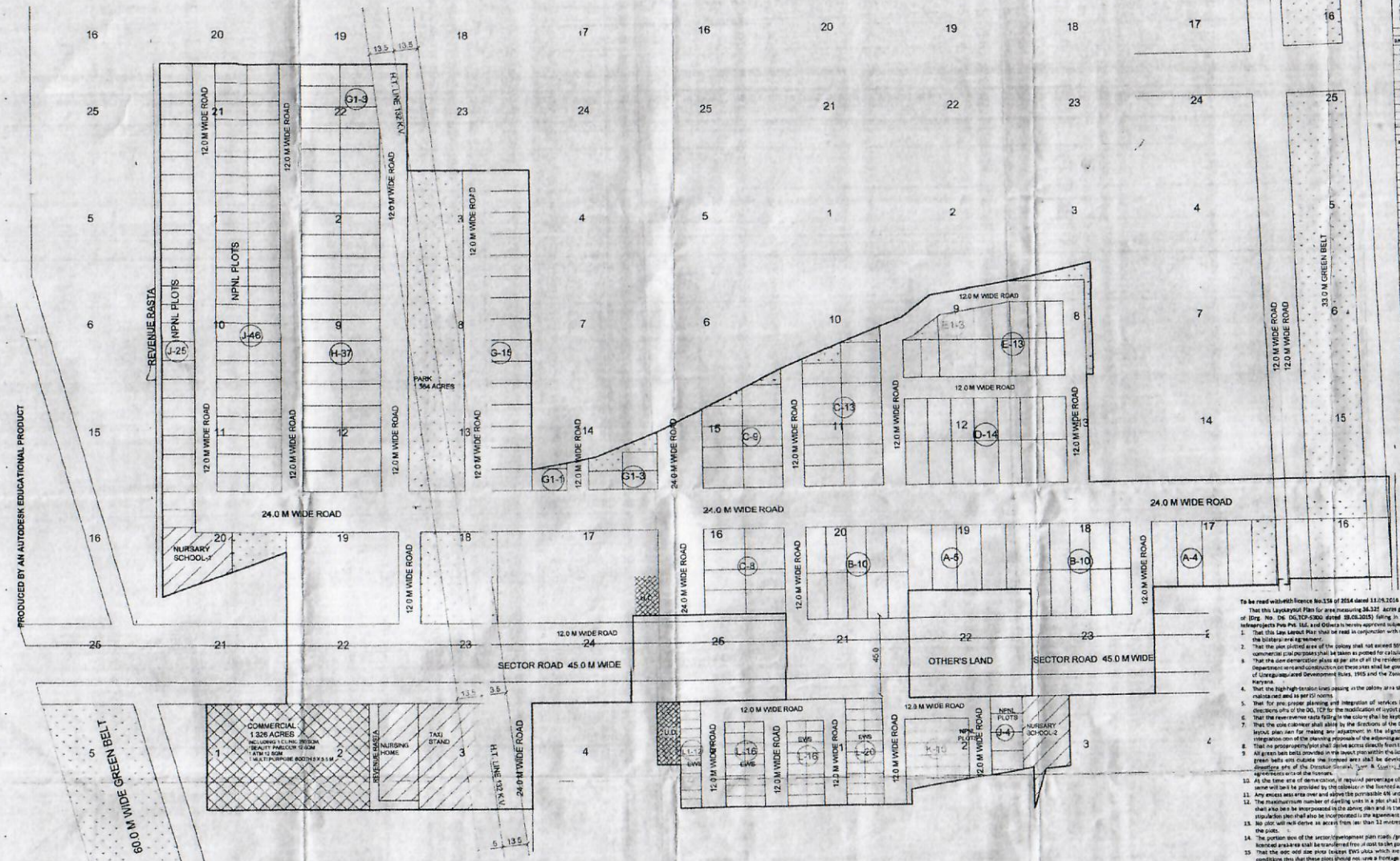
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PROPOSED PLOTTED COLONY MEASURING 36.325 ACRES AT MAHENDERGARH BEING DEVELOPED BY BADERWAL INFRAPROJECTS PVT. LTD (LICENCE NO. 156 OF 2014 DATED 11.9.2014

S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
1	AREA UNDER PLOTTED	36.325	Acres	
2	AREA UNDER SECTOR ROAD AND GREEN BELT	5.438	Acres	
3	45% OF AREA UNDER SECTOR POND & GREEN BELT	2.720	Acres	
4	AREA UNDER UNDERWORKED LINE	0.389	Acres	
5	NET PL.AREA AREA	33.347	Acres	
6	AREA UNDER PLOTS AND NURSING HOMES	18.701	Acres	56.31%
7	AREA UNDER COMMERCIAL	1.326	Acres	3.98%
8	TOTAL SALEABLE AREA	19.027	Acres	60.29%

DETAIL OF PLOTS

S.NO.	CATEGORY OF PLOT	SIZE OF PLOT WIDTH	DEPTH	AREA OF PLOTS (SQ.M)	NOS.	TOTAL
1	A	13.417	34.272	459.939	5	4,599.393
2	B	11.917	28.823	343.452	35	12,020.826
3	C	11.479	31.539	348.999	35	12,214.954
4	D	12.943	34.855	451.145	14	6,315.972
5	E	9.84	31.850	306.242	13	3,981.135
6	EWS	9.84	15.181	178.599	5	892.995
7	F	16.000	18.829	301.261	3	903.784
8	G	12.054	34.857	387.357	24	9,296.568
9	GW	12.054	19.009	229.405	9	2,064.644
10	H	13.274	31.327	397.553	37	14,709.461
11	I	13.858	31.974	412.561	23	9,489.911
12	J	16.482	17.592	187.986	28	5,263.616
13	K	8.801	17.603	146.241	8	1,169.928
14	L	6.847	13.693	85.078	36	3,062.808
15	M	5.458	12.939	70.116	14	981.624
TOTAL NO. OF PLOTS					314	88,963.387
NET AREA UNDER PLOTS (IN ACRES)						18.698

DETAIL OF NPNL & EWS PLOTS

TYPE	NUMBERS	ITEMNOS
EWS	44	G+7
NPNL	80	B+G

POPULATION

NO. OF PLOTS OTHER THAN EWS + NPNL	314.0	x	3.5	1099
EWS PLOTS	44.0	x	5	220
TOTAL POPULATION				4305
DENSITY	48PPA	=	89.3PPA	90%

COMMUNITY FACILITIES

S.No.		REQUIRED	PROVIDED
1	Nursery School	2	2
2	Nursing Home	1	1
3	Dispensary	1	1
4	Primary School (1 Comm.)	1	1
5	Dhani (1 in Comm.)	1	1
6	Anganwadi (1 in Comm.)	1	1
7	Multi purpose Hall (1 in Comm.)	1	1
8	Shop & milk booth	1	1

DETAILS OF PARKS

DESCRIPTION	AREA (in SQ.M)	Area (Acres)
Park-1	14514.0000	3.5863
Underpass Green	2492.9000	0.6161
Total	16906.9000	4.1803

ARCHITECT

For Baderwal Infra Projects Pvt. Ltd.

Authorised Signatory

To be read with licence no.156 of 2014 dated 11.09.2014

That this Layaksyrut Plan for area measuring 36.325 acres granted for development of Residential Plotted Colony comprising of (Drg. No. DE DE,TCP-5300 dated 19.08.2015) falling in Sector-12 & 13, Mahendergarh being developed by Baderwals Infraprojects Pvt. Ltd. and Others is hereby approved subject to the following conditions

1. That this Lay Layout Plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bilateral agreement.
2. That the plot plotted area of the colony shall not exceed 55% of the net plan-ted area of the colony. The entire area reserved for commercial plot purposes shall be taken as posted for calculation of the area under plots.
3. That the zone demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from the Department and construction on these area shall be governed by the Punjab Schedular Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. That the high-high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained and as per ISI norms.
5. That for pro-proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions/ofrs of the DG, TCP for the modification of layout plans of the colony.
6. That the reserve-rve rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the cole-colonizer shall abide by the directions of the DG, TCP, Haryana and accordingly shall make necessary changes in the layout plan/plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration con of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
8. That no projections/porches shall allow across directly from the carriage way of 30 metres or more wide sector road.
9. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts falls outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions ofrs of the Director General, Town & Country Plan ning, Haryana or in accordance with terms and conditions of the agreements ents of the licensees.
10. At the time ere of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be-li be provided by the colonizer in the licensed area.
11. Any excess area ere over and above the permissible 4% under commercial use shall be deemed to be open space
12. The maximum-mum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be-e incorporated in the above plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. No plot will not derive ve access from less than 31 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion ons of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area/area shall be transferred free of cost to the government on the lines of section 3(3)(a)(i) of the Act No.6 of 1975.
15. That the odd-odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall shall exceed 2 kanals.
16. That you will will have no objection to the regularisation of the boundaries of the license through give and take with the land that HUDA is free finally able to acquire in the interest of planned development and integration of services. The decision of the competent ent authority shall be binding in this regard.
17. That the cole-colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Hy Ministry of Environment and Forest, Government of India before starting the construction/execution of developement works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification,son as applicable.
19. That the pre-provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable,ble before applying for an occupation certificate.
20. That the cole-colonizer/owner shall use only light-limiting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
21. You shall and ensure the installation of solar photovoltaic power plant as per provision of Notification no. 22/21/2005- S power dated 03.09.2.06 .2014 of Haryana Government Renewable Energy Department.

(ROHIT CHAUHAN) ATP (HQ) | (VIJAY KUMAR) DTP (HQ) | (JASWANT SINGH) DTP (M) HQ | (DALBAG SINGH SIHAG) CTP (HQ) | (ARUN KUMAR GUPTA, IAS) DG, TCP (HQ)

(RAGHUVAR BAI BASSI) AO (AD (HQ)) | (BALWANT SINGH) SO (HQ)

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