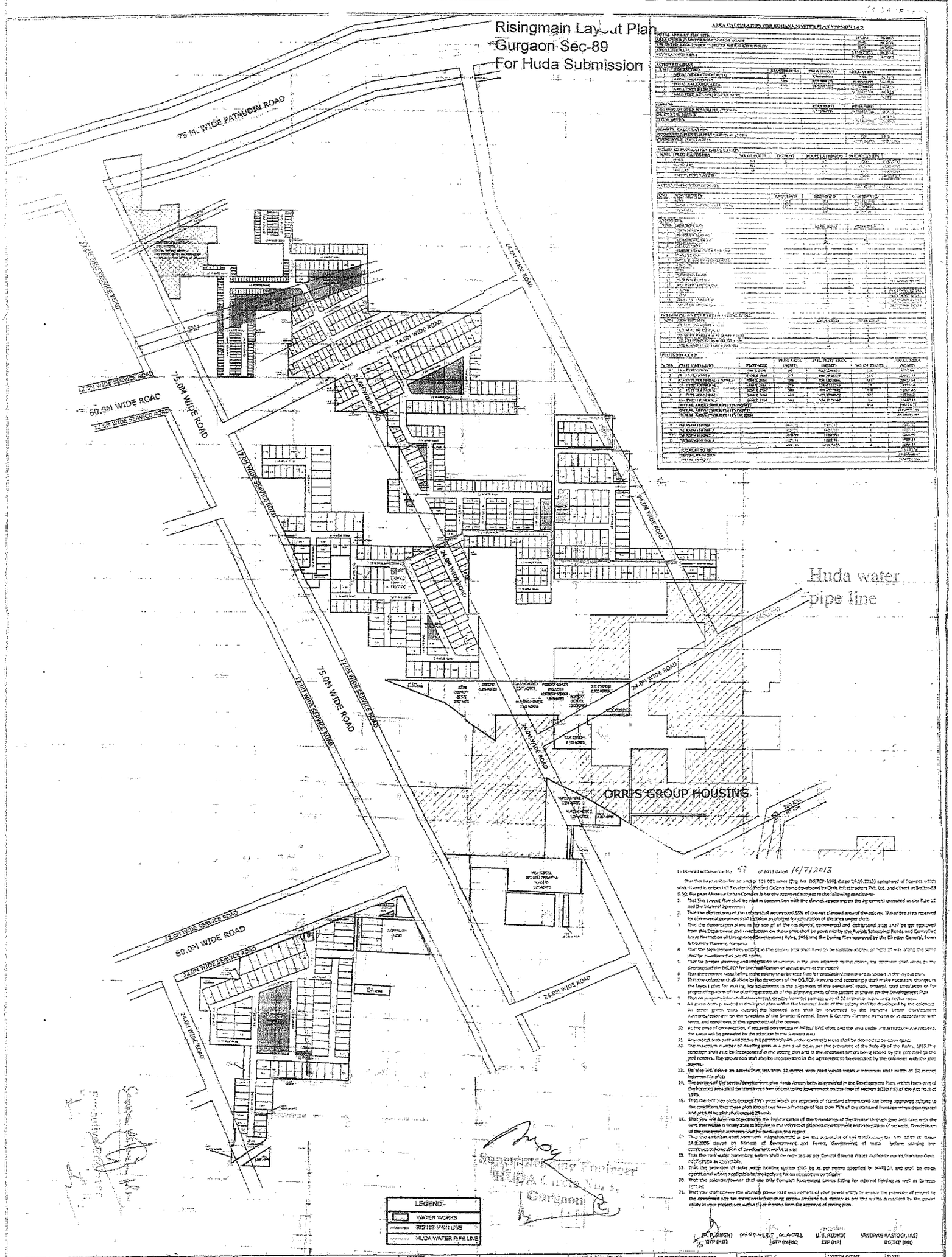
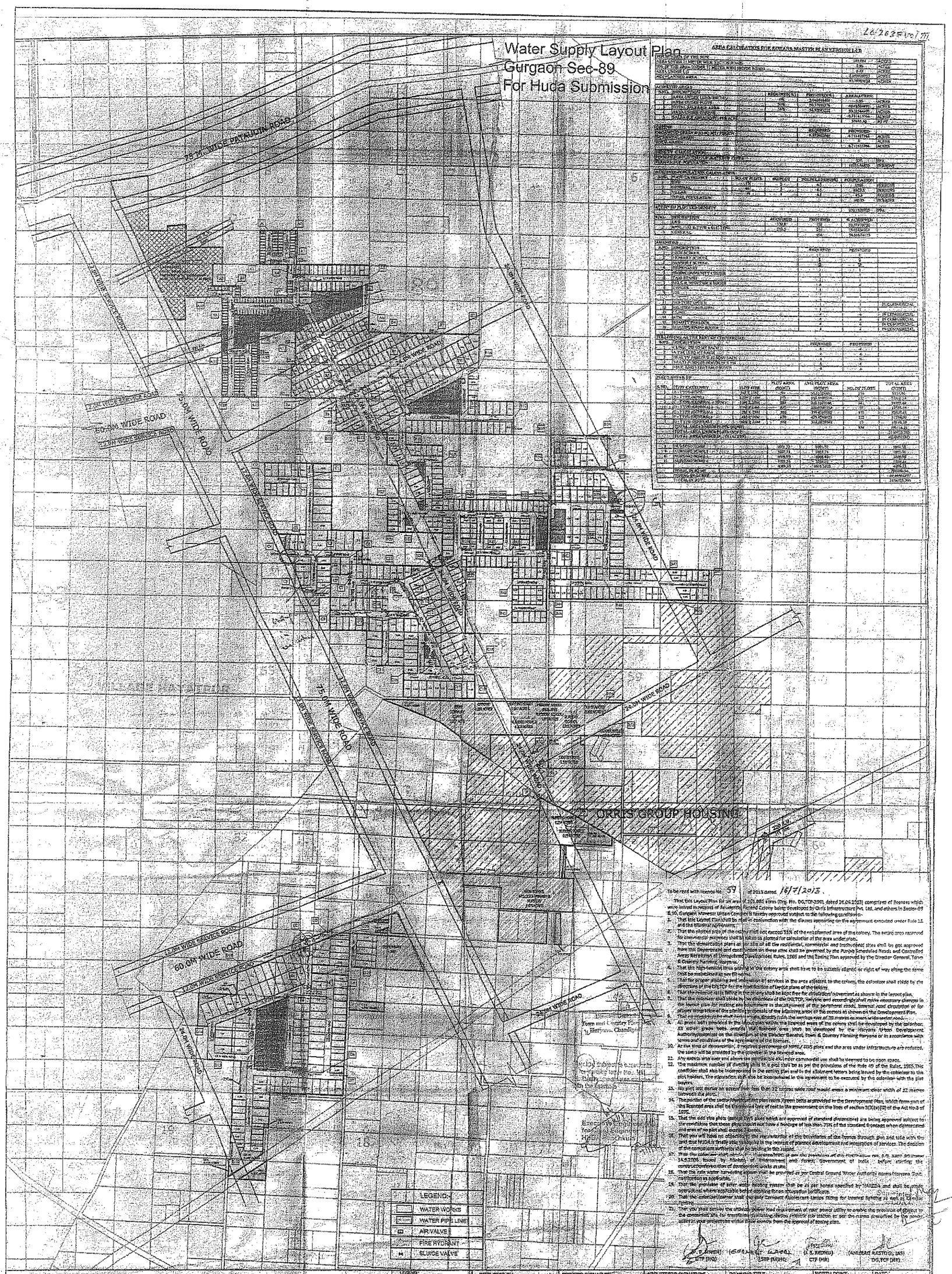


PROJECT :
LAND UTILIZATION PLAN FOR THE AREA MEASURING 101.081 ACRES OF THE REVENUE STATE OF VILL. BADHA AND HAYATPUR TEH. & DIST. GURGAON, APPLIED FOR GRANT OF LICENSE FOR PLOTTED RESIDENTIAL COLONY BY M/S ORRIS INFRASTRUCTURE PVT.LTD. IN SECTOR 89,90 OF GURGAON MANESAR URBAN COMPLEX, 2021

LEGEND	DEVELOPED BY	OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE	DRAWING TITLE	NORTH POINT	DATE
GREEN AREA COMMERCIAL AREA LIG AREA SERVICES EDUCATIONAL FACILITIES HEALTH FACILITIES ORRIS GROUP HOUSING	M/S ORRIS INFRASTRUCTURE PVT. LTD.	For ORRIS INFRA INFRASTRUCTURE PVT. LTD.	AK GARIMA SETHI COA Reg. No. CA/2000/40075	LAYOUT PLAN KOHINA TOWNSHIP - SECTOR 89&90, GURGAON	N	23.05.2013 SCALE 1:3000

Water Supply Layout Plan
Gurgaon Sec-89
For Huda Submission



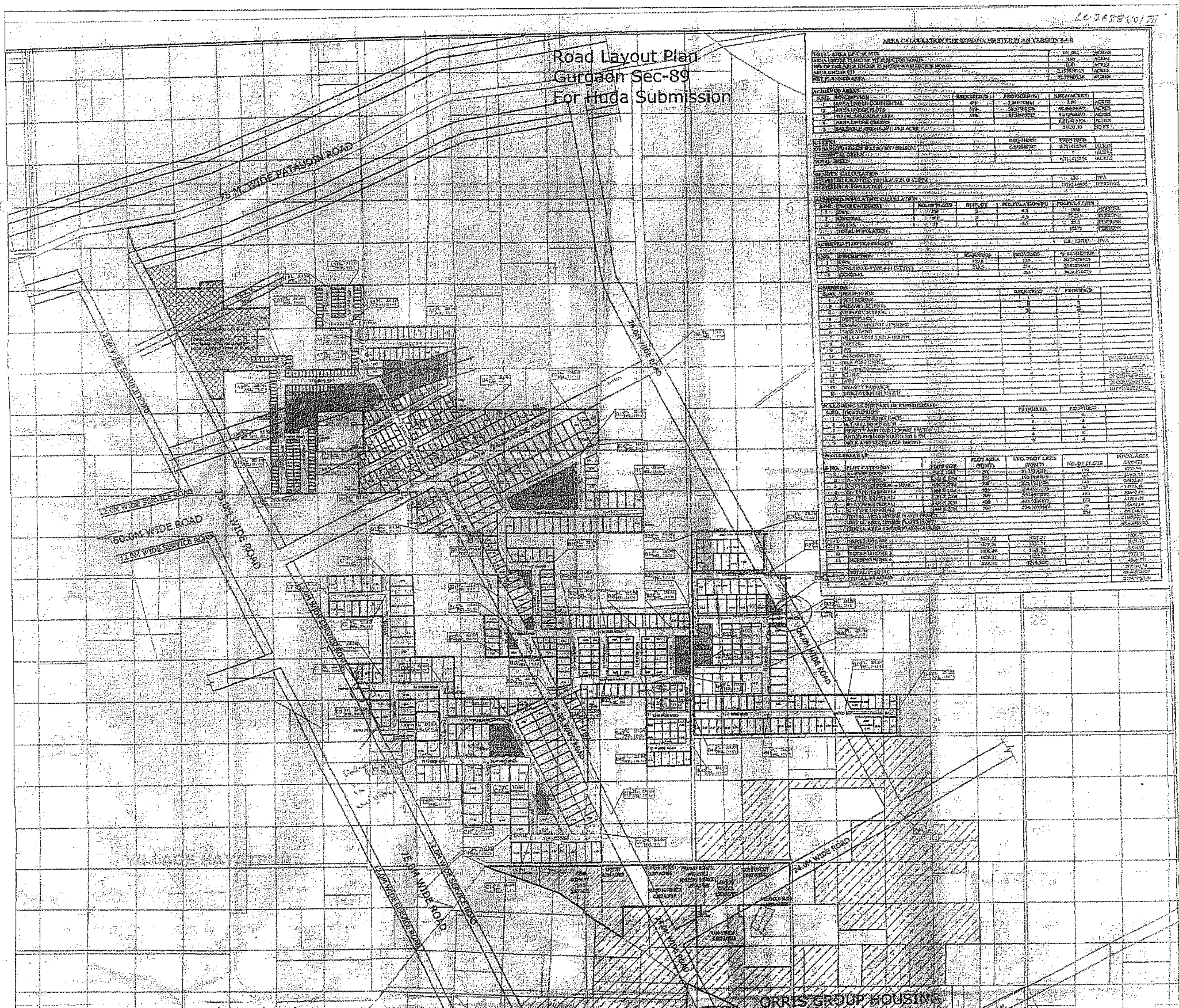
To be read with licence No. 59 of 2013 dated 16/7/2013.

That this Layout Plan for an area of 101.081 acres (Proj. No. DG/TCP-2301, dated 26.06.2023) comprises of licenses which were issued in respect of Residential Plotted Colony being developed by Orris Infrastructure Pvt. Ltd. and others in Sector-89 & 90, Gurgaon, Manesar Urban Complex 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 55% of the entitlement area of the colony. The entire area reserved for commercial purposes shall be taken as planned for calculation of the area under plan.
3. That the demarcation plans as for the of all the residential, commercial and institutional sites shall be got approved from the Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planner, Haryana.
4. That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per GI norms.
5. That the proper drainage and information of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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 area of the colony as shown on the Development Plan.
8. That no projection shall be allowed to project directly from the carriage way of 30 metres or more wide sector road.
9. All roads both provided in the layout plan within the licenced area of the colony shall be developed by the colonizer as per zoning plan. Roads falling outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the direction of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the licensee.
10. At the time of demarcation, if required percentage of NPHS/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible ahd under commercial use shall be deemed to be open space.
12. The maximum 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 incorporated in the sale plan and in the allotment letters being issued by the colonizer to the plot holders. The clauses shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. No plot will derive an access from the 12 metres wide road. Road enjoy a minimum clear width of 12 metres between the plots.
14. The portion of the sector/colony/site plan needs /green belts as provided in the Development Plan, which form part of the licenced 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.
15. That the odd size plots (area of EWS plots which are approved of standard dimensions) are being approved subject to the condition that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and even if no plot shall become a pocket.
16. That you will have no objection in the regularization of the boundaries of the licence through gmn and take with the land pool HUDA in these site keeping in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. That the colonizer shall obtain environmental clearance as per the provisions of the Notification dtd. 14.9.2006 issued by Ministry of Environment and Forest Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the provision of water and sewerage system shall be as per norms specified by HARERA and shall be made operational where applicable before seeking form completion certificate.
20. That the colonizer/owner shall pay any Compact Advertisement Unique Filing for Internal Scheme as well as Circular Routes.
21. That you shall receive the electric power load requirement of your power utility to enable the provision of power to the commercial site for transformer/switching stations/electric sub station or as the norms prescribed by the power utility in your project area within three months from the approval of zoning plan.

(S.S. Dhindsa) DTP (HQ) | (Sanjeev Kumar) STP (HQ) | (R.S. Rathee) CTP (HQ) | (Ankur Rastogi, IAS) DG/TCP (HR)

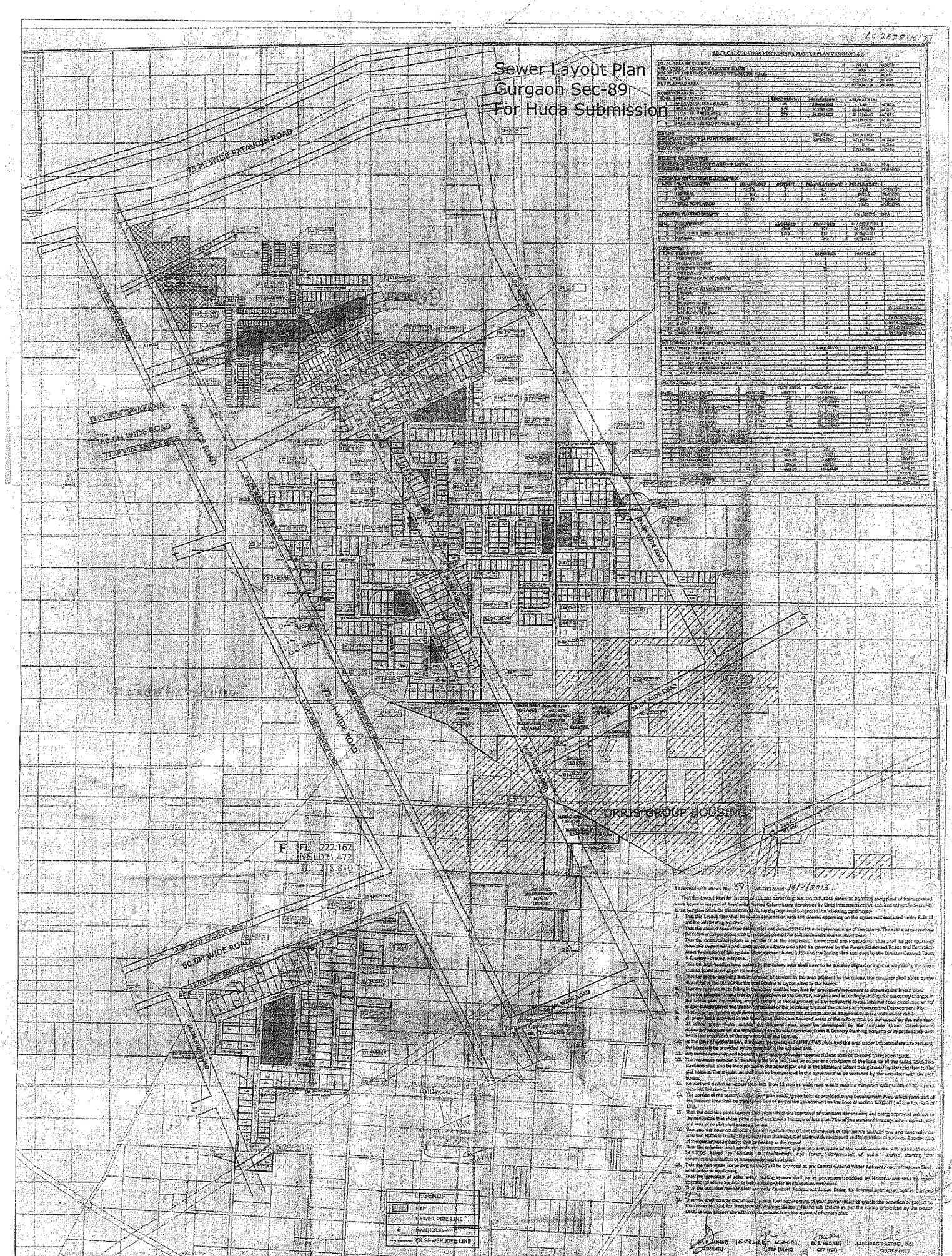
PROJECT :	DEVELOPED BY:	OWNERS SIGNATURE	ARCHITECTS SIGNATURE	DRAWING TITLE	NORTH POINT:	DATE
LAND UTILIZATION PLAN FOR THE AREA MEASURING 101.081 ACRES OF THE REVENUE STATE OF VILL. BADHA AND HAYATPUR TEH. & DIST. GURGAON, APPLIED FOR GRANT OF LICENSE FOR PLOTTED RESIDENTIAL COLONY BY M/S ORRIS INFRASTRUCTURE PVT.LTD. IN SECTOR 89,90 OF GURGAON MANESAR URBAN COMPLEX, 2021	M/S ORRIS INFRASTRUCTURE PVT. LTD.	For ORRIS INFRASTRUCTURE PVT. LTD.	Ar. GARIMA SETHI COA Reg. No. CA/2000/44079	LAYOUT PLAN KOHANA TOWNSHIP SECTOR 89&90, GURGAON	N	23.05.2013
						SCALE: 1:3000



PROJECT :
LAND UTILIZATION PLAN FOR THE AREA MEASURING 101.081 ACRES OF THE REVENUE STATE OF VILL: BADHA AND HAYATPUR TEH. & DIST. GURGAON, APPLIED FOR GRANT OF LICENSE FOR PLOTTED RESIDENTIAL COLONY BY M/S ORRIS INFRASTRUCTURE PVT.LTD. IN SECTOR 89,90 OF GURGAON MANESAR URBAN COMPLEX, 2021

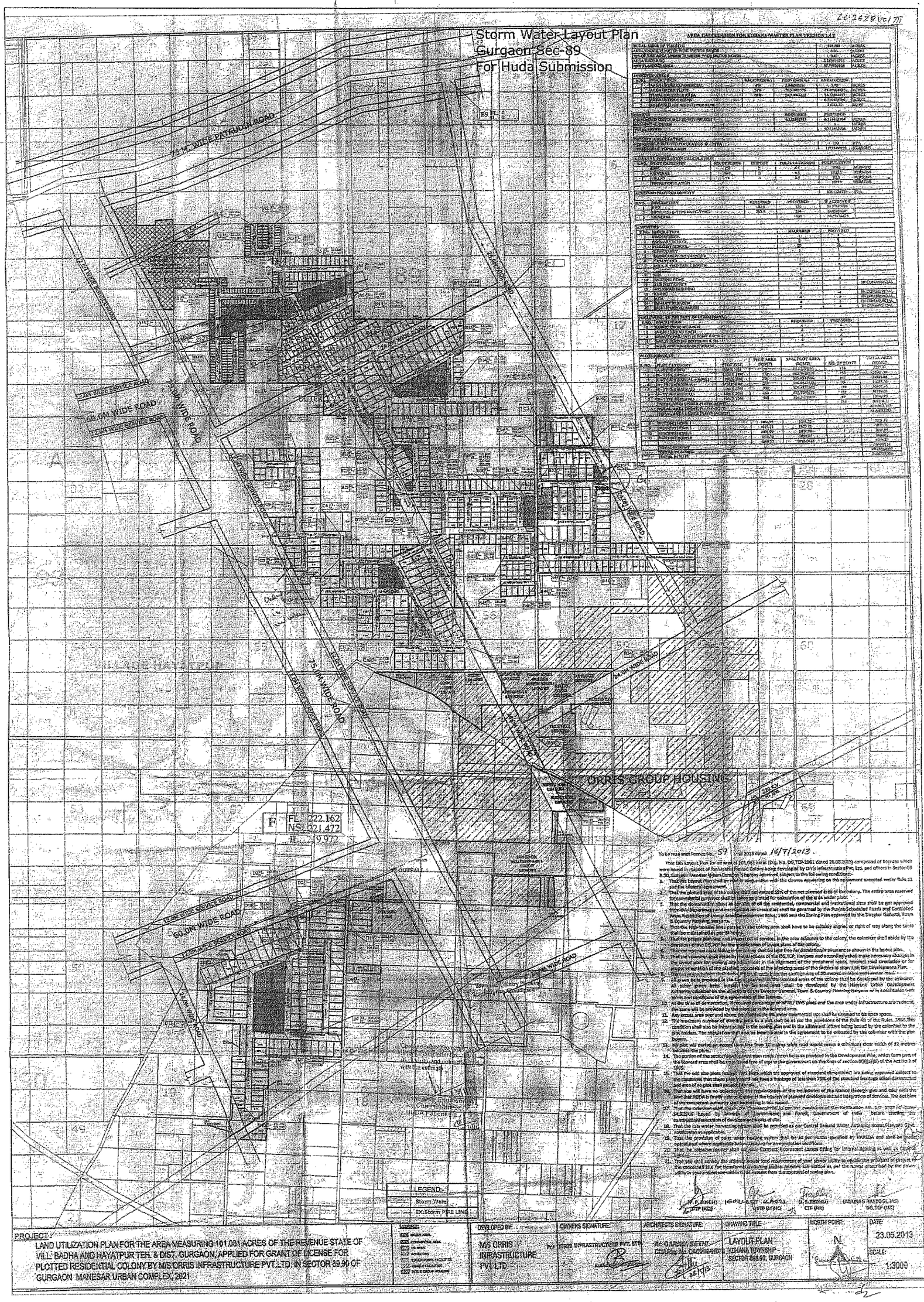
DEVELOPED BY	OWNERS SIGNATURE	ARCHITECTS SIGNATURE	DRAWING TITLE	NORTH POINT	DATE
M/S ORRIS INFRASTRUCTURE PVT LTD.	For ORRIS INFRASTRUCTURE PVT. LTD.	Ar. GARIMA SETHI	LAYOUT PLAN KOHANA TOWNSHIP - SECTOR 89&90, GURGAON		23.05.2013
					SCALE: 1:3000

Sewer Layout Plan
Gurgaon Sec-89
For Huda Submission



PROJECT :		DEVELOPED BY:	OWNERS SIGNATURE	ARCHITECTS SIGNATURE	DRAWING TITLE	NORTH POINT	DATE
LAND UTILIZATION PLAN FOR THE AREA MEASURING 101.091 ACRES OF THE REVENUE STATE OF VILL. BADHA AND HAYATPUR TEH. & DIST. GURGAON, APPLIED FOR GRANT OF LICENSE FOR PLOTTED RESIDENTIAL COLONY BY M/S ORRIS INFRASTRUCTURE PVT.LTD. IN SECTOR 89,90 OF GURGAON MANESAR URBAN COMPLEX, 2021		M/S ORRIS INFRASTRUCTURE PVT.LTD.	ORRIS INFRASTRUCTURE PVT. LTD.	AR. GARIMA SETHI COA Reg. No. CA/2002-44007	LAYOUT PLAN KOHAKA TOWNSHIP SECTOR 89&90, GURGAON	N	23.05.2013
							SCALE 1:3000

Storm Water Layout Plan
Gurgaon Sec-89
For Huda Submission



To be read with licence No. 59 of 2013 dated 16/7/2013.

This Layout Plan for an area of 101.081 acres (Dig. No. DC/TCP-3961 dated 26.03.2013) comprised of licence which were issued in respect of Residential Plotted Colony being developed by Orris Infrastructure Pvt. Ltd. and others in Sector-89 & 90, Gurgaon Manesar Urban Complex, 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 50% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the 50% under plots.
3. That the demarcation plans as applicable to all the residential, commercial and institutional sites shall be got approved from the Department of Town and Country Planning as these sites shall be governed by the Punjab Scheduled 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 tension line passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per IE rules.
5. That for proper planning and development of services in the area adjacent to the colony, the colonizer shall abide by the directions issued from time to time by the Director of Town & Country Planning, Haryana.
6. That the proposed road widths in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DG, TCP, Haryana and accordingly shall make necessary changes in the layout plan for providing any modification in the alignment of the peripheral roads, internal road circulation or for proper integration of the sector proposed at the adjoining areas of the sectors as shown in the Development Plan.
8. That no property shall be sold or mortgaged or any other activity undertaken in the earmarked area of 30 meters on either side of the water course.
9. 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 beyond the licenced area shall be developed by the Haryana Urban Development Authority (Minister on the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the licenses.
10. At the time of demarcation, 2 meters wide area on top of HT/LT, EWS plots and the area under infrastructure are reserved, the same will be provided by the owner or in the licenced area.
11. Any excess area over and above the permissible FAR under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 43 of the Rules, 1965. The condition shall also be incorporated in the sale plan and in the allotment letter 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 have an access less than 12 metres wide road which means a minimum clear width of 12 metres between the plots.
14. The portion of the sector/community/green plan roads /green belts as provided by the Development Plan, which form part of the licenced 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.
15. That the odd size plots (except 100 plots which are approved of standard dimensions) 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 and area of no plot shall exceed 1 kanal.
16. That you will have no objection to the regularisation of the alignment of the sewer through plan and take over the land that HUDA is finally planning, keeping in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. That the colonizer shall comply the conditions as per the provisions of the notification no. S.O. 1533 (E) dated 14.9.2006 issued by ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting scheme shall be provided as per Central Ground Water Authority norms/Haryana Govt. notifications as applicable.
19. That the provision of rain water harvesting system shall be as per norms specified by HARERA and shall be made operational where applicable before seeking for occupation certificate.
20. That the colonizer shall use Sodium Vapour/Compact Fluorescent lamps only for internal lighting as well as for street lighting.
21. That you shall actively and effectively cover load requirement of your power utility to enable the provision of power to the concerned DTS for transformer providing urban electric sub station as per the norms prescribed by the power utility so as to prevent any delay to the income from the operation of same plan.

(R.P. SINGH) STP (HQ) | (GULAB SINGH) STP (MNG) | (D.S. BIRDI) CTP (HQ) | (ABHINAV NASTOGI, IAS) DG,TCP (HQ)

PROJECT:	DEVELOPED BY:	OWNERS SIGNATURE:	ARCHITECTS SIGNATURE:	DRAWING TITLE:	NORTH POINT:	DATE:
LAND UTILIZATION PLAN FOR THE AREA MEASURING 101.081 ACRES OF THE REVENUE STATE OF VILL. BADHA AND HAYATPUR TEH. & DIST. GURGAON, APPLIED FOR GRANT OF LICENSE FOR PLOTTED RESIDENTIAL COLONY BY M/S ORRIS INFRASTRUCTURE PVT. LTD. IN SECTOR 89.90 OF GURGAON MANESAR URBAN COMPLEX, 2021	M/S ORRIS INFRASTRUCTURE PVT. LTD.	For ORRIS INFRASTRUCTURE PVT. LTD. Director	M/s GARGI SETHI COLLEGE M. CONSULTANTS	LAYOUT PLAN KHAWA TOWNSHIP SECTOR 89&90, GURGAON	N	23.05.2013
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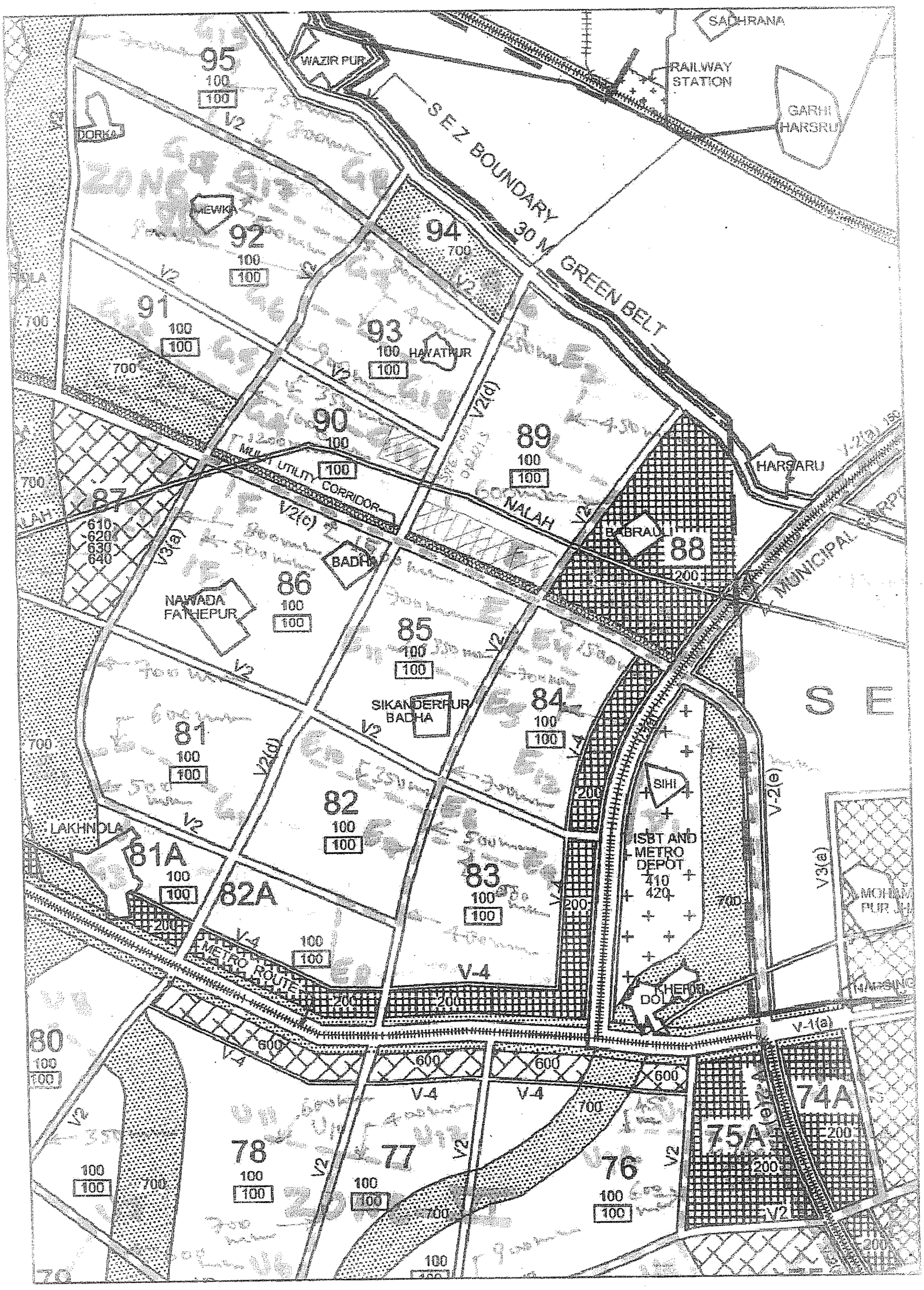
SADHRANA
WAZIR PUR
RAILWAY STATION
GARHI HARSRU
DORKA
SEZ BOUNDARY
30 M GREEN BELT
MEWKA
HAYATPUR
HARSARU
MULTI UTILITY CORRIDOR
NALAH
BABRAULI
BADHA
NAWADA FATHEPUR
SIKANDERPUR BADHA
SIHI
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