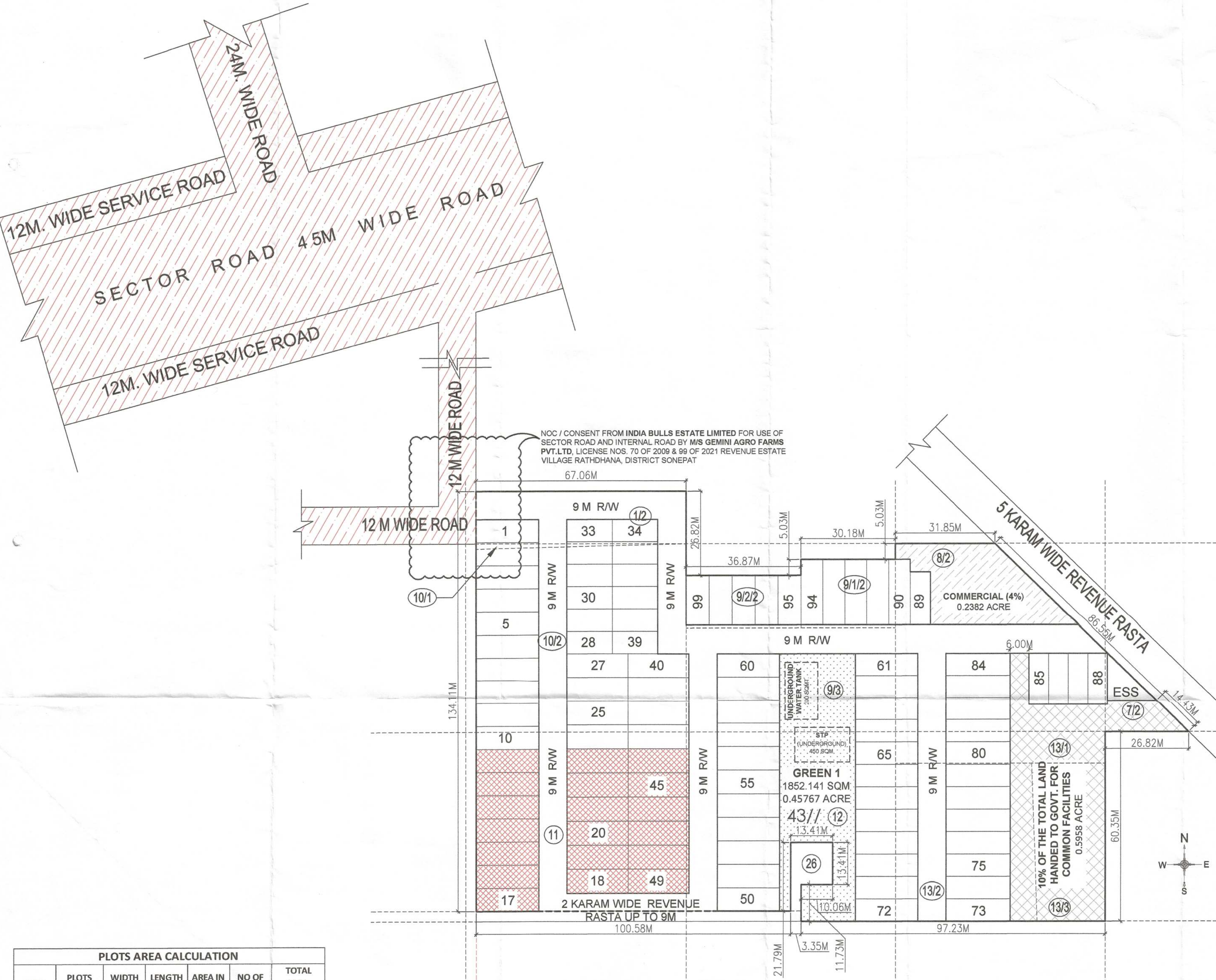


To be read with Licence No. 181 of 2022 Dated 09/11/2022
That this layout plan for an area measuring 5.95625 acres (Drawing no. 8733 Dated 10-11-22) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Gemini Agrofarm Pvt. Ltd., in the revenue estate of village Rathdhana, Sector-33, Sonipat is hereby approved subject to the following conditions:-

- That this Layout 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 plots.
- 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 General, 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 DGTCP 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 DGTCP, 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 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 General, 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 licenced 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 excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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)(iii) 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 75% 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 HSVP 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.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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.

(RAJESH DUTT) JD (HQ) (ASHISH SHARMA) ATP (HQ) (PARVEEN KUMAR) DTP (HQ) (HITESH SHARMA) STP (HQ) (T.P. SINGH) CTP(HR) (T.L. SATYAPRAKASH, IAS) DG/CP (HR)



PLOTS AREA CALCULATION						
S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	1 - 17	7.360	20.000	147.200	17	2502.400
2	18 - 27, 40 - 49	7.667	19.500	149.507	20	2990.130
3	28 - 39	7.132	14.528	103.614	12	1243.364
4	50	7.320	20.000	146.400	1	146.400
5	51 - 60	7.500	20.000	150.000	10	1500.000
6	61 - 71	7.140	20.000	142.800	11	1570.800
7	72	7.132	20.000	142.640	1	142.640
8	73	7.132	20.500	146.206	1	146.206
9	74 - 84	7.140	20.500	146.370	11	1610.070
10	85 - 88	6.263	16.610	104.028	4	416.114
11	89	6.440	17.000	109.480	1	109.480
12	90 - 94	7.000	21.000	147.000	5	735.000
13	95 - 99	7.375	15.974	117.808	5	589.041
	TOTAL				99	13701.645
	IN ACRE					3.38575

AREA UNDER MORTGAGE (20% OF TOTAL SALEABLE PLOTS AREA)						
S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	11 - 17	7.360	20.000	147.200	7	1030.400
2	18 - 23, 44 - 49	7.667	19.500	149.507	12	1794.078
	TOTAL				19	2824.478
	IN ACRE					0.69794

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		5.95625	24104.068
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.63331	14703.482
3	PROPOSED AREA UNDER PLOTTING	56.84%	3.38575	13701.645
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.59563	2410.407
5	PROVIDED AREA FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.59587	2411.400
6	REQUIRED MIN. GREEN AREA.	7.5%	0.44672	1807.805
7	PROVIDED GREEN AREA	7.68%	0.45767	1852.141
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.23825	964.163
9	PROPOSED AREA UNDER COMMERCIAL	4.00%	0.23821	964.000
10	PERMISSIBLE POPULATION	240-400	1429.500	2382.500
11	PROPOSED POPULATION	99X18	1782	299/ACRE.

LEGEND	
	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	AREA UNDER MORTGAGE

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 5.95625 ACRES IN VILLAGE - RATHDHANA, SECTOR-33, SONIPAT, HARYANA TO BE DEVELOPED BY M/S GEMINI AGROFARMS PVT.LTD

TITLE :- LAYOUT PLAN

SCALE:- 1:750 DATE:- 11-05-2022

For GEMINI AGROFARMS PRIVATE LIMITED

Authorised Signatory

OWNER/AUTH. SIGN.

ARCHITECT'S SIGN.