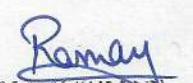
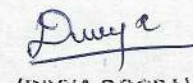
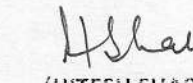


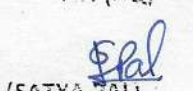


To be read with License No. 173 of 2025 dated 18.09.2025.

ZP-2236

That this Revised layout-cum-Demarcation plan measuring 8.0375 acres (Drawing no. 11670 Dated 28-11-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by SBK- Realty falling in the revenue estate of village Deokheri, Sector-36, Kaithal is hereby approved subject to the following conditions:-

1. That this Revised 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, 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 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 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 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 HSNP 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 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

 (BHAVESH KUMAR) ATP(HQ)
 (DIVYA DOGRA) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (BHUVNESH KUMAR) CTP(HR)
 (AMIT KHAYAL) J2-DTCP (HR)
 (SATYA PAL) ID(HQ)



| AREA STATEMENT | | | | | | | |
|---|-----------------------|------------------------------|----------------------------|--------------|------------------------|--------------------------|---------|
| TOTAL SITE AREA | | 8.0375 | ACRES | | = | 32526.63725 | |
| | | PERMISSIBLE AREAS (IN ACRES) | PERMISSIBLE AREAS (IN sqm) | % | PROPOSED AREA (IN sqm) | PROPOSED AREA (IN ACRES) | % |
| COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10% | | 0.804 | 3252.664 | 10.00 | 3252.882 | 0.804 | 10.001% |
| GREEN AREA UNDER PARKS 7.5% | | 0.603 | 2439.50 | 7.50 | 2560.845 | 0.633 | 7.873% |
| AREA UNDER COMMERCIAL 4% | | 0.321 | 1301.065 | 4.00 | 1032.626 | 0.255 | 3.175% |
| AREA UNDER PLOTS | | 4.903 | 19841.249 | 61.00 | 18061.150 | 4.463 | 55.527% |
| TOTAL SALABLE AREA | | 5.224 | 21142.314 | 65.00 | 19093.776 | 4.718 | 58.702% |
| SUMMARY OF PLOTS | | | | | | | |
| TYPE | PLOT.NO. | PLOT DIMENSIONS (METRES) | | AREA (SQ.M.) | NO OF PLOTS | TOTAL AREA (SQ.M.) | |
| A | 16 | 7.153 | 15.650 | 111.944 | 1 | 111.944 | SQ.M. |
| B | 17 TO 30 | 6.800 | 15.650 | 106.420 | 14 | 1489.880 | SQ.M. |
| B1 | 31 | 7.860 | 15.650 | 123.009 | 1 | 123.009 | SQ.M. |
| C | 32 | AS/DETAIL | | 123.810 | 1 | 123.810 | SQ.M. |
| D | 33 | AS/DETAIL | | 132.298 | 1 | 132.298 | SQ.M. |
| E | 34 | AS/DETAIL | | 137.940 | 1 | 137.940 | SQ.M. |
| F | 35 | AS/DETAIL | | 136.290 | 1 | 136.290 | SQ.M. |
| G | 36 | AS/DETAIL | | 147.827 | 1 | 147.827 | SQ.M. |
| H | 37 TO 40, 40 A & 40 B | 7.310 | 20.500 | 149.855 | 6 | 899.130 | SQ.M. |
| I | 1 TO 15, 118 TO 132 | 7.705 | 18.500 | 142.543 | 30 | 4276.275 | SQ.M. |
| J | 84 TO 100, 101 TO 117 | 7.314 | 20.000 | 146.280 | 34 | 4973.520 | SQ.M. |
| K | 74 TO 81 | 7.500 | 20.000 | 150.000 | 8 | 1200.000 | SQ.M. |
| K1 | 83 | AS/DETAIL | | 123.022 | 1 | 123.022 | SQ.M. |
| K2 | 82 | AS/DETAIL | | 137.535 | 1 | 137.535 | SQ.M. |
| K3 | 73 | AS/DETAIL | | 128.854 | 1 | 128.854 | SQ.M. |
| L | 68 TO 72 | 8.000 | 17.791 | 142.328 | 5 | 711.640 | SQ.M. |
| M | 41,64 | 6.816 | 18.500 | 126.096 | 2 | 252.192 | SQ.M. |
| N | 42 TO 51, 54 TO 63 | 6.900 | 18.500 | 127.650 | 20 | 2553.000 | SQ.M. |
| O | 66,67 | 7.335 | 20.000 | 146.700 | 2 | 293.400 | SQ.M. |
| P | 65 | AS/DETAIL | | 109.584 | 1 | 109.584 | SQ.M. |
| | DENSITY | | | 132 | | 18061.150 | SQ.M. |
| | TOTAL POPULATION | | 132.000 | X | 18 | 2376 | PERSONS |
| | DENSITY PERMISSIBLE | | | 240 TO 400 | PPA | | |
| | ACHIEVED DENSITY | | | 295.61 | PPA | | |

| AREA STATEMENT FOR AREA MORTGAGED | |
|---------------------------------------|--------------------------------|
| TOTAL SALEABLE AREA UNDER RESIDENTIAL | 18061.150 SQM |
| TOTAL SALEABLE AREA UNDER COMMERCIAL | 1032.626 SQM |
| TOTAL SALEABLE AREA | 19093.776 SQM |
| AREA REQUIRED TO BE MORTGAGED @ 10% | 1909.377 SQM (0.472 ACRES) 10% |

| AREA STATEMENT FOR AREA MORTGAGED | | | | | | |
|-----------------------------------|-----------|--------------------------|--------------|-------------|--------------------|---------------------------|
| PLOT NO. | PLOT TYPE | PLOT DIMENSIONS (METRES) | AREA (SQ.M.) | NO OF PLOTS | TOTAL AREA (SQ.M.) | LAND SCHEDULE |
| 41 & 64 | M | 6.816 18.500 | 126.096 | 2 | 252.192 | 23// 19/2, 20, 21, & 22/1 |
| 42 TO 47 | N | 6.900 18.500 | 127.650 | 6 | 765.900 | |
| 57 TO 63 | N | 6.900 18.500 | 127.650 | 7 | 893.550 | |
| TOTAL AREA TO BE MORTGAGED | | | | 15 | 1911.642 | |
| | | | | | 0.472 | ACRES |

| COMMERCIAL AREA DETAIL | | |
|------------------------|--------------|----------------|
| TYPE | AREA (SQ.M.) | AREA (IN ACRE) |
| COMMERCIAL-1 | 715.580 | 0.177 |
| COMMERCIAL-2 | 317.046 | 0.078 |
| TOTAL | 1032.626 | 0.255 |

| GREEN AREA DETAIL | | |
|-------------------|--------------|----------------|
| TYPE | AREA (SQ.M.) | AREA (IN ACRE) |
| GREEN-1 | 291.789 | 0.072 |
| GREEN-2 | 1459.386 | 0.361 |
| GREEN-3 | 326.700 | 0.081 |
| GREEN-4 | 200.000 | 0.049 |
| GREEN-5 | 282.970 | 0.070 |
| TOTAL | 2560.845 | 0.633 |

REVISED LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 8.0375 ACRES, FALLING LICENSE NO. 173 OF 2025 DATED 18.09.2025 AT VILLAGE DEODKHERI, SECTOR-36, TESHIL & DISTT. KAITHAL , HARYANA. BEING DEVELOPED BY-M/S SBK REALTY.

OWNER:-

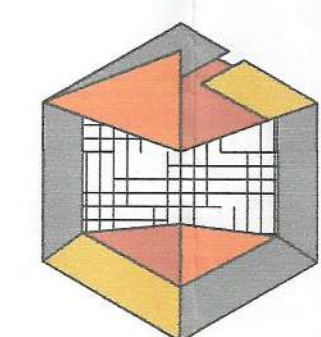
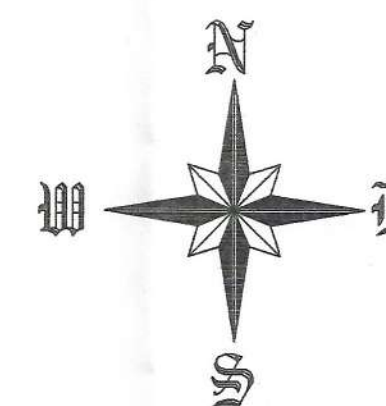
M/S SBK REALTY


(Authorized Signatory)

ARCHITECT :-


AR.VIKAS DUBEY
M.Arch/B.arch
CA/2014/66168
Mob:- 9915725569
9915725570

NORTH :-



VASTU DECORE
TRUST US WE'LL SAVES YOUR MONEY

ARCHITECTS ,INTERIORS ,CONSTRUCTION

SCO-7,2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL
CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR,PUNJAB

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