

To be read with Clause No. _____ Date: 05-09-2023

That the Layout plan of Affordable Residential Plotted Colony 100(MVI) over an area measuring 5.723 acres involving an STCP / 1152-3 dated 05-09-2023 falling in sector-12A, Rajnagar being developed by Prima Life Housing Pvt. Ltd is hereby approved subject to the following conditions: -

1. That the Site Plan shall be read in conjunction with the provisions appearing on the approval enclosed under Rule 1 and the Standard agreement.
2. That the plotted area of the colony shall not exceed fill of the entire planned area of the colony. The entire area reserved for commercial purposes shall be taken in plotted for calculation of the area under plan.
3. That the development plans as per the set of the Residential Plans and Commercial shall be approved from the Department and construction on these plans shall be governed by the Haryana Building Code, 2017 and the Layout Plan approved by the Governt, Town & Country Planning, Haryana.
4. That the proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the STCP for the modification of layout plans of the colony.
5. That the number of plots falling in the colony shall be least two for residential (as shown in the layout plan).
6. That the colonizer shall abide by the directions of the STCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the perforated road, internal road, drainage and/or for proper integration of the planning proposals of the adjacent areas.
7. That no property shall derive access directly from the cantage way of 33 metres or wider arter road if applicable.
8. All green belts provided in the layout plan shall be developed within the boundaries of the colony shall be developed by the colonizer. All other green belts outside the boundaries area shall be developed by the Haryana Urban Development Authority Committee on the direction of the Director, Town & Country planning, Haryana or as accordance with terms and conditions of the agreement of the license.
9. At the time of demarcation plan, if required percentage of open space is reduced, the same will be provided by the colonizer to the boundaries area.
10. No plot will derive an access from less than four metres wide road, which must be minimum clear width of 9 metres between the plots.
11. Any access area over and above the permissible 40 under overhead cable shall be designed to be open space.
12. The portion of the area development plan road space belt as provided in the development Plan if applicable, which form part of the boundaries area shall be transferred from 100 to the government on the lines of Section 11(1)(a)(i) of the Act 8 of 2001.
13. That the width of all other streets are being approved subject to the condition that these plots should not have a frontage of less than 7.5 m of the planned frontage when demarcated.
14. That you will have no objection to the equalization of the boundaries of the Survey through any area and value with the land that is not in the Survey is likely either 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 recomm Haryana Govt, notification as applicable.
16. That the colonizer owner shall use only Light Emitting Diode Lamps (LED) fixing for internal lighting as well as Carpor lighting.
17. That the colonizer owner shall ensure the installation of Sub Phosphor Reserve Plan as per the provisions of rule 10 11(1)(b) SHR Shower dated 21 03 2016 issued by Haryana Government Revenue Energy Department.
18. That the colonizer owner shall strictly comply with the directions issued under Notification No. 79-N 2284 (P) dated 31 03 2016 issued by Haryana Government Revenue Energy Department for enforcement of the Energy Conservation Building Code.

PROJECT:

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER HDA - 2016) OVER AN AREA MEASURING 5.723 ACRES FALLING IN THE RIVUNE ESTATE OF VILLAGE SUNARI KALAN, SECTOR 22/A, DISTRICT ROHTAK BEING DEVELOPED BY M/S PRIMA LIFE SPACES PRIVATE LIMITED

SHEET TITLE:

LAYOUT PLAN

DATE: 25.01.2025

DEALT BY: RAJAN

SCALE: 1:400 (A3)

ARCHITECT:

CONTINENTAL DESIGN STUDIO
#109, SECTOR - 5, PUNE-411013, A
E-mail: 011-4266104000@gmail.com/09821040000
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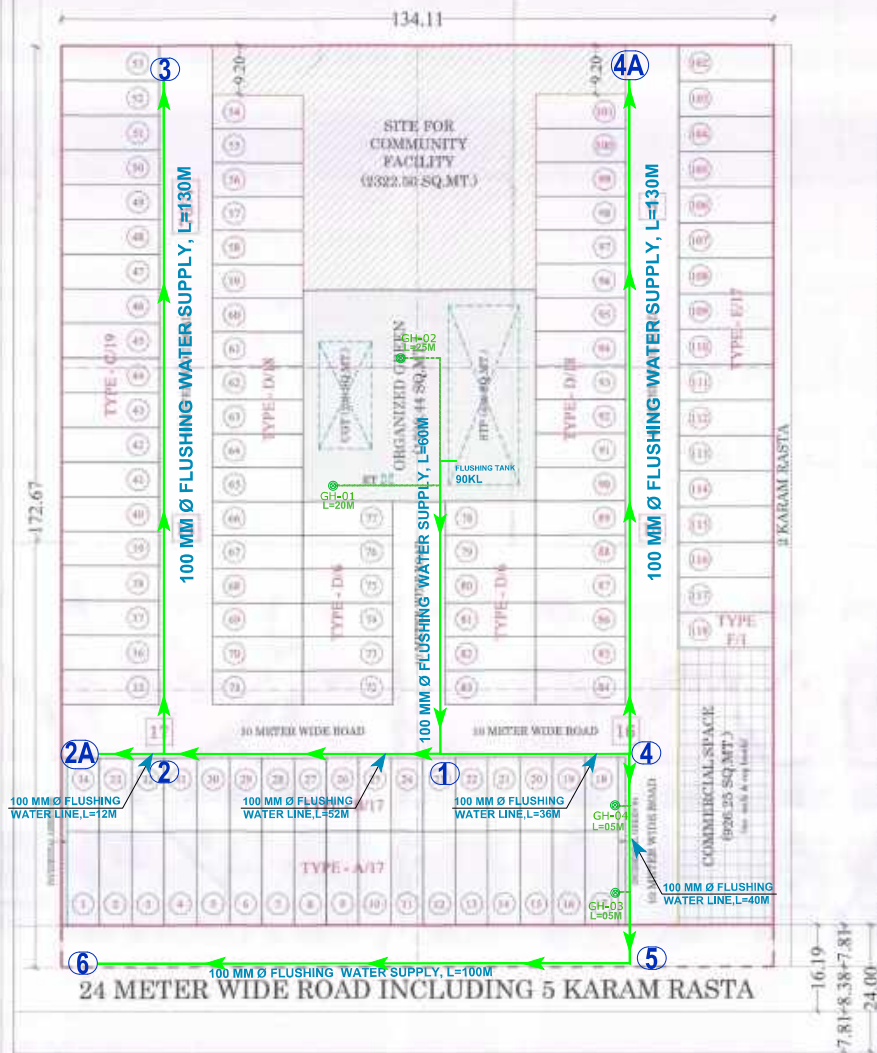
CLIENT SIGNATURE: A/C: RAVI KANT SINGH PVT. LTD.
[Signature]
[Stamp]

ARCHITECT SIGNATURE: [Signature]
[Stamp]

NORTH

[Compass Rose]

S.NO	SYMBOL	DESCRIPTION
01		100 MM Ø FLUSHING WATER SUPPLY
02	GH	25 MM Ø GARDEN HYDRANT LINE



AREA DETAIL							
Sl. No.	Plot Area	G.T.D.	ACRES	30.09.23			
				30.09.23	30.09.23	30.09.23	
B.B.O.	PARTICULARS	PREREQUISITE OR REQUIRED		PROPOSED OR ACHIEVED			
		TS ACRES	IN SQ.MT.	%	TS ACRES	IN SQ.MT.	%
1	AREA UNDER FLOYS	3.455	14130.61	92.80%	3.143	12716.85	94.88%
2	AREA UNDER COMMERCIAL (H + H)	0.228	899.70	4.00%	0.000	395.36	4.00%
3	TOTAL BULKABLE AREA (H + H)	3.723	15030.31	96.80%	3.143	12612.20	96.88%
4	OPEN SPACE OR PARKS	0.406	1627.82	7.20%	0.432	1728.44	7.20%
5	AREA UNDER COMMUNITY FACILITY	0.474	1918.86	10.00%	0.474	1922.56	10.00%
6	DENSITY	349	70	400	271.8		PPA
7	ADATIS	70.5	70	107.5	110		DMPT
DETAILS OF PLOTS							
Sl. No.	Type	Plot No.	Size		Area (sq. mt.)	No. of Plots	Total Area (sq. mt.)
			Width (m. mt.)	Length (m. mt.)			
1	A	1-17	4.100	1.510	121.62	17	1807.10
2	B	18-24	4.100	12.340	60.80	11	1403.60
3	C	25-31	4.500	18.440	115.99	10	2270.41
4	D	32-101	4.200	18.400	127.62	46	5105.92
5	E	102-117	4.600	1.644	114.72	14	1606.08
6	F	118	4.075	1.800	121.30	3	373.90
Total						118	1214.03
						0.147	ACRES
						94.88%	
COMMERCIAL DETAIL							
Sl. No.	Type	Size		Total Area (sq. mt.)			
		Width (m. mt.)	Length (m. mt.)				
1	Commercial	17.400	4.000	544.00			
Total				0.025	0.50%	ACRES	
COMMUNITY DETAIL							
Sl. No.	Type	Size		Total Area (sq. mt.)			
		Width (m. mt.)	Length (m. mt.)				
1	Community	71.900	9.000	716.70			
2	Community	40.000	38.000	100.74			
Total				0.874	10.00%	ACRES	
DENSITY CALCULATION							
1	Total Number of Plots			118		Plots	
2	Number of Persons in 1 Plot			10		Persons	
3	Total Number of Persons			2164		Persons	
4	Net Plotted Area			0.726		Acres	
5	Density Achieved			371.0		PPA	
BULKABLE AREA CALCULATION							
Sl. No.	Type	Size		Total Area (sq. mt.)			
		Width (m. mt.)	Length (m. mt.)				
1	Organized Urban	42.000	25.000	1735.14			
Total				0.430	1.00%	ACRES	
SEWERAGE AREA							
Sl. No.	Description	Size		Total Area (sq. mt.)			
		Width (m. mt.)	Length (m. mt.)				
1	Space for Under Ground Tank (U.G.T.)	13.000	21.000	693.28			
2	Space for Sewage Treatment Plant (S.T.P.)	10.000	20.000	200.00			
				0.700	0.10%	ACRES	

To be read with Volume No. [4] Date 02-09-2015

The Hon'ble Judge of Allahabad High Court (Allahabad Bench) vide its order bearing No. 3223 dated 03-08-2015 (134-2) dated 03-08-2015, allowing the writs filed by the petitioner, has directed the respondent to take the following steps to be taken in conjunction with the taking up of the agreement executed under clause 11 and the Integral agreement.

1. That the plotted area of the colony should not exceed 05% of the net plotted area of the colony. The entire area of the colony should be taken up for the construction of the area under clause 11.
2. That the development plan as per title of the Allahabad Panchayat and Commercial code shall be got approved from the Department and consultation on these shall be governed by the Housing Building Code, 1957 and the Housing Department, Allahabad.
3. That the proper planning and integration of services to be given according to the colony, the colonies shall abide by the directions of the TDCP for the modification of layout plans of the Colony.
4. That the concrete roads falling in the colony shall be kept open for circulation/through-traffic as shown in the layout plan.
5. That the collector shall abide by the directions of the TDCP, Haryana and accordingly shall make necessary changes in the layout plan by making any adjustment in the alignment of the peripheral roads, internal road circulation or the proper integration of the planning programs of the adjoining area.
6. That the respondent shall derive access directly from the village road to 30 metres or wider section road if appropriate.
7. All green belts provided in the layout plan within the layout area of the colony shall be demarcated by the collector. All green belts situated outside the layout area shall be demarcated by the Haryana Urban Development Authority, Gurgaon and District Planning, Haryana and County Planning, Haryana in accordance with terms and conditions of the agreements of the houses.
8. At the time of demarcation plan, if required provision of required open space is obtained, the same will be provided by the collector in the layout area.
9. All water and sewerage access from the town through water shed would have a minimum clear width of 6 metres between the walls.
10. Any access road over and above the permissible area/inter connected area shall be allowed to be non-paved.
11. The plan of the colony shall be approved by the District Planning, Haryana as provided in the Housing Plan, Allahabad, which shall form part of the townships area to be transferred free of cost to the government on the basis of Section 33(1)(b) of the Act No. 60 of 1975.
12. That the said layouts are being proposed subject to the condition that these plans should not have a fringe area less than 75% of the area of the colony.
13. That you will have no objection to the regularization of the boundaries of the Bazaar through your land with the land that HUDA is finally able to acquire to the extent of required development and integration of services. The decision of the competent authority shall be binding in regard.
14. That the water supply system shall be provided in per centum under water supply authority norms/Haryana Govt. notification as appropriate.
15. That the collector shall follow up with city Light Engineering (Lamp) LDCI taking the internal lighting as well as landscape lighting.
16. That the collector/owner should ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No. 1275/2009 (House) dated 21.03.2014 issued by Haryana Government Renewable Energy Department.
17. That the collector/owner shall strictly comply with the directions issued vide notification No. 15/6/2005-SP dated 21.03.2015 issued by Haryana Government Renewable Energy Department for enforcement of the Solar Photovoltaic Power Plant.






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LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDAIY - 2010) OVER AN AREA MEASURING 6.725 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE SUNARI KALAN, SECTOR 22A, DISTRICT ROHTAK BEING DEVELOPED BY M/S PRIMA LIFE SPACES PRIVATE LIMITED

LAYOUT PLAN

DEALT BY:	RATTAN
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ARCHITECT



CONTINENTAL DESIGN STUDIO
#100, SECTOR-4, PANCHKULA
E-043337 continentaldesignstudio@gmail.com
90173-4010004

ARCHITECT
SIGNATURE:

FOR HONORARY AND SPECIAL AGENTS

 SPECIAL AGENT

RAYTAN PAL SONGH
BANGALORE



DETAILS OF PLOTS						
S.No.	Type	Plot No.	Size		Area (sq.m.)	Total Area (sq.m.)
			Width (m.)	Length (m.)		
1	A	1-17	0.00	110.00	107.62	1076.10
2	B	19-39	0.00	0.00	83.88	1056.60
3	C	38-52	0.00	10.80	110.00	1070.81
4	D	84-101	0.00	16.90	107.62	1160.26
5	E	112-113	0.00	11.80	110.72	1066.25
6	F	118	0.00	57.60	177.20	1173.80
Total						118
						5.145
						54.88%

COMMUNITY DATA					
S.No.	Type	Rate		Total Area	Total Area
		Width (in m.)	Length (in m.)		
1	Dhamachhi	12.000	3.700	44.40	44.40
2		42.000	30.000	1260.00	
Total				1304.40	1304.40

GREEN AREA UTILIZATION				
R.No.	Type	Size		Total Area (sq. mt.)
		Width (sq. mt.)	Length (sq. mt.)	
1	Driveway/Garage	45.000	30.000	1350.00
Total				1350.00
				ACRES

Description	Size		Total Area (in sq. m.)
	Width (in m.)	Length (in m.)	
1. Space for Visitor Group Table (G/G.7)	13.00	10.00	130.00
2. Space for Meeting Treatment Plant (G/G.7)	20.00	10.00	200.00
3. Space for WC	5.00	2.00	10.00

- Handwritten signatures and names:
- LIANG (P)
DTP (M)
 - LIU (P)
DTP (M)
 - LIU (P)
DTP (M)
 - LIU (P)
DTP (M)

PLOTTED COLONY (UNDER DISMAY - 2016) OVER
 AN AREA MEASURING 5.726 ACRES FALLING IN
 THE REVENUE ESTATE OF VILLAGE SUNARI
 KALAN, SECTOR 22A, DISTRICT BOHATA.
 BEING DEVELOPED BY M/S PRIMA LIFE SPACES
 PRIVATE LIMITED

LAYOUT PLAN

DATE:	25.01.2025
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DEALT BY:	EATTAN
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SCALE: 1:400 (A1)

ARCHITECT:



CONTINENTAL DESIGN STUDIO
61006, SECTOR - 4, PANCHSILA
E-mail: IDC.continentalstudio@gmail.com
981114014400

CLIENT	
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100 PEARL HARBOR PKY. LTD.
[Signature]
[Signature]

ARCHITECT

BATTAN PAL SINGH
ARCHITECT
CA/2011/81138



[illegible]

400 MM Ø,Strom OVER
FLOW LINE TO BE
CONNECTED WITH
HSVP/MC MAIN LINE.L=10M

DETAILS OF FLOWS						
E/As	Type	Plot No.	Area		No. of Flats	Total Area
			Width M (m.1)	Length M (m.2)		
			Area Sq. m. (sq. ft.)			
1	A	1-7	6.700	17.600	17	119.010
2	B	10-14	8.100	21.700	15	143.850
3	C	46-51	6.600	26.000	10	171.600
4	D	54-59	6.600	26.000	10	171.600
5	E	101-112	6.600	21.800	10	143.850
6	F	113	6.770	17.600	5	117.000
Total					118	13716.000
					3.345	ACROSS
					54.800	

CHROMIUM REVAL				
P.No.	Type	Size		Total Area (sq. m.)
		Width (in m.)	Length (in m.)	
1	Commercial	11.40 x	11.40 x	130.00
Total				130.00
				100%

COMMUNITY DETAIL				
H.Sec.	Type	Room		Total Area (sq. mt.)
		Width (m. int.)	Length (m. int.)	
1	Community	17.400	12.000	208.80
2		40.000	33.000	1320.00
3				
Total				1528.80

DENSITY CALCULATION			
1	Total Number of Plots	118	Plots
2	Number of Homes in 1 Plot	15	Homes
3	Total Number of Homes	2124	Homes
4	Net Plotted Area	4.734	Acres
5	Density Achieved	275.8	DPA

GREEN AREA CALCULATION				
H/No.	Type	Base		Total Area (in sq. mt.)
		Width (in mt.)	Length (in mt.)	
1	Unpaved Green	63.500	20.000	1270.00
Total				1270.00
				0.000
				0.00%
				0.000
				0.00%

HYDROLYSIS			
Description	Rate		Total Area (m ² ·m)
	Width (m·m)	Length (m·m)	
1. Space for Under Gravel Tank (U.G.T.)	11.400	20.00	452.16
2. Space for Sludge Treatment Plant (S.T.P.)	16.100	30.00	592.20
3. Space for R.T.	0.000	0.000	0.00

 LARRY (NY)
 HENRY (NY)
 JIMMY (NY)
 SAM (NY)
 BOB (NY)
 AL (NY)

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDAY - 2010 OVER AN AREA MEASURING 5.725 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE SUNARI KALAN, SECTOR 22A, DISTRICT BOHTAK BEING DEVELOPED BY M/S PRIMA LIFE SPACES PRIVATE LIMITED

LAYOUT PLAN

20.11.2020

HATTAN

1200 (A1)

CONTINENTAL DESIGN STUDIO
 01006, SECTOR - 4, PANAPKULA
 Contact: 91-9868631000
 91-22-40214600

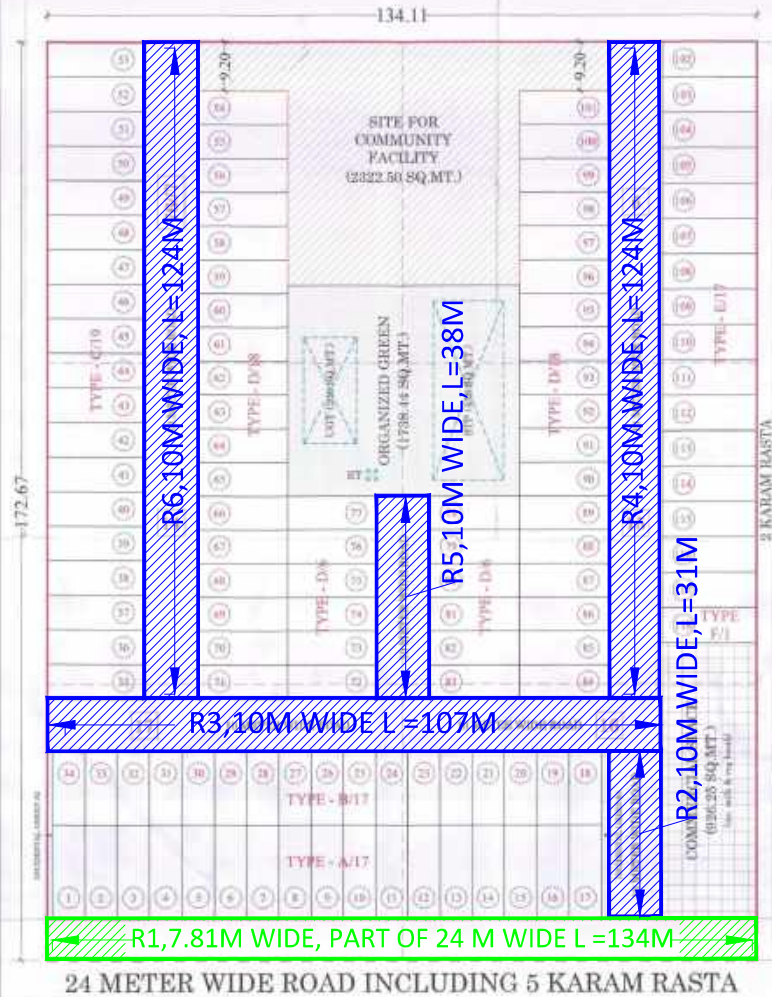
FOR PHOTOS AND SPACES-SEE US

 MARY JO WILSON

RATTAN PAL SINGH
MCA/STATIST



S.NO.	SYMBOL	DESCRIPTION
01		7.81M WIDE ROAD
02		10M WIDE ROAD



ANNUAL							
I	Plot Area	L.T.O		A.C.B.S.		2010.00	
KNO	PARTICULARS	PERMITS OR REQUIRED			PROPOSED OR ACHIEVED		
		IN ACRES	IN SQ.MT.	%	IN ACRES	IN SQ.MT.	%
II	AREA UNDER GOLF	5.488	41133.81	63.80%	5.143	13713.82	34.80%
III	AREA UNDER COMMERCIAL	0.229	898.70	4.00%	0.259	898.26	4.80%
IV	TOTAL BALANCE AREA (II + III)	5.717	42032.51	67.80%	5.402	13612.08	39.60%
V	OPEN SPACE OR PARK	0.435	1737.88	7.00%	0.440	1740.43	7.20%
VI	AREA UNDER COMMUNITY FACILITY	0.573	2316.86	10.00%	0.574	2322.40	10.00%
VII	DEVELOP	240	70	40%	371.0	974	67%
VIII	THRESH	76.0	70	137.2	110	13070	
DETAILED PLAN							
S.No.	Type	Plot No.	Size		Area	No. of Plots	Total Area
			Width (in mt.)	Length (in mt.)	(in sq.mt.)		(in sq.mt.)
1	A	1-11	6.100	71.610	437.42	17	7435.74
2	B	18-24	6.100	12.240	74.64	17	1268.88
3	C	52-58	6.200	24.400	151.28	19	2874.32
4	D	34-105	6.500	36.600	237.93	45	10706.25
5	E	102-107	6.600	17.610	116.22	10	1162.22
6	F	119	6.570	57.880	379.94	3	1139.82
Total						110	12716.88
							5.40%
COMMERCIAL DETAIL							
S.No.	Type	Size		Total Area			
		Width (in mt.)	Length (in mt.)	(in sq.mt.)			
1	Commercial	17.300	51.800	898.26			
Total				8.988			
				4.00%			
COMMUNITY DETAIL							
S.No.	Type	Size		Total Area			
		Width (in mt.)	Length (in mt.)	(in sq.mt.)			
1	Community	17.300	0.000	116.22			
2		40.200	36.200	1468.74			
Total				1624.96			
				0.27%			
				10.20%			
DENSITY CALCULATION							
S	Total Number of Plots			718	Plots		
6	Number of Persons in 1 Plot			10	Persons		
8	Total Number of Persons			7180	Persons		
9	Net Plotted Area			6.755	Acres		
10	Density Achieved			271.0	PPA		
NEEDS AREA CALCULATION							
S.No.	Type	Size		Total Area			
		Width (in mt.)	Length (in mt.)	(in sq.mt.)			
1	Proposed Plots	20.000	33.000	1733.44			
Total				1733.44			
				5.40%			
SERVICE AREA							
Description		Size		Total Area			
		Width (in mt.)	Length (in mt.)	(in sq.mt.)			
1	Shower for Under Ground Tank (U.G.T.)	10.000	51.800	518.74			
2	Shower for Sewage Treatment Plant (S.T.P.)	10.000	30.000	300.00			
3	Shower for E.V.	2.000	1.000	2.00			

To be read with Exhibit 6. Date: 09/26/2015

This Land Use Plan of Affected Residential Property (ELARP) was on area measuring 8.735 acres (including 1.147 acre of the adjacent 9.882-acre parcel) located at 10700-108th Avenue, being described by Prime Land Survey Map, L28 in handy number subject to the following:

That this ELARP shall be read in conjunction with the (1) zoning amendment approved and adopted by the Board of Planning and Zoning on 08/11/2015.

That the planned area of the property shall not exceed (1) the site plan and/or (2) the urban, the private area reserved for commercial purposes shall be shown in posted for calculation of the area into urban.

That the destination plan as per one of all the residential Plan and Commercial use shall be approved from the Board of Planning and Zoning on 08/11/2015, the City of Hayward Building Code, 2011 and the Zoning Plan approved by the Director, Town of County Planning, Mayaguez on 08/11/2015.

That for proper planning and integration of services in the area adjacent to the urban, the urban shall abide by the direction of the ELARP for the modification of land use plan of the urban.

That the urban area facing the urban shall be kept free for construction/development as shown in the layout plan.

That the urban area shall abide by the direction of the ELARP, Hayward and accordingly shall make necessary changes in the layout plan for making any adjustment to the alignment of the peripheral roads, internal road and easement and construction of the urban area.

That no property/plot shall derive access directly from the carriage way of 20-meters or wider urban road of access.

That the urban area facing the legal plan within the bounded area of the urban shall be developed by the urban. All other urban lots outside the bounded area shall be developed by the Hayward Town and Development Authority/developer on the direction of the Director, Town and County Planning, Mayaguez on 08/11/2015 and in conformity of the agreement of the Council.

At the time of development plan, if the percentage of organized open space is indicated, the same will be provided by the urban in the bounded area.

That no wall shall derive an access from less than 4 meters wall would require a minimum 4m width of 4 meters between the plots.

All access to the street and above the perimeter all urban commercial use shall be deemed to be open space.

That the portion of the water/development plan shall be provided by the Developer/Plan at its own cost, which part of the bounded area shall be transferred free of cost to the government on the issue of Section 118(1)(b) of the Act No. of 1975.

The urban area plan are being subject to the condition that these plots shall not have a coverage of less than 75% of the standard frontage upon development.

That you will have no objection to the regularization of the boundaries of the urban through give and take with the land that HRP is legally able to acquire in the interest of balanced development and integration of the services of the urban and community urban shall be binding in this regard.

That the road water harvesting system shall be provided by the Central Ground Water Authority (CGWA) Mayaguez Govt. notification as applicable.

That the customer owner shall carry out Lighting (including street lighting) fitting for internal lighting as well as external lighting.

That the customer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of rule 22.2.5.10 of 2009-2010-2011 issued by Ministry Government of Maharashtra.

That the customer/owner shall strictly comply with the direction of the Board of Planning and Zoning on 08/11/2015 issued by the Board of Planning and Zoning on 08/11/2015.

That the customer/owner shall be bound by the provisions of the Electricity Department as well as the Board of Planning and Zoning on 08/11/2015.

 JAMES EPP (SG)	 LUTHER ZIMMERMAN EPP (SG)	 BRUCE WILSON EPP (SG)	 ERIC MATHIS, MS EPP (SG)
 GARMETT BOWEN EPP (SG)	 JIMMY BOYLE ATF (SG)		

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL
FLOTTED COLONY UNDER DDJAY - 2010 OVER
AN AREA MEASURING 5.720 ACRES FALLING IN
THE REVENUE ESTATE OF VILLAGE SUNARI
KALAN, SECTOR 22/A, DISTRICT ROHTAK
BEING DEVELOPED BY M/S PRIMA LIFE SPACES
PRIVATE LIMITED

LAYOUT PLAN

DATE	25.01.2025
DEALT BY:	HATTAN
SCALE	1:400 (A1)

CONTINENTAL DESIGN STUDIO
 #1006, SECTOR - 4, PANCHSILA
 E-mail: continentalstudio@gmail.com
 011-26114401

ARCHITECT
SIGNATURE

FOR FRANKLIN & SPENCE PVT LTD

 MANAGER, BANGALORE

RATTAN PAL SINGH
ARCHITECT
CALCUTTA 700 012