

NOTE: The Plot Shown in blue colour and area admeasuring 15164.23 sqyd. of these plots are freed as per the direction issued vide order dated 20.02.2015 by Hon'ble High Court of Delhi in O.M.P. (I) 26/2015 & IA No. 3497/2015 and no third party rights will be created on these plots till further order of Hon'ble High Court of Delhi.

DESCRIPTION	ACRES	%AGE
TOTAL AREA OF THE SCHEME	141.66875	100
AREA OF PLOTS	138.50000	97.83
AREA OF OPEN SPACES	3.16875	2.17
AREA OF ROAD	0.00000	0.00
AREA UNDER COLLEGE'S USE	0.00000	0.00
AREA UNDER COMMERCIAL USE	0.00000	0.00
AREA UNDER OTHER USE	0.00000	0.00
TOTAL AVAILABLE AREA	141.66875	100

DESCRIPTION	ACRES	%AGE
GREEN AREA REQUIREMENT-1 (MINIMUM 10% OF TOTAL AREA)	14.166875	10
GREEN AREA REQUIREMENT-2 (MINIMUM 5% OF TOTAL AREA)	7.0834375	5
GREEN AREA REQUIREMENT-3 (MINIMUM 2% OF TOTAL AREA)	2.833375	2
TOTAL GREEN AREA REQUIRED	24.13375	17
GREEN AREA PROVIDED	24.13375	17

DESCRIPTION	ACRES	%AGE
AREA OF PLOTS	138.50000	97.83
AREA OF OPEN SPACES	3.16875	2.17
AREA OF ROAD	0.00000	0.00
AREA UNDER COLLEGE'S USE	0.00000	0.00
AREA UNDER COMMERCIAL USE	0.00000	0.00
AREA UNDER OTHER USE	0.00000	0.00
TOTAL AVAILABLE AREA	141.66875	100

CATEGORY	SIZE	NO OF PLOTS
A0	11.00000	7
A1	15.00000	20
B	14.00000	15
B1	14.00000	15
B2	14.99241	7
C	13.74334	26
C1	13.74334	26
C2	13.00229	34
C3	11.47225	65
D	12.00000	13
D1	12.00000	13
D2	12.00000	13
D3	12.11818	16
D4	12.68220	29
E	11.47225	65
E1	11.50026	33
E2	11.50026	33
E3	11.38333	1
F	10.90226	4
F1	10.78333	62
F2	10.18333	9
F3	10.00222	34
F4	10.00000	41
G	9.25224	125
G1	9.25224	24
H	8.00018	10
H1	8.00017	12
I	8.00018	4
J	4.94412	16
K	4.00012	26
L	5.00009	26
M	8.00013	77
TOTAL		1118.00

- To be read with Licence No. 64 of 2010 dated 21.08.2010
- That this revised Demarcation-cum-Layout plan for residential plotted colony over an area measuring 141.66875 acres (Drawing No. DTC-5925 dated 12.06.2017) comprised of licence which was issued in respect of Residential Plotted Colony being developed by Brahma City Pvt. Ltd and others in Sector-60, 61, 62, 63 & 65, Gurgram Manesar Urban Complex is hereby approved subject to the following conditions:-
- That this revised Demarcation-cum-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 55% 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, commercial and institutional sites shall be got approved from this 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, Town & Country Planning, Haryana.
 - 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 ISI norms.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC 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 DTPC, 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 of the sectors as shown on the Development Plan.
 - That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
 - All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
 - At the time of demarcation, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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 zoning plan and in the allotment letters being issued by the colonizer to the plot buyers. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 - No plot will derive an access from less than 12 metres wide road which means a minimum clear width of 12 metres between the plots.
 - The portion of the sector/development plan roads (green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(i)(a)(ii) of the Act No.8 of 1975.
 - That the odd size plots (except EWS 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 2 kanals.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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 colonizer/owner shall obtain the clearance/NOC 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.
 - 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 strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/12/2016-SP dated 14.03.2016.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

PROJECT:-
LAYOUT CUM DEMARCATION PLAN OF PLOTTED COLONY MEASURING AREA= 141.66875 ACRES
AT SECTOR 60,61,62,63&65 GURGAON.VIDE LICENCE NO.64 OF 2010
FOR BRAHMA CITY PVT. LTD.EARLIER KNOWN AS KRRISH BUILDTech PVT. LTD.

ARCHITECTS :- [Signature] [Stamp]

DATE:- 19-12-2015
SCALE:- 1:20

DRAWING TITLE:- LAYOUT CUM DEMARCATION PLAN

OWNER'S SIGN. [Signature] [Stamp]

LEGEND

- [Symbol] PARK
- [Symbol] U.D.
- [Symbol] VILLAGE BOUNDARY
- [Symbol] PROP. PLOTTED BOUNDARY
- [Symbol] MUSTIL LINE
- [Symbol] KILLA LINE

BLOCK	NO OF PLOTS	NO OF PLOTS
BLOCK-A	10	10
BLOCK-B	10	10
BLOCK-C	10	10
BLOCK-D	10	10
BLOCK-E	10	10
BLOCK-F	10	10
BLOCK-G	10	10
BLOCK-H	10	10
BLOCK-I	10	10
BLOCK-J	10	10
BLOCK-K	10	10
BLOCK-L	10	10
BLOCK-M	10	10

