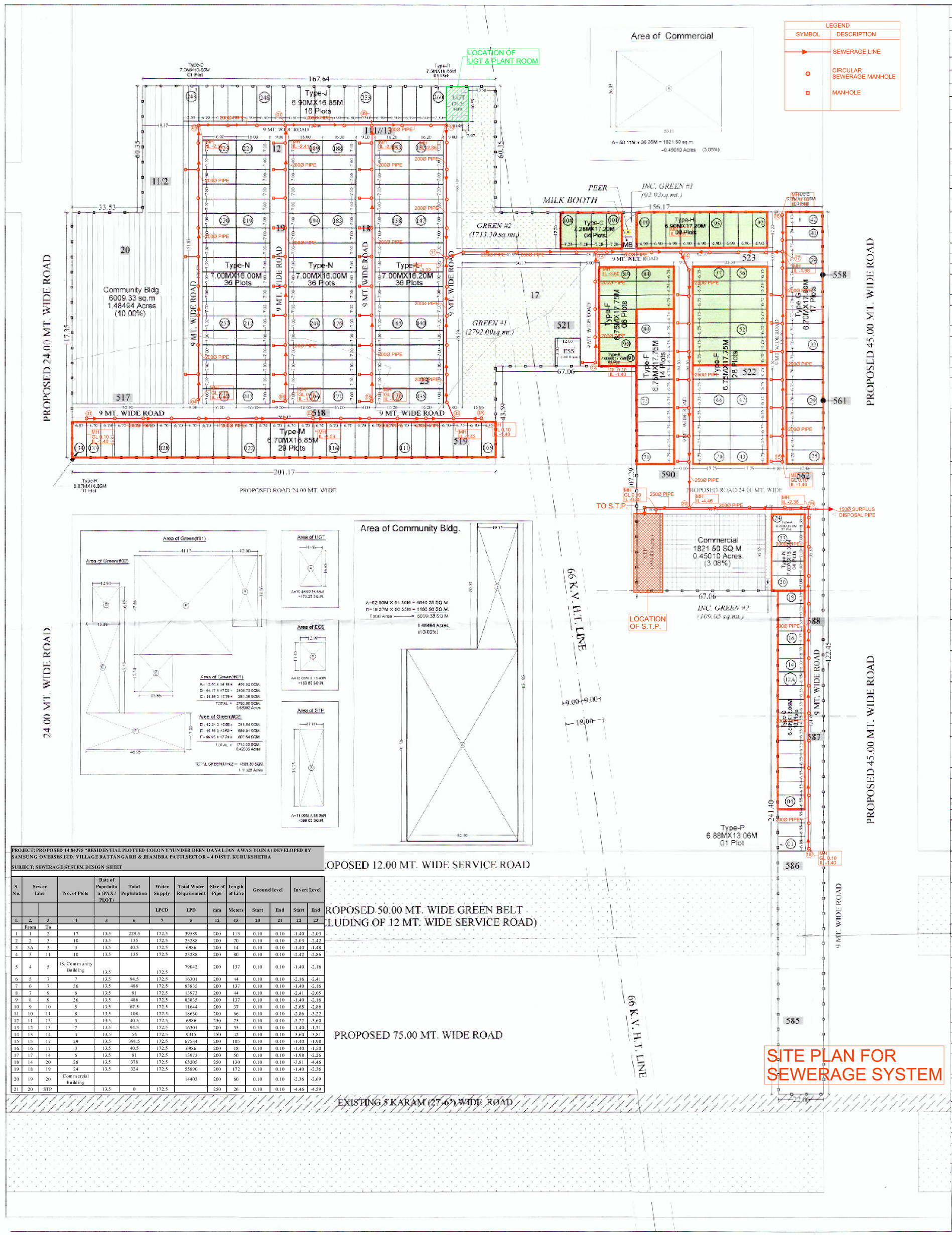


**PROJECT: PROPOSED 14.84375 "RESIDENTIAL PLOTTED COLONY"(UNDER DEEN DAYAL JAN AWAS YOJNA) DEVELOPED BY SAMSUNG OVERSEAS LTD. VILLAGE RATTANGARH & JHAMBRA PATTI,SECTOR – 4 DISTT. KURUKSHETRA**

**SUBJECT: SEWERAGE SYSTEM DESIGN SHEET**

| S. No. | Sewer Line | | No. of Plots | Rate of Population (PAX/PLOT) | Total Population | Water Supply | Total Water Requirement | Size of Pipe | Length of Line | Ground level | | Invert Level | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | LPCD | LPD | mm | Meters | Start | End | Start | End |
| 1. | 2. | 3 | 4 | 5 | 6 | 7 | 5 | 12 | 15 | 20 | 21 | 22 | 23 |
| | From | To | | | | | | | | | | | |
| 1 | 1 | 2 | 17 | 13.5 | 229.5 | 172.5 | 39589 | 200 | 113 | 0.10 | 0.10 | -1.40 | -2.03 |
| 2 | 2 | 3 | 10 | 13.5 | 135 | 172.5 | 23288 | 200 | 70 | 0.10 | 0.10 | -2.03 | -2.42 |
| 3 | 3A | 3 | 3 | 13.5 | 40.5 | 172.5 | 6986 | 200 | 14 | 0.10 | 0.10 | -1.40 | -1.48 |
| 4 | 3 | 11 | 10 | 13.5 | 135 | 172.5 | 23288 | 200 | 80 | 0.10 | 0.10 | -2.42 | -2.98 |
| 5 | 4 | 5 | 18, Community Building | 13.5 | | 172.5 | 79042 | 200 | 137 | 0.10 | 0.10 | -1.40 | -2.16 |
| 6 | 5 | 7 | 7 | 13.5 | 94.5 | 172.5 | 16301 | 200 | 44 | 0.10 | 0.10 | -2.16 | -2.41 |
| 7 | 6 | 7 | 36 | 13.5 | 486 | 172.5 | 83835 | 200 | 137 | 0.10 | 0.10 | -1.40 | -2.16 |
| 8 | 7 | 9 | 6 | 13.5 | 81 | 172.5 | 13973 | 200 | 44 | 0.10 | 0.10 | -2.41 | -2.65 |
| 9 | 8 | 9 | 36 | 13.5 | 486 | 172.5 | 83835 | 200 | 137 | 0.10 | 0.10 | -1.40 | -2.16 |
| 10 | 9 | 10 | 5 | 13.5 | 67.5 | 172.5 | 11644 | 200 | 37 | 0.10 | 0.10 | -2.65 | -2.86 |
| 11 | 10 | 11 | 8 | 13.5 | 108 | 172.5 | 18630 | 200 | 66 | 0.10 | 0.10 | -2.86 | -3.22 |
| 12 | 11 | 13 | 3 | 13.5 | 40.5 | 172.5 | 6986 | 250 | 75 | 0.10 | 0.10 | -3.22 | -3.60 |
| 13 | 12 | 13 | 7 | 13.5 | 94.5 | 172.5 | 16301 | 200 | 55 | 0.10 | 0.10 | -1.40 | -1.71 |
| 14 | 13 | 14 | 4 | 13.5 | 54 | 172.5 | 9315 | 250 | 42 | 0.10 | 0.10 | -3.60 | -3.81 |
| 15 | 15 | 17 | 29 | 13.5 | 391.5 | 172.5 | 67534 | 200 | 105 | 0.10 | 0.10 | -1.40 | -1.98 |
| 16 | 16 | 17 | 3 | 13.5 | 40.5 | 172.5 | 6986 | 200 | 18 | 0.10 | 0.10 | -1.40 | -1.50 |
| 17 | 17 | 14 | 6 | 13.5 | 81 | 172.5 | 13973 | 200 | 50 | 0.10 | 0.10 | -1.98 | -2.26 |
| 18 | 14 | 20 | 28 | 13.5 | 378 | 172.5 | 65205 | 250 | 130 | 0.10 | 0.10 | -3.81 | -4.46 |
| 19 | 18 | 19 | 24 | 13.5 | 324 | 172.5 | 55890 | 200 | 172 | 0.10 | 0.10 | -1.40 | -2.36 |
| 20 | 19 | 20 | Commercial building | | | | 14403 | 200 | 60 | 0.10 | 0.10 | -2.36 | -2.69 |
| 21 | 20 | STP | | 13.5 | 0 | 172.5 | | 250 | 26 | 0.10 | 0.10 | -4.46 | -4.59 |

**AREA CHART OF LICENSED COLONY**

| S. NO. | PARTICULARS | PERMISSIBLE OR REQUIRED | | PROPOSAL OR ACHIEVED | |
|---|---|---|---|---|---|
| | | (IN ACRES) | % | (IN ACRES) | % |
| I | AREA OF THE SCHEME | 5.0 TO 15.0 | | 14.84375 | |
| II | AREA FALLING UNDER 75.0 MT. WIDE ROAD | | | 0.37706 | |
| III | AREA FALLING IN 50.0 MT. GREEN BELT | | | 0.16400 | |
| IV | BALANCE AREA (I-II-III) | | | 14.33275 | |
| V | 50% AREA OF 60.0 MT. GREEN BELT (II+III)/2 | | | 0.24853 | |
| 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% | 0.46010 | 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% | 1.48484 | 10.00% |

**DETAILS OF PLOTS**

| TYPE | PLOT NO. | PLOT SIZE WIDTH (METERS) | PLOT SIZE LENGTH (METERS) | AREA (SQ.MT.) | NO. OF PLOTS | TOTAL AREA (SQ.MT.) |
|---|---|---|---|---|---|---|
| A | 24 | 8.35 | 16.00 | 133.60 | 1 | 133.60 |
| B | 91 | 7.00 | 17.75 | 125.32 | 1 | 125.32 |
| C | 101 to 104 | 7.28 | 17.20 | 125.22 | 4 | 500.88 |
| D | 243 & 250 | 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 | 6.90 | 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 | 13.06 | 89.85 | 1 | 89.85 |
| Q | 2 to 19 | 6.55 | 13.06 | 85.54 | 18 | 1539.72 |
| | | | | | 250 | 29454.64 |
| | | | | | ACRES | 7.27839 |

**DETAILS OF 50% RESIDENTIAL PLOTTED AREA FREEZED AS PER POLICY**

| S. NO. | DESCRIPTION | AREA (SQ. MT.) | AREA (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) | PLOT SIZE 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 |
| TOTAL | | | | | 130 | 14822.29 |
| | | | | | Acres | 3.66266 |
| ACHIEVED | | | | | | 50.32% |

**DETAILS OF 15% RESIDENTIAL PLOTTED AREA MORTGAGED AS PER POLICY**

| S. NO. | DESCRIPTION | AREA (SQ. MT.) | AREA (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) | PLOT SIZE 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 |
| TOTAL | | | | | 37 | 4449.95 |
| | | | | | Acres | 1.09961 |
| ACHIEVED | | | | | | 15.11% |

**DENSITY CALCULATION**

| S. NO. | DESCRIPTION | | UNITS |
|---|---|---|---|
| 1 | TOTAL NO. OF PLOTS | 250 | Units |
| 2 | NUMBER OF PERSONS IN 1 PLOT | 13.5 | Persons |
| 3 | TOTAL NO. OF PERSONS | 3510.0 | Persons |
| 4 | NET PLOT AREA | 14.58825 | Acres |
| 5 | DENSITY ACHIEVED | 240.440 | PPA |

**GREEN AREA**

| S. NO. | DESCRIPTION | AREA | UNITS |
|---|---|---|---|
| 1 | GREEN # 1 | 2792.00 | SQ. MT |
| 2 | GREEN # 2 | 1713.30 | SQ. MT |
| | TOTAL | 4505.30 | SQ. MT. |
| | | Acres | 1.11328 |

**AREA OTHER THAN GREEN FOR SERVICES**

| S. NO. | DESCRIPTION | AREA | UNITS |
|---|---|---|---|
| 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 |
| | TOTAL | 764.40 | SQ. MT. |

**CLIENT SIGNATURE**

For Samsung Overseas Limited

Director/Auth Signatory

**ARCHITECT SIGNATURE**

R. TIKEKAR
B. Arch. A.I.I.A.I
No. 75/628

*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. | ESS |
| MILK BOOTH AREA = 5.0 X 5.50 = 27.50 SQ.MT. | MB |

**PROJECT :**

PROPOSED LAYOUT CUM DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) LAND MEASERING 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**

That 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:-

1. 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.
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 green area over and above the prescribed area under compulsory acquisition 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 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 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 21.03.2016 issued by Haryana Govern ment Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

| (RAM MEHAR) | (RAHUL SIHGLA) | (NIRENDER SINGH) | (P.D. SINGH) | (JITENDER SINGH) | (K. MAKRAND PANDURANG, IAS) |
|---|---|---|---|---|---|
| JD (HQ) | ATP (HQ) | DTP (HQ) | DTP (E&V) HR | CTP (HR) | DTCP (HR) |