



AREA CHART OF LICENSED COLONY				
S. NO.	PARTICULARS	PERMISSIBLE OR REQUIRED (IN ACRES)	%	PROPOSAL OR ACHIEVED (IN ACRES)
I	AREA OF THE SCHEME	5.0 TO 15.0		14.84375
II	AREA FALLING UNDER 75.0 MT. WIDE ROAD			0.32700
III	AREA FALLING IN 50.0 MT. GREEN BELT			0.16400
IV	BALANCE AREA (H-H)			14.35275
V	50% AREA OF 60.0 MT. GREEN BELT (H-H/2)			0.24500
VI	NET PLANNED AREA			14.59825
VII	AREA UNDER PLOTS	8.90493	61.00%	7.27839
VIII	MAX. AREA UNDER COMMERCIAL	0.58393	4.00%	0.45010
IX	TOTAL SALEABLE AREA	9.48886	65.00%	7.72850
X	OPEN SPACE & PARKS (OF LICENSED AREA)	1.11328	7.50%	1.11328
XI	AREA UNDER COMMUNITY FACILITY (OF LIC. AREA)	1.48438	10.00%	1.48494

DETAILS OF PLOTS						
A	PLOT NO.	WIDTH (METERS)	LENGTH (METERS)	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
	24	8.35	16.00	133.60	1	133.60
	91	7.06	17.75	125.32	1	125.32
	101 to 104	7.28	17.20	125.22	4	500.88
	243 & 260	7.30	16.85	123.01	2	246.02
	42	6.80	17.86	121.45	1	121.45
	43 to 90	6.75	17.75	119.81	48	5750.88
	25 to 41	6.70	17.86	119.66	17	2034.22
	105 to 100	6.90	17.20	118.88	9	1069.92
	244 to 259	6.90	16.85	116.27	16	1860.32
	134	6.87	16.85	115.76	1	115.76
	135 to 170	7.00	16.20	113.40	36	4082.40
	105 to 133	6.70	16.85	112.90	29	3274.10
	20 to 23 & 171 to 242	7.00	16.00	112.00	76	8512.00
	1	6.88	13.06	89.85	1	89.85
	2 to 19	6.55	13.06	85.54	18	1539.72
					260	29454.64
					ACHIEVED	7.27839

DETAILS OF 50% RESIDENTIAL PLOTTED AREA FREED 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

Falling in Village Ratanagarh						
S. NO.	PLOT NO.	WIDTH (METERS)	LENGTH (METERS)	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
	4 to 10	6.55	13.06	85.54	7	598.78
	11 to 19	6.55	13.06	85.54	9	769.86
	20 to 23	7.00	16.00	112.00	4	448.00
	24	8.35	16.00	133.60	1	133.60
	25 to 33	6.70	17.86	119.66	9	1076.94
	34 to 41	6.70	17.86	119.66	8	957.28
	42	6.80	17.86	121.45	1	121.45
	43 to 51, 62 to 70 & 71 to 79	6.75	17.75	119.81	27	3234.87
	52 to 61 & 80 to 84	6.75	17.75	119.81	15	1797.15
	85 to 90	6.75	17.75	119.81	6	718.86
	91	7.06	17.75	125.32	1	125.32
	92 to 100	6.90	17.20	118.88	8	949.44
	105 to 114	6.70	16.85	112.90	10	1129.00
	115 to 124	6.70	16.85	112.90	10	1129.00
	125 to 133	6.70	16.85	112.90	9	1016.10
	134	6.87	16.85	115.76	1	115.76

Falling in Village Jhambra Patti						
S. NO.	PLOT NO.	WIDTH (METERS)	LENGTH (METERS)	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
	101 to 104	7.28	17.20	125.22	4	500.88
					130	14822.29
					ACHIEVED	3.66266

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

Falling in Village Ratanagarh						
S. NO.	PLOT NO.	WIDTH (METERS)	LENGTH (METERS)	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
	50 to 51 & 62 to 63	6.75	17.75	119.81	4	479.24
	52 to 61 & 82 to 84	6.75	17.75	119.81	13	1557.53
	85 to 90	6.75	17.75	119.81	6	718.86
	91	7.06	17.75	125.32	1	125.32
	92 to 100	6.90	17.20	118.88	9	1068.12

Falling in Village Jhambra Patti						
S. NO.	PLOT NO.	WIDTH (METERS)	LENGTH (METERS)	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
	101 to 104	7.28	17.20	125.22	4	500.88
					37	4449.95
					ACHIEVED	1.09961

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.)	UNITS
1	GREEN # 1	2792.00	SQ. MT.
2	GREEN # 2	1713.30	SQ. MT.
	TOTAL	4505.30	SQ. MT.
	ACHIEVED	1.11328	Acres

AREA OTHER THAN GREEN FOR SERVICES			
S. NO.	DESCRIPTION	AREA (SQ. MT.)	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 (5.00m x 5.50m)	27.50	SQ. MT.
	TOTAL	764.40	SQ. MT.

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	
ELECTRIC TRANSFORMER, AREA = 160.80 SQ.MT.	
MILK BOOTH AREA = 5.0 X 5.50 = 27.50 SQ.MT.	

LEGEND	
SYMBOL	TYPE
	150W (7mt.) SINGLE ARM POLE
	SOLAR ARM POLE
	GATE LIGHT

LEGEND	
SYMBOL	TYPE
	METER PANEL
	FEEDER PILLAR
	LT CABLE ROUTE FOR OPEN-ABLE TRENCH
	HUME PIPE ROAD CROSSING
	PSS TO METER BOARD CABLE
	EARTHING PIT

PROJECT :
 PROPOSED LAYOUT CUM DEMARCATON 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 DEMARCATON PLAN

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

SITE PLAN FOR EXTERNAL STREET LIGHTING

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. DTCF-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 plan.
- 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 DTCF 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 DTCF, 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 zoning area shall have the same use as per the permitted use of the area as shown in the layout plan.
- 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 are being approved subject to the conditions that these plots should not have a frontage of less than 25% 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/S2/2005-5Power 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-SP 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
 E.B. Arch. A.I.I.A.
 Reg. No. 75/628