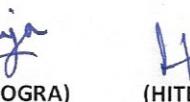


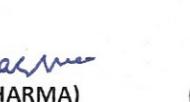
To be read with License No. - 156 Dated 27-08-2025

That this layout plan for an area measuring 6.9375 acres (Drawing no. 11398 Dated 28-08-2015) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Box Hive Innovation Pvt. Ltd. falling in the revenue estate of Village Khera Markanda, in Sector-11, Kurukshetra, is 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 DTCR, Hr. 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 DTCR, 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 meters wide road would mean a minimum clear width of 9 metres 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)(ii) 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 HSV 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-Power 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 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

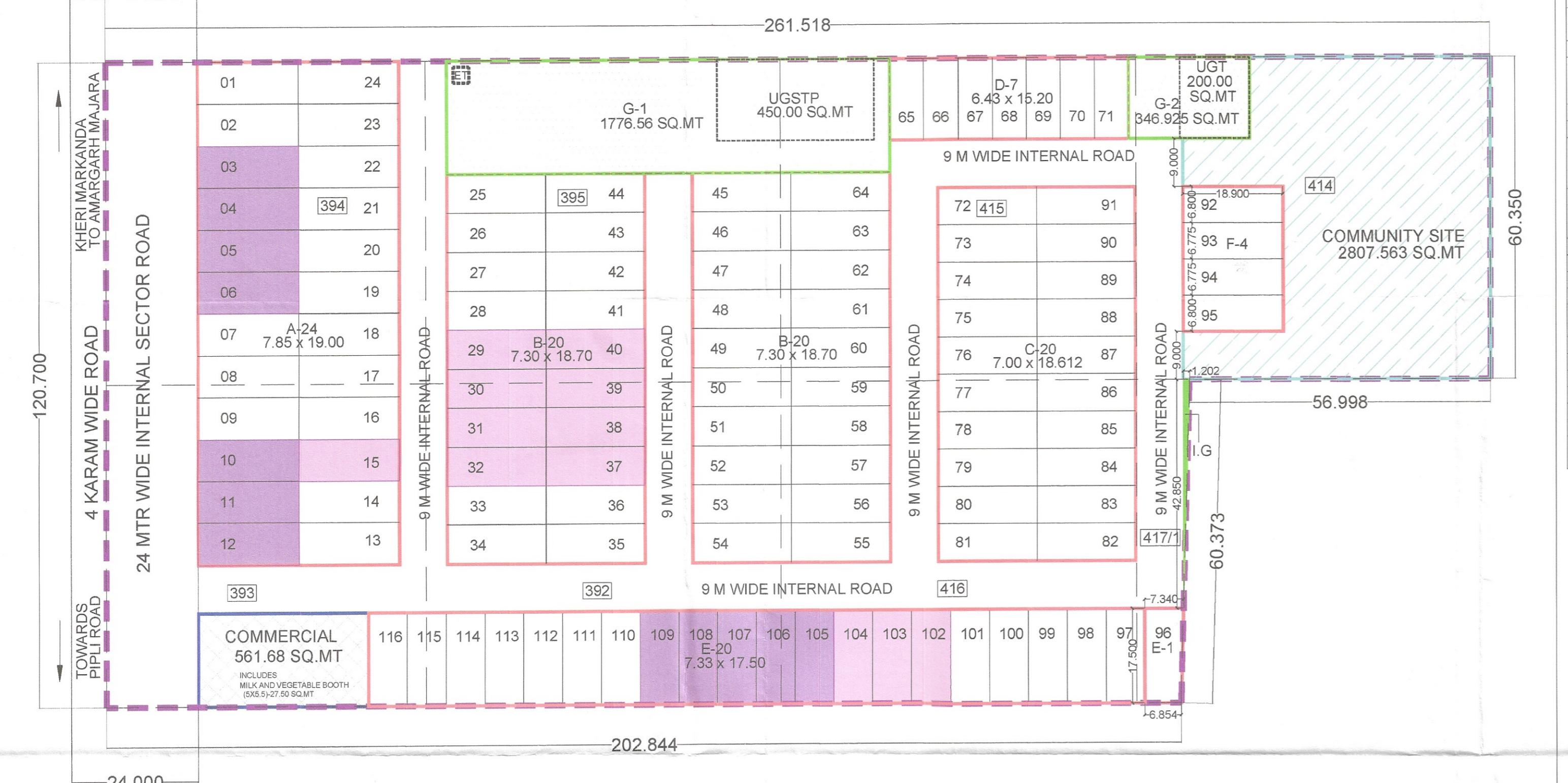
  
(RAMAN KUMAR)  
ATP(HQ)

  
(DIVYA DOGRA)  
DTP (HQ)

  
(HITESH SHARMA)  
STP (HQ)

  
(BHUVNESH KUMAR)  
CTP(HR)

  
(AMIT KHATRI, IAS)  
DTC (HR)



AREA STATEMENT					
	Proposed Area (in sq.mt.)	Proposed Area (in acres)	Proposed Area (in %age)	Max Permissible Area (in acres)	Max Permissible Area (in %age)
TOTAL AREA OF THE SCHEME	2807.022	6.9375			
AREA UNDER COMMERCIAL	561.680	0.139	2.001	0.2775	4
AREA UNDER PLOTS	15532.665	3.838	55.326	4.231875	61
TOTAL SALEABLE AREA	16094.345	3.977	57.326	4.509375	65

AREA UNDER PLOTS					
Plot No	Type	SIZE	AREA	NO.	TOTAL AREA
01-24	A	7.850 X 19.000	149.150	24	3579.600 Sq.Mt.
25-64	B	7.300 X 18.700	136.510	40	5460.400 Sq.Mt.
65-71	D	6.430 X 15.20	15.200	7	684.152 Sq.Mt.
72-91	C	7.000 X 18.612	130.284	20	2605.680 Sq.Mt.
92,95	F	6.800 X 18.900	128.520	2	257.040 Sq.Mt.
93,94	F	6.775 X 18.900	128.048	2	256.095 Sq.Mt.
96	E	(7.340+6.854) 2	17.500	1	124.198 Sq.Mt.
97-116	E	7.330 X 17.500	128.275	20	2565.500 Sq.Mt.
				116	15532.665 Sq.Mt.
				OR	3.8382 Acres

AREA FOR PROVISION OF COMMUNITY FACILITIES					
Proposed Area (in sq.mt.)	Proposed Area (in acres)	Proposed Area (in %age)	Required Area (in sq.mt.)	Required Area (in acres)	Permissible Area (in %age)
2807.563	0.69377	10.00	2807.502	0.69375	10.00

DENSITY CALCULATION					
TOTAL DENSITY	=	116	x	18.00	(@ person per plot)
	=	2088.00	persons		
SCHEME AREA	=	6.9375	acres		
	=	2088.00	/	6.9375	
POPULATION PER ACRE	=	300.973	PPA	Permissible 240-400 PPA	

AREA UNDER GREEN						
ORGANIZED GREEN	G1	G2	Total Area in Sq.Mt.	Total Area in Acres		
1776.560	346.925		2123.485	0.5247		
			REQUIRED	PROPOSED		
			In Sq. mt	%	In Sq. mt	
			2105.63	7.5	2123.485	7.564
			TOTAL			

INCIDENTAL GREEN					
I.C.	25.753				

ADDITIONAL FACILITY					
SEWAGE TREATMENT PLANT (STP) area 450.011 sq.mt					

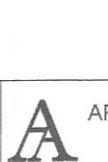
DETAILS OF 10% MORTGAGED AREA AGAINST BG OF EDC					
Plot No's	TYPE	SIZE (In Mt)	AREA (in Sq. Mt.)	NO.	TOTAL AREA
03 TO 06, 10 TO 12,	A	7.850 X 19.000	149.150	7	1044.050 Sq.Mt.
105 TO 109	E	7.330 X 17.500	128.275	5	641.375 Sq.Mt.
			Total	12	1685.425 Sq.Mt.
			OR		0.4165 Acres
					10.46 %

DETAILS OF 10% MORTGAGED AREA AGAINST BG OF IDW					
Plot No's	TYPE	SIZE (In Mt)	AREA (in Sq. Mt.)	NO.	TOTAL AREA
15	A	7.850 X 19.000	149.150	1	149.150 Sq.Mt.
29 TO 32, 37 TO 40	B	7.300 X 18.700	136.510	8	1092.080 Sq.Mt.
102 TO 104	E	7.330 X 17.500	128.275	3	384.825 Sq.Mt.
			Total	12	1626.055 Sq.Mt.
			OR		0.4018 Acres
					10.10 %

CLIENT/ OWNER  
BOX HIVE INNOVATION PVT. LTD.  
BOOTH NO. 1447, SECTOR 17, Kurukshetra, Haryana  
Kurukshetra-16116, Haryana

CLIENT SIGNATURE  
For Box Hive Innovation Pvt. Ltd.  
(AUTHORIZED SIGNATORY FOR:  
BOX HIVE INNOVATION PVT. LTD.)  
Authorised Signatory



ARORA ASSOCIATES  
Cabin 105 FF, Sector 91-93, Ansari Sampark Building,  
Sector- 5 Panipat, # 91-9888327587

ARCHITECT  
CA 2012 58144  
Ar. VISHAL ARORA  
COUNCIL OF ARCHITECTURE

PROJECT CODE:  
L2405  
LAYOUT  
FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 6.9375 ACRES,  
SECTOR-11, KURUKSHETRA FOR M/S BOX HIVE INNOVATION PVT. LTD.

DRAWING TITLE L2405  
LAYOUT  
FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER