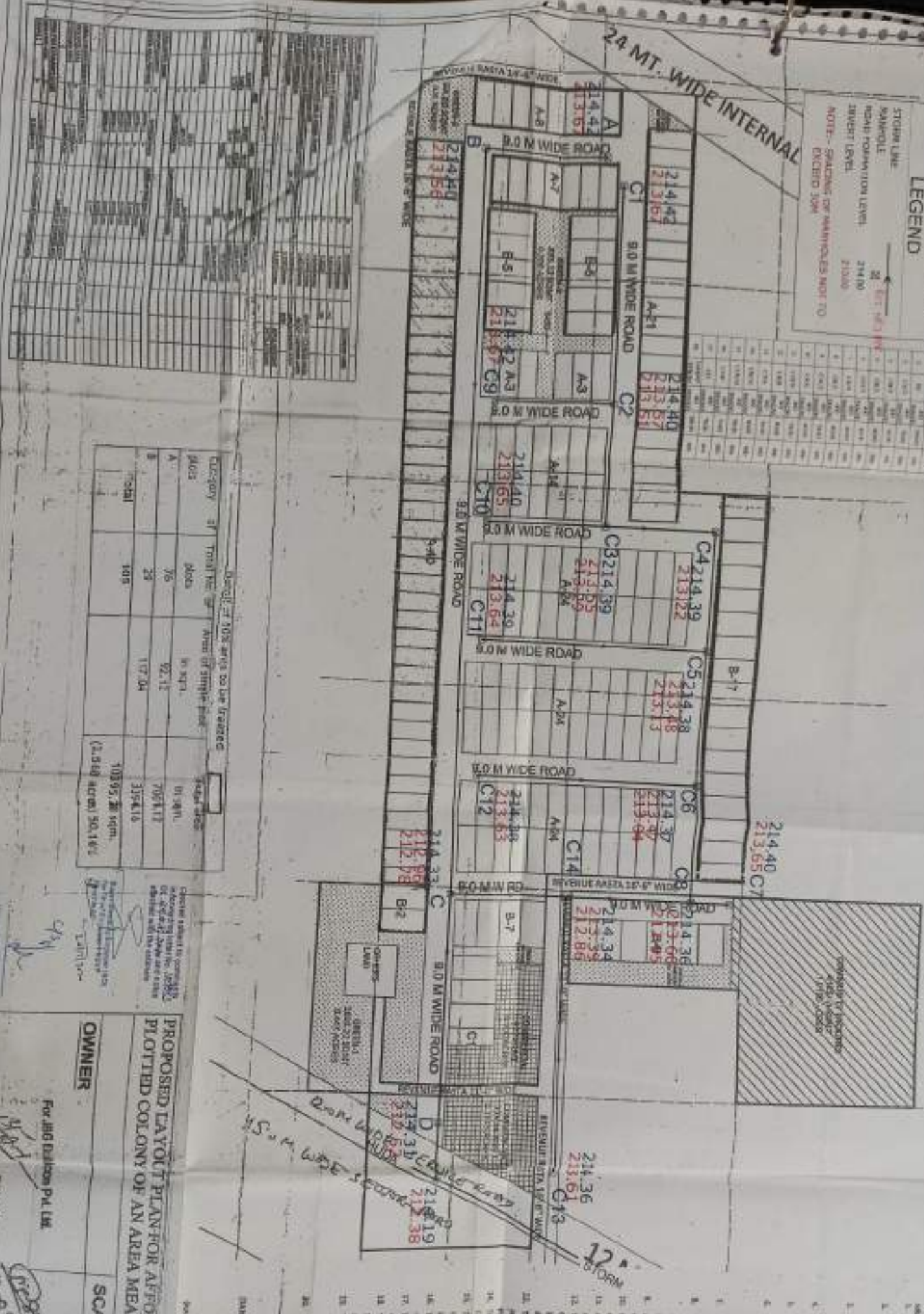


LEGEND

STORM LINE
 MAINFOLD
 ROAD FORMATION LEVEL 214.00
 INVERT LEVEL 213.00

NOTE - SPACING FOR MANHOLES NOT TO EXCEED 30M



Quantity of 308 series to be treated

Category of plots	Total No. of plots	Area of single plot in sqm.	Total area in sqm.
A	76	92.12	7001.12
B	25	117.04	3154.10
Total	101		10155.22 sqm. (2.058 Hectar) 50.166

Check the subject to comply with the provisions of the relevant laws and regulations and the conditions of the title deed.

1:1000

OWNER

For JIBG Edilcom P.A. Ltd.

Director

SCALE

1:1000

PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY OF AN AREA MEASURING 45.00 M. WIDE 500.00 M. LONG

1. The site is situated in the Municipality of...
2. The total area of the site is 10155.22 sqm.
3. The site is divided into 101 plots.
4. The plots are numbered A1 to A14 and C1 to C14.
5. The roads are 9.0m wide.
6. The roads are paved with concrete.
7. The roads are bordered with kerbs.
8. The roads are equipped with drainage.
9. The roads are equipped with street lighting.
10. The roads are equipped with water supply.
11. The roads are equipped with sewerage.
12. The roads are equipped with electricity.
13. The roads are equipped with gas supply.
14. The roads are equipped with telephone.
15. The roads are equipped with internet.
16. The roads are equipped with security.
17. The roads are equipped with waste management.
18. The roads are equipped with recreation.
19. The roads are equipped with education.
20. The roads are equipped with health services.
21. The roads are equipped with social services.
22. The roads are equipped with cultural services.
23. The roads are equipped with sports facilities.
24. The roads are equipped with parking facilities.
25. The roads are equipped with public transport.
26. The roads are equipped with public works.
27. The roads are equipped with public safety.
28. The roads are equipped with public order.
29. The roads are equipped with public health.
30. The roads are equipped with public education.
31. The roads are equipped with public culture.
32. The roads are equipped with public recreation.
33. The roads are equipped with public sports.
34. The roads are equipped with public parking.
35. The roads are equipped with public transport.
36. The roads are equipped with public works.
37. The roads are equipped with public safety.
38. The roads are equipped with public order.
39. The roads are equipped with public health.
40. The roads are equipped with public education.
41. The roads are equipped with public culture.
42. The roads are equipped with public recreation.
43. The roads are equipped with public sports.
44. The roads are equipped with public parking.
45. The roads are equipped with public transport.
46. The roads are equipped with public works.
47. The roads are equipped with public safety.
48. The roads are equipped with public order.
49. The roads are equipped with public health.
50. The roads are equipped with public education.
51. The roads are equipped with public culture.
52. The roads are equipped with public recreation.
53. The roads are equipped with public sports.
54. The roads are equipped with public parking.
55. The roads are equipped with public transport.
56. The roads are equipped with public works.
57. The roads are equipped with public safety.
58. The roads are equipped with public order.
59. The roads are equipped with public health.
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67. The roads are equipped with public safety.
68. The roads are equipped with public order.
69. The roads are equipped with public health.
70. The roads are equipped with public education.
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77. The roads are equipped with public safety.
78. The roads are equipped with public order.
79. The roads are equipped with public health.
80. The roads are equipped with public education.
81. The roads are equipped with public culture.
82. The roads are equipped with public recreation.
83. The roads are equipped with public sports.
84. The roads are equipped with public parking.
85. The roads are equipped with public transport.
86. The roads are equipped with public works.
87. The roads are equipped with public safety.
88. The roads are equipped with public order.
89. The roads are equipped with public health.
90. The roads are equipped with public education.
91. The roads are equipped with public culture.
92. The roads are equipped with public recreation.
93. The roads are equipped with public sports.
94. The roads are equipped with public parking.
95. The roads are equipped with public transport.
96. The roads are equipped with public works.
97. The roads are equipped with public safety.
98. The roads are equipped with public order.
99. The roads are equipped with public health.
100. The roads are equipped with public education.
101. The roads are equipped with public culture.

STORM WATER DRAINAGE SCHEME LEGEND

STORM LINE
 MANHOLE
 ROAD FORMATION LEVEL 214.00
 INVERT LEVEL 213.00
 NOTE: SPACING OF MANHOLES NOT TO EXCEED 30M

NO.	TYPE	AREA	PERCENT	PERMEABILITY	COEFFICIENT	DISCHARGE	PER UNIT AREA	PER UNIT TIME
1	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
2	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
3	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
4	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
5	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
6	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
7	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
8	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
9	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
10	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
11	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
12	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
13	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
14	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
15	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
16	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
17	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
18	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
19	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
20	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
21	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
22	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
23	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
24	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
25	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
26	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
27	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
28	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
29	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
30	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05

24 MT. WIDE INTERNAL

REVENUE RASTA 16'-6" WIDE

REVENUE RASTA 16'-6" WIDE

REVENUE RASTA 16'-6" WIDE

REVENUE RASTA 16'-6" WIDE

REVENUE RASTA 16'-6" WIDE

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REVENUE RASTA 16'-6" WIDE

REVENUE RASTA 16'-6" WIDE

REVENUE RASTA 16'-6" WIDE

REVENUE RASTA 16'-6" WIDE

NO.	DESCRIPTION	AREA	PERCENT	PERMEABILITY	COEFFICIENT	DISCHARGE	PER UNIT AREA	PER UNIT TIME
1	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
2	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
3	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
4	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
5	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
6	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
7	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
8	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
9	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
10	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
11	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
12	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
13	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
14	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
15	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
16	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
17	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
18	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
19	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
20	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
21	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
22	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
23	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
24	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
25	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
26	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
27	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
28	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
29	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05
30	ROAD	1000	10.00	0.05	0.05	0.05	0.05	0.05

Detail of 50% area to be freeze

Category	Total no. of plots	Area of single plot in sqm.	Total area in sqm.
A	76	92.12	7001.32
B	29	117.04	3394.16
Total	105		10395.48 sqm. (2.568 acres) 50.16%

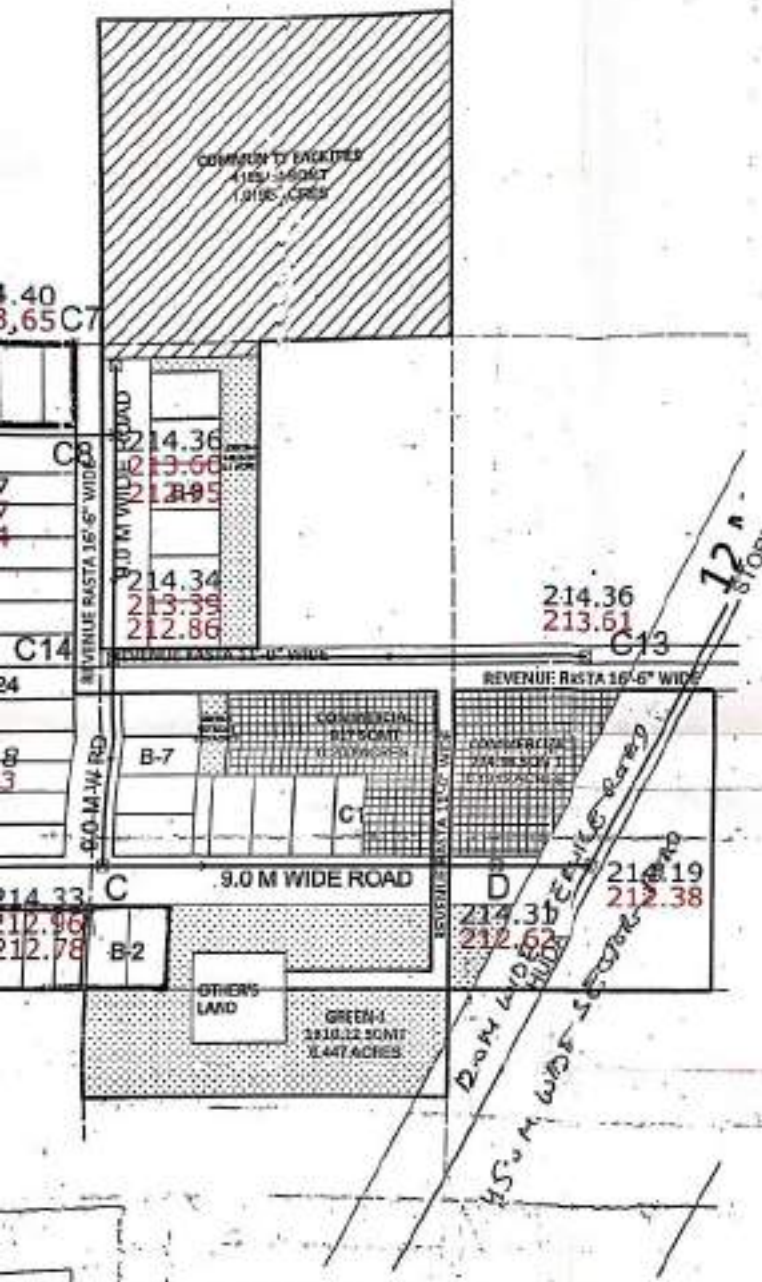
Checked and approved by
 Director
 Date: 10/08

PROPOSED LAYOUT PLAN FOR AFFORD PLOTTED COLONY OF AN AREA NEAR SCAL
 OWNER
 For JSD Builders Pvt. Ltd.
 Director
 10-08

SCAL

To be read with Revenue No. 68 of 2017 Dated 22/8/2017
 That this layout plan for an area measuring 10.0375 acres (Drawing No. DTCP-2017 dated 18.04.2017) comprised of 60 plots which is issued in respect of Affordable Residential Plotted Colony (Under Deek Dayal Jan Area Yojna) is being developed by JBG Dattooon Pvt. Ltd. in Sector-44, Bahadurgah 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 plot area of the colony shall not exceed 80% 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 plan.
3. That the excavation plans at 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 District, Town & Country Planning, Haryana.
4. That for proper planning and integration 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.
5. That the revenue rate falling in the colony shall be kept low for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in its layout plan for making any adjustment in the alignment of the peripheral road, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no proposed plot shall drive access directly from the carriage way of 30 metres or wider road or road if applicable.
8. All green belts (within) in the layout plan within the bounded areas of the colony shall be developed by the colonizer. All other green belts outside the bounded area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the District, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
9. At the time of Generation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the bounded area.
10. No plot will derive an access from less than 9 metres wide road which would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 45% 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 Haryana Building Code, 2017. This condition shall also be incorporated in the zoning plan and in the consent letter being issued by the authority to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the Colonizer with the plot buyers.
13. The portion of the site/development plan roads /green belts as provided in the Development Plan if available, which form part of the bounded area shall be transferred free of cost to the government on the lines of Section 22(a)(ii) of the Act No.3 of 1955.
14. 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 generated.
15. That you will have no objection to the regularization of the boundaries of the Easements of the Easements 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority (CGWA)/Haryana Gov. notification as applicable.
17. That the colonizer/owner shall use only light-emitting diode lamps (LED) lighting for internal lighting as well as Common lighting.
18. That the 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. 28/2016-S Power dated 14.03.2016.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.12/22/2005-S Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/6/2016-SP dated 24.03.2016 issued by Haryana Government Renewable Energy Department for establishment of the Energy Conservation Building Code.



(SANJAY KUMAR) (DEVIKANTA SINGH) (KARNAL KUMAR) (T.L. SATYAPRAKASH, IAS) (DTP (HQ)) (DTP (HQ)) (DTP (HQ)) (DTP (HQ))
 (RAM ANJAN BASHI) (BALWANT SINGH) (SO (HQ)) (SO (HQ))

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AN AREA MEASURING 10.0375 ACRES

SCALE - 1:1000 1 CM = 10 M

OWNER

ARCHITECT

For JBG Dattooon Pvt. Ltd.
 Director

Mukesh Kumar Singh
 ARCHITECTS & INTERIORS
 JD 1714, Flat No.12, Khali Extn,
 Nishya Nagar, New Delhi-110017
 CA-2012 / 54854

Approved by Engineer
 Haryana
 Bahadurgah
 Executive Engineer
 Haryana
 Bahadurgah

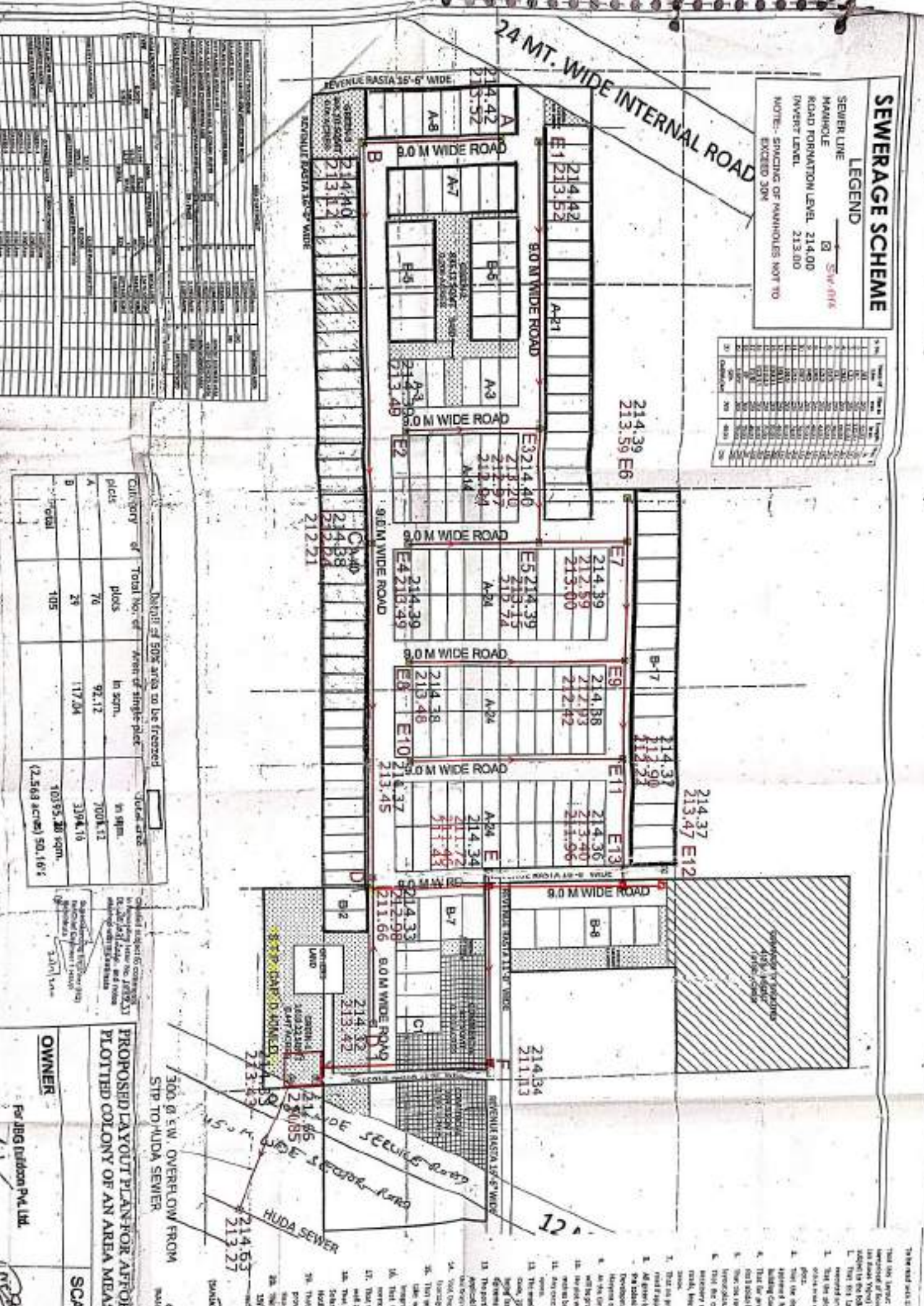
Checked subject to comments in forwarding letter No. 1/2017 D.D. 22/8/17. Draw and notes attached with the estimate.
 Director Town & Country Planning Bahadurgah

SEWERAGE SCHEME

LEGEND

SEWER LINE SW-414
 MANHOLE SW-414
 ROAD FORMATION LEVEL 214.00
 INVERT LEVEL 213.00
 NOTE:- SPACING OF MANHOLES NOT TO EXCEED 30M

Sl. No.	Particulars	Quantity	Unit	Rate	Total
1
2
3
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100



Category	Total No. of plots	Area of single plot in sqm.	Total area in sqm.
A	70	92.12	7007.12
B	29	117.04	3394.16
GOAL	105		10395.28 sqm. (2.568 acres) 50.16%

300.0 S.W. OVERFLOW FROM SPT TO HUDA SEWER

PROPOSED LAYOUT PLAN FOR AFFOR PLOTTED COLONY OF AN AREA MEAS

OWNER

For JBG Indcon Pvt. Ltd.

SCA

1. This is a...
2. All plots...
3. The area...
4. The area...
5. The area...
6. The area...
7. The area...
8. The area...
9. The area...
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11. The area...
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37. The area...
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50. The area...

To be read with the certificate No. **68** of 2017 dated **22/8/2017**



- This layout plan for an area measuring 10.0375 acres (Drawing no. DTP-6037 dated 14.08.2017) consent of license which is issued in respect of Affordable Residential Plotted Colony (Under Deeds Deval Jan Awas Yojna) is hereby developed by JBG Builders Pvt. Ltd, in Sector-3A, Bahadurgarh 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 95% of the net planned area of the colony. The entire area reserved for recreational purposes shall be taken as plotted for calculation of the area under plots.
 3. 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, Town & Country Planning, Haryana.
 4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTP for the modification of layout plans of the colony.
 5. That the reserved area falling in the colony shall be kept free for circulation/roadwork as shown in the layout plan.
 6. That the colonizer shall abide by the directions of the DTP, 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.
 7. That no property/plot shall derive access directly from the cartage way of 30 metres or wider sector road if applicable.
 8. All green belts provided in the layout plan within the fenced areas of the colony shall be developed by the colonizer. All other green belts outside the fenced area shall be developed by the Haryana Urban Development Authority/Colonizer on the direction of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the license.
 9. 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 fenced area.
 10. 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.
 11. Any excess area overlaid above the permissible 4% under commercial use shall be deemed to be open space.
 12. All green belts provided in the layout plan within the fenced areas of the colony shall be developed by the colonizer. All other green belts outside the fenced area shall be developed by the Haryana Urban Development Authority/Colonizer on the direction of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the license.
 13. The portion of the site/development plan roads/green belts as provided in the Development Plan if available, which form part of the licensed area shall be transferred free of cost to the government on the basis of Section 3(3)(i)(ii) of STATE ACT NO. 2017.
 14. 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.
 15. 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.
 16. That the rain water harvesting system shall be provided as per Central Ground Water Authority (CGWA) Haryana Govt. notification as applicable.
 17. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 18. That the 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. 19/1/2016-5 Power dated 14.03.2016.
 19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/51/2015-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 20. That the colonizer/owner shall strictly comply with the directions issued with Notification No. 19/1/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SANJAY KUMAR) (DEVIKORA SANCHOKA) (KAMUL KUMAR) (T.L. SATYAPRAKASH, IAS)
 DTP (H) DTP (H) DTP (H) DTP (H)

(RAM ANVAR BASSI) (SALWANT SINGH)
 AD (H) SO (H)

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AN AREA MEASURING 10.0375 ACRES

SCALE - 1:1000 1 CM = 10 M	
OWNER	ARCHITECT
For JBG Builders Pvt. Ltd. <i>[Signature]</i> Director	<i>[Signature]</i> R-08-17 Mukesh Kumar Singh B.N. ARCHITECTS & INTERIORS JD 1714, Flat No.12, Khayal Enn, Mehra Nagar, New Delhi-110017 CA-2012/54654

Chief Engineer
 NSVP, Gurugram

Executive Engineer
 NSVP, Division
 Bahadurgarh

Recommended For Approval

LEGEND
 ROAD NAME R1
 ROAD FORMATION 214.00
 LEVEL IN M

24 MT. WIDE INTERNAL ROAD



NO.	DESCRIPTION	UNIT	QTY	AMOUNT
1
2
3
4
5
6
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Detail of 50% area in the fragment

Category of	Total No. of	Area of single one	Total area
plots	76	92.12	7008.12
	19	117.04	2223.76
Total	105		9231.88 sqm.

(2.814 acre) 20,364

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDUE PLOTTED COLONY OF AN AREA MEASURING 10.0375 HECTARE

OWNER
 For B&B Builders P.A. Ltd.
 Director

AF CHITECT

SCALE - 1:1000

10.0375

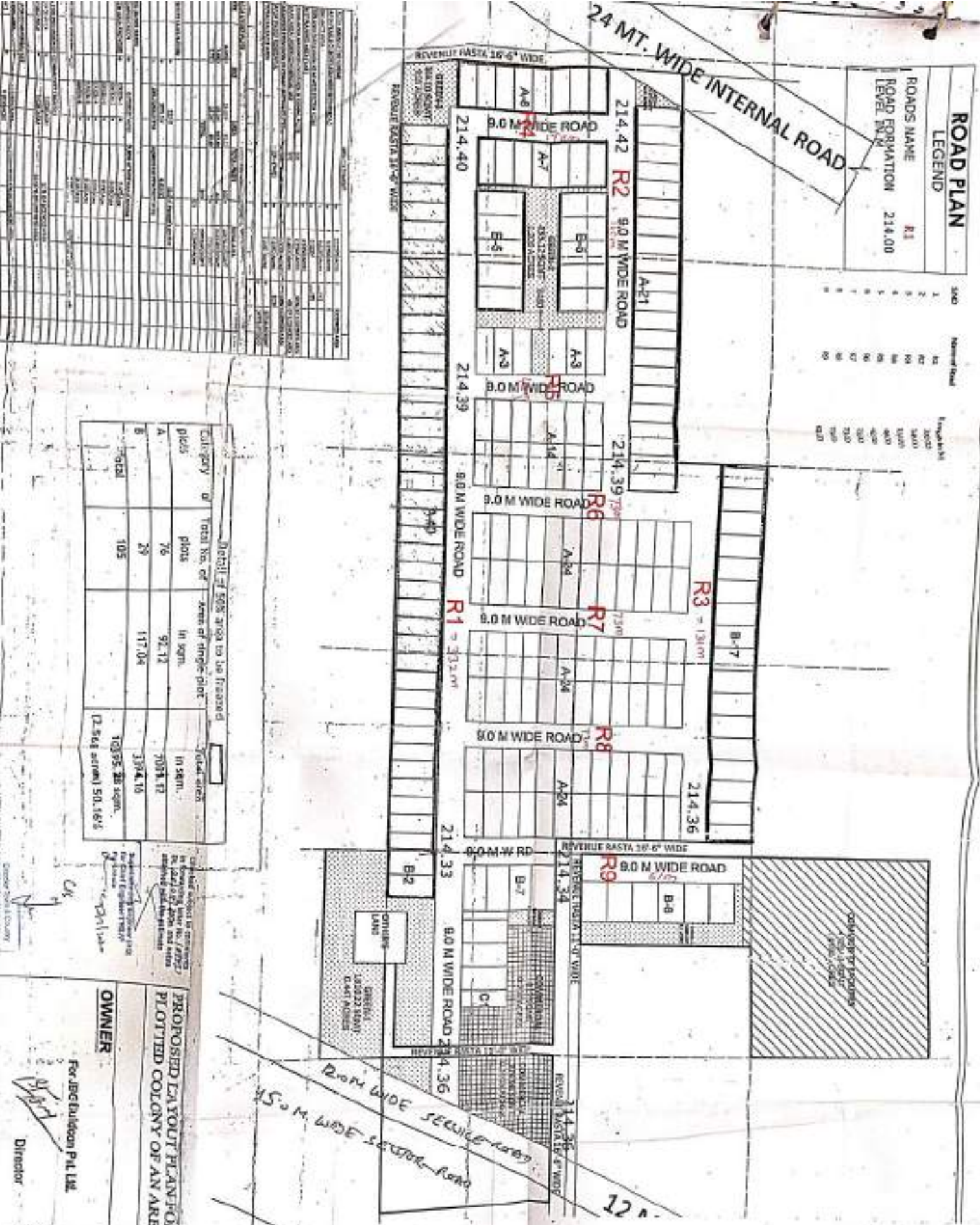
Washed floor
 ARCHITECT
 ADITHYAN
 10/09/17

1. The site plan shall be prepared in accordance with the provisions of the Town and Country Planning Act, 1973 and the Town and Country Planning (Development Management) Regulations, 2003.
2. The site plan shall be prepared in accordance with the provisions of the Town and Country Planning Act, 1973 and the Town and Country Planning (Development Management) Regulations, 2003.
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30. The site plan shall be prepared in accordance with the provisions of the Town and Country Planning Act, 1973 and the Town and Country Planning (Development Management) Regulations, 2003.

ROAD PLAN

LEGEND
ROADS NAME R1
ROAD FORMATION 214.00
LEVEL IN M

SVD	Name of Road	Length in M
1	R1	2000
2	R2	1300
3	R3	400
4	R4	400
5	R5	400
6	R6	400
7	R7	400
8	R8	400
9	R9	400
10	R10	400
11	R11	400
12	R12	400
13	R13	400
14	R14	400
15	R15	400
16	R16	400
17	R17	400
18	R18	400
19	R19	400
20	R20	400



Detail of 5000 area to be finalized

Category	Total No. of plots	Area of single plot in sqm.	Total area in sqm.
A	76	92.72	7034.72
B	29	117.04	3394.16
Total	105		10428.88 sqm. (2.566 acres) 50.165

Check self subject to remaining in accordance with the approved layout plan and area response based on the plan.

For your Engineer/Architect/Planner/Designer/Consultant/Client/Authority

PROPOSED LAYOUT PLAN FOR AFFORDABLE R PLOTTED COLONY OF AN AREA MEASURING 16

OWNER For JBC Dudson Pvt Ltd

Director

SCALE - 1:100

AFCH

1. The site layout is as per the area component of Section which is in accordance with the approved layout plan and area response based on the plan.
2. The site layout is as per the area component of Section which is in accordance with the approved layout plan and area response based on the plan.
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18. The site layout is as per the area component of Section which is in accordance with the approved layout plan and area response based on the plan.
19. The site layout is as per the area component of Section which is in accordance with the approved layout plan and area response based on the plan.
20. The site layout is as per the area component of Section which is in accordance with the approved layout plan and area response based on the plan.

To be read with Order No. 68 of 2017 dated 22/8/2017

This layout plan for an area measuring 10.0375 acres (Drawing No. DTCP-6027 dated 16.08.2017) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by JBG Duldoon Pvt. Ltd. in Sector-3A, Bahadurgarh is hereby approved subject to the following conditions:-

1. That the Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 under the agreement.
2. 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 plan.
3. That the classification class 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, Town & Country Planning, Haryana.
4. That for proper planning and integration 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.
5. That the revenue rate falling in the colony shall be kept less for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, 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.
7. That no property shall derive access directly from the cartage way of 30 metres or wider sector road if available.
8. All green belts (walkways) in the layout plan within the licensed areas 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 license.
9. As the time of completion plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
10. 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.
11. Any excess area over and above the permissible 4% 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 Haryana Building Code, 2017. This condition shall also be incorporated in the zoning plan and in the agreement 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. The portion of the colony/development plan roads/grass 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 (3a)(ii) of the Act No. 3 of 1955.
14. That the odd size plots are being approved subject to the conditions that these plots should not have a coverage of less than 75% of the standard frontage when demarcated.
15. That you will have no objection to the regularization of the boundaries of the fence through give and take with the land that MUDA 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the 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. 15/1/2016-3 Power dated 14.03.2016.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2006-SP power dated 11.03.2006 issued by Haryana Government Renewable Energy Department.
20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 16/6/2016-37 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for implementation of the Energy Conservation Building Code.



(SARVAY KUMAR) DTCP (HQ) (DEVIKANTA KUMAR) DTCP (HQ) (JAGDISH KUMAR) DTCP (HQ) (T.L. SATTAPPAIAH, IAS) DTCP (HQ)

(RAM ANTA BACH) (SALWANT SINGH)

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AN AREA MEASURING 10.0375 ACRES

SCALE - 1:1000 1 CM = 10 M	
OWNER	ARCHITECT
For JBG Duldoon Pvt. Ltd. <i>[Signature]</i> Director	<i>[Signature]</i> R-08-17 Mukesh Kumar Singh (ARCHITECTS & INTERIORS) JD 174, Flat No. 12, Kirti Enclave, Mahipal Nagar, New Delhi-110049 CA-2812/54654

Supervising Engineer,
HSVP, Circle-I, Gurugram

[Signature]
Adl. Chief Engineer
HSVP, Gurugram

Executive Engineer
HSVP, Division
Bahadurgarh

subject to comments
ing letter No. 16/2017
17/2017 and notes
with the estimate

[Signature]
Engineering (HQ)
Engineering (HQ)

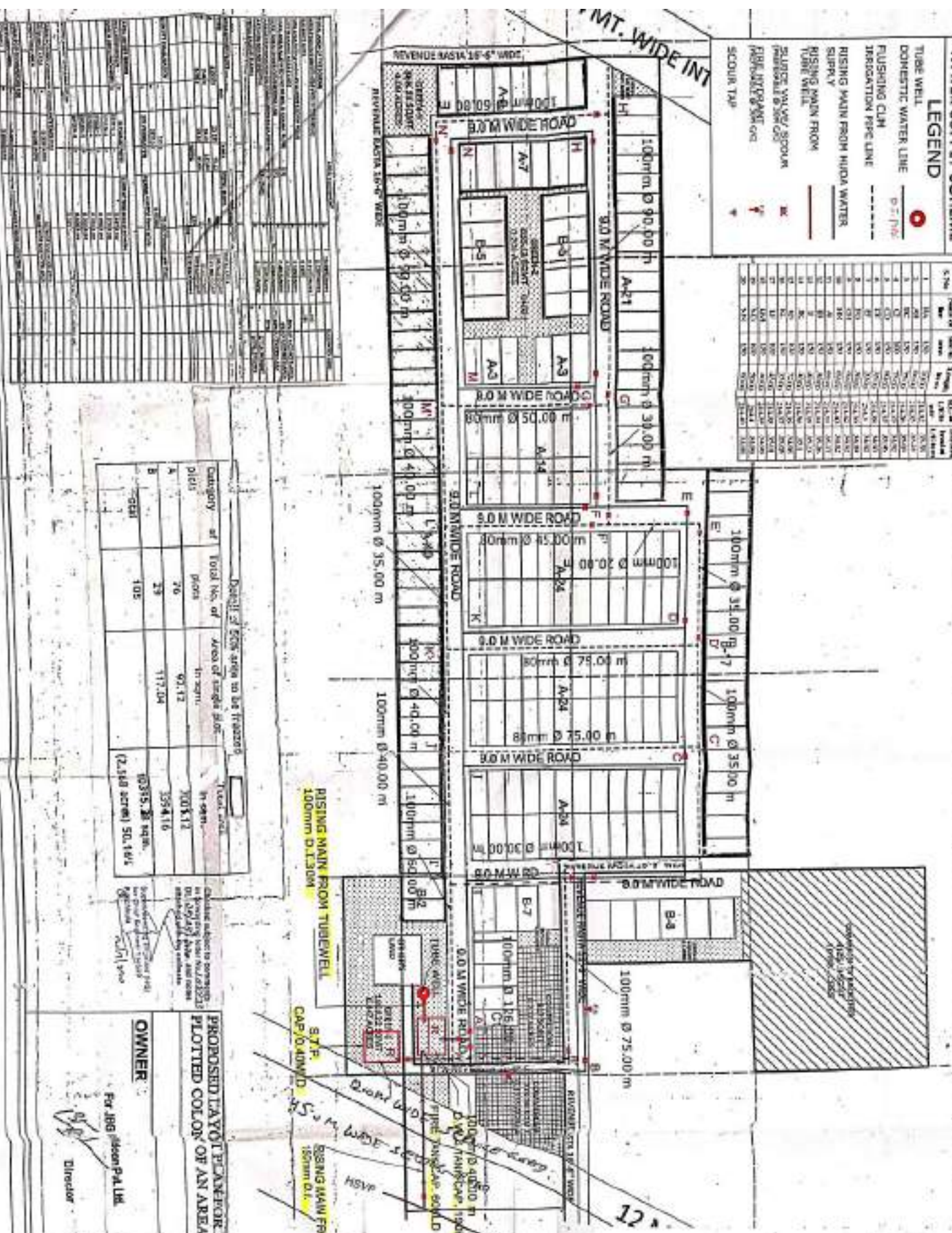
[Signature]
Town & Country
Planning

WATER SUPPLY SCHEME

LEGEND

- TUBE WELL
- DOMESTIC WATER LINE
- RUSHING CLM
- IRRIGATION PIPE LINE
- RISING MAIN FROM HUDA WATER SUPPLY
- RISING MAIN FROM TUBE WELL
- SCOUR TAP

S.No.	Name of Plot	Area in Sq. M.	Area in Sq. Ft.	Area in Acres	Area in Hectares
1	A-1	100	1076	0.023	0.023
2	A-2	100	1076	0.023	0.023
3	A-3	100	1076	0.023	0.023
4	A-4	100	1076	0.023	0.023
5	A-5	100	1076	0.023	0.023
6	A-6	100	1076	0.023	0.023
7	A-7	100	1076	0.023	0.023
8	A-8	100	1076	0.023	0.023
9	A-9	100	1076	0.023	0.023
10	A-10	100	1076	0.023	0.023
11	A-11	100	1076	0.023	0.023
12	A-12	100	1076	0.023	0.023
13	A-13	100	1076	0.023	0.023
14	A-14	100	1076	0.023	0.023
15	A-15	100	1076	0.023	0.023
16	A-16	100	1076	0.023	0.023
17	A-17	100	1076	0.023	0.023
18	A-18	100	1076	0.023	0.023
19	A-19	100	1076	0.023	0.023
20	A-20	100	1076	0.023	0.023
21	A-21	100	1076	0.023	0.023
22	A-22	100	1076	0.023	0.023
23	A-23	100	1076	0.023	0.023
24	A-24	100	1076	0.023	0.023
25	A-25	100	1076	0.023	0.023
26	A-26	100	1076	0.023	0.023
27	A-27	100	1076	0.023	0.023
28	A-28	100	1076	0.023	0.023
29	A-29	100	1076	0.023	0.023
30	A-30	100	1076	0.023	0.023



Detail of 5000 sqm to be finalized

Category of plot	Total No. of plots	Area of single plot in sqm.	Total area in sqm.
A	29	91.12	2642.48
B	105	117.04	12289.20
Total		208.16	14931.68

OWNER:
 For JBG please PALLI
 Director

APPLICANT:
 M. S. R. M.
 20.08.12

SCALE - 1:1000

AF.CHITE

PROPOSED LAYOUT PLAN FOR ADEQUATE RISE IN PLOTTED COLON OF AN AREA MEASURING 10.037

PROPOSED LAYOUT PLAN FOR ADEQUATE RISE IN PLOTTED COLON OF AN AREA MEASURING 10.037

PROPOSED LAYOUT PLAN FOR ADEQUATE RISE IN PLOTTED COLON OF AN AREA MEASURING 10.037

1. The site layout plan shall be prepared in accordance with the provisions of the relevant laws and regulations.
2. The site layout plan shall be prepared in accordance with the provisions of the relevant laws and regulations.
3. The site layout plan shall be prepared in accordance with the provisions of the relevant laws and regulations.
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20. The site layout plan shall be prepared in accordance with the provisions of the relevant laws and regulations.

To be read with Order No. **68** of 2017 Dated **22/8/2017**

That this layout plan for an area measuring 10.0375 acres (Drawing No. HSD-6007 dated 16.08.2017) comprised of blocks which is issued in respect of Affordable Residential Plotted Colony (Under Open Dwell) (see Annex 'A') being developed by JBG Builders Pvt. Ltd. in Sector-3A, Gurgaon is hereby approved subject to the following conditions:-

1. That the layout plan shall be read in conjunction with all drawings appended on the agreement executed under Rule 51 and the technical agreement.
2. That the plotted area of the colony shall not exceed 65% of the reserved area of the colony. The entire area reserved for residential purposes shall be taken in account for calculation of the area under plots.
3. That the demolition 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, 2007 and the zoning plan approved by the District, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the reserved area of the colony, the colonizer shall abide by the directions of the DTC for the modification of layout plan of the colony.
5. That the reserved areas lying in the colony shall be kept under continuous improvement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the D.P., Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment to the alignment of the principal roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the village/ city of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the reserved area of the colony shall be developed by the colonizer. All other green belts outside the reserved area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the District, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement also issued.
9. At the time of demolition plan, if required percentage of greenfield open space is reduced, the same will be provided by the colonizer in the reserved area.
10. No plot will derive an access from less than 6 metres wide road which shall have a minimum clear width of 6 metres between the plots.
11. Any access area overlaid above the permissible 45 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 provision of the Haryana Building Code, 2007. This condition shall also be incorporated in the plan and in the allotment letters being issued by the colonizer to the plot holders. The condition shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. The portion of the site development plan ready/ approved by the Government shall be treated as the Government plan if applicable, which for a part of the reserved area shall be treated as of cost to the government on the lines of Section 23(1)(ii) of the Act No. 8 of 1975.
14. That the old site plans are being approved subject to the condition that these plots should not have a frontage of less than 25% of the standard frontage when demarcated.
15. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that will be finally able to acquire in a manner of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
16. That the rain water harvesting system shall be provided per Central Ground Water Authority (Haryana Govt. notification) as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode (LED) lighting for internal lighting as well as campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2006 issued by Haryana Government Renewable Energy Department vide Notification No. 19/2016-S Power dated 14.08.2016.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No. 22/53/2006-GW issued dated 23.08.2006 issued by Haryana Government Renewable Energy Department.
20. That the colonizer/owner shall strictly comply with the conditions issued vide Notification No. 10/4/2006-SP dated 23.08.2006 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.



(SARAY KUMAR) (DEVIKORA BANSODHAN) (RAMESH KUMAR) (P.L. SATYANARAYAN, IAS)
 DTCP (HR)
 (RAM AVTAR BASTI) (RAJENDR SINGH)
 AD (HQ) SD (HQ)

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AN AREA MEASURING 10.0375 ACRES

SCALE - 1:1000 1 CM = 10 M	
ARCHITECT	
OWNER	For JBG Builders Pvt. Ltd. Director
Mukesh Kumar Singh ARCHITECTS & INTERIORS 3D 1714, Flat No.12, Khuli Extn., Mahiya Nagar, New Delhi-110017 CA-2012/15054	

Superintending Engineer,
 HSP, Circle-1, Gurgaon
 Add. Chief Engineer,
 HSP, Division
 Bahadurgarh

Add. Chief Engineer
 J&CP, Gurgaon
 Director Town & Country
 Planning, Haryana
 Chandigarh

04

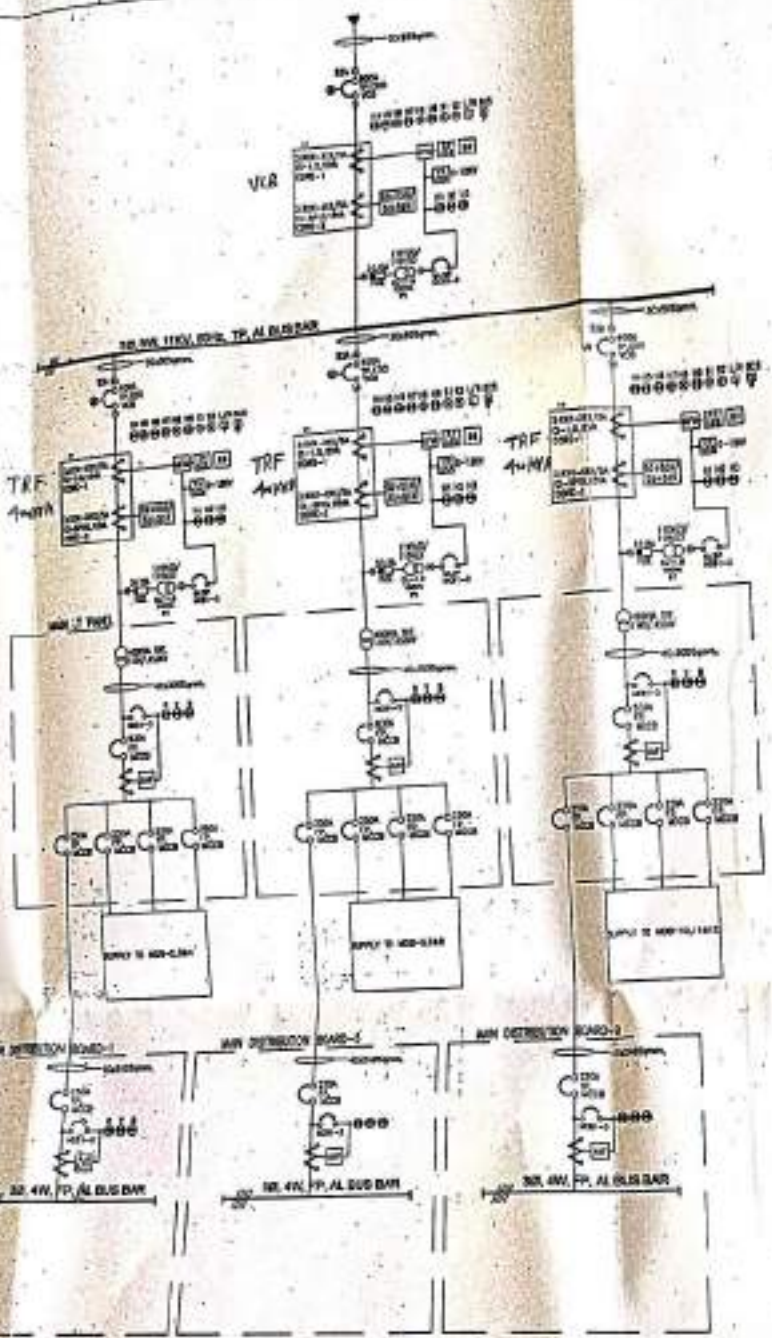
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
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ALL DIMS. ARE IN MM




 SDO/OP S/U S/Div.
 UHBVNL, Bahadurgarh


 XEN OP Division
 U.H.B.V.N. Bahadurgarh


 SE OP Circle
 UHBVN, JHAJJAR



DRAWN NITISH
 CHKD.
 APPRD.
 DATE 21/05/19


ZION ELECTRICALS
 11/94, SHOP NO.2, STREET NO.5, NEHRU PARK
 BAHADURGARH (BANYANA)
 E-MAIL :- zion_electricals@yahoo.com

TITLE SINCE LINE DIAGRAM
 CLIENT
 PROJECT
 CONTRACTOR

Rev
 SCA
 SHE

To

The Chief Engineer (OP),
UHBVN, Rohtak.

Memo No. Ch- 23/DST/Case File No.59 /ElectPlan/JJR/2020-21
Dated:- 03.06.2020

Subject:- Approval of Electrification plan of M/s JBG Buildcon Pvt. Ltd. Sarai Aurangabad Tehsil Bahadurgarh, District Jhajjar, Haryana.

This is with reference to your office memo No. Ch-2/C-554/DRG-JJR dated 15.04.2020 vide which Electrification plan of M/s JBG Buildcon Pvt. Ltd. Sarai Aurangabad Tehsil Bahadurgarh, District Jhajjar, Haryana measuring area 10.0375 acres land has been submitted for approval.

The electrification plan has been submitted as per the License No. 68 of 2017 valid up to 28.06.2022 issued to the developer by DTCP vide Endst. No. LC-3353-PA(SN)-2017/20771 dated 23.08.2017.

In this context, it is intimated that as recommended by your office the electrification layout plan of the affordable residential plotted colony in revenue Estate, Sarai Aurangabad Sec-3A Bahadurgarh under DDJAY-2016 being developed by M/s JBG Buildcon Pvt. Ltd. measuring area 10.0375 acres has been considered and approved for a load of 804.84 kW / 894.27 kVA on multi-point connection basis with reference meter (Option-II of SC No. U-7/2013) on proposed 11kV independent feeder emanating from 132 kV S/Stn. Jhajjar Road Bahadurgarh subject to fulfilment of the following terms and conditions:-

1. Shifting of 240 Amps. load of N/garh Road & HUDA feeder to 33kV S/Stn. Sector-10 Bahadurgarh.
2. Shifting of 360 Amps. of Luksar AP & Isherheri feeder to 33kV S/Stn. Soldha (Under construction).
3. Erection of proposed 11kV independent feeder on 11 meter long PCC poles with XLPE cable 95mm² for a length of 2.6 K.m. at the cost of the developer.
4. Installation of Distribution T/Fs with total capacity 1200 KVA (3x400kVA).
5. The estimate of internal / external electrical infrastructure to be erected by the developer be prepared and sanctioned by the competent authority to calculate the amount of BG to be deposited by the developer in case of requirement of release of connection in the licensed area before completion of the work.
6. The field officer shall ensure that the developer erects / install the equipment as per the approved bill of material.
7. Inspection charges as per HERC norms be got deposited from the developer, if the work executed under Self Execution Scheme.



UTTAR HARYANA BILI VITAN NIGAM LIMITED

(A Government of Haryana Undertaking)
Registered Office, C-16, Vidyut Sadan, Sector-6, Panchkula, Haryana
Office of SuperIntending Engineer/Monitoring, UHBVN, Panchkula
Ph. No. 0172-3019120 E-mail- dst@uhbvn.org.in

8. These load norms will be revised / updated every three years in sync with updation of EDC charges and will be made applicable prospectively.
9. The Firm shall bear the inspection fee of the Chief Electrical Inspector to Government of Haryana for inspection of system.
10. There should be double earthing arrangement of each equipment.
11. The quality of material to be used shall be checked & approved by authorized person of UHBVN as per instructions.
12. The Nigam officer shall personally ensure compliance of all above Technical & commercial points before releasing the connections.
13. UHBVN reserves the right to recover the amount of inadequacy if any, arising later on.
14. The developer will abide by all the rules and regulations as amended from time to time along with fulfillment of all terms and conditions of SC No. U-15/2015, 31/2016, 35/2016, 20/2017 and 7/2019.

This bears the approval of Director/Projects UHBVN, Panchkula.

DA/Files

pejer
4/6/20
SE/Monitoring,
UHBVN, Panchkula.

Cc

1. SPS to Director/Projects UHBVN, Panchkula for kind information of Director/Projects, please.
2. Superintending Engineer (OP), Circle UHBVN, Jhajjar.

Subst no dt-4/C-554/DRA-JJR dt - 11/06/20
copy along with its enclosure is forwarded to S.E. op circle UHBVN JJR for information & N.A pl.

DA/As above
3 No File.

[Signature]
Chief Engineer (Op)
UHBVN, Panchkula

Enclt. No. *182* Dt. *11/6/20*
Copy of the above is forwarded to the
Xen (OP) Divn. *B/C* under this
circle for further necessary action.

DA/As Above.
S.E. (OP) Circle
UHBVN, Jhajjar

57/DB-26A
Enclt. No. *11.6.20*
Copy of the above is forwarded to the
SDO (OP) S/Dwn. *Stu* under this Divn.
for Further necessary action please

[Signature]
Xen (OP) Divn. Bahadurgarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

JBG Buildcon Pvt. Ltd.
D-33, Punjabi Basti,
North Rly Nanglof, New Delhi.

Memo No. LC-3353-JE(MK)-2020/ 29611

Dated: 22-12-2020

Subject: Approval of Service Plan/Estimates of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) over an area measuring 10.0375 acres falling under Licence No. 68 of 2017 dated 22.08.2017 in Sector 3A, Bahadurgarh, Distt. Sonapat being developed- JBG Buildcon Pvt. Ltd.


The service plan/estimates of licence no 68 of 2017 dated 22.08.2017 granted to JBG Buildcon Pvt. Ltd. for setting up of Plotted colony under Affordable Plotted Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 10.0375 acres Sector-3A, Bahadurgarh, District Jhajjar has been checked and corrected, wherever necessary by the Chief Administrator, HSVP and are hereby approved by the DTCP Haryana subject to the following terms and conditions: -

1. You will have to pay the proportionate cost of external development charges for setting up of residential colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross acreage basis as and when determined by HSVP/Director. These charges are modifiable and modified charges will be binding upon you.
2. The maintenance charges for various services like water supply, sewerage, storm water drainage, Horticulture, roads, street lighting and resurfacing of roads etc. have been included in the estimate as per detail given in it and the total cost of maintenance charges are works out to Rs. 252.60 lac as you are liable to maintain the estate developed by yourself as per norms as determined by the Govt./Govt. agency.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended, alongwith recommendation of HSVP dated 03.03.2020 Annexure-A.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting, fixture etc. will be as per relevant standard of HYPNL.
6. The appropriate provision for firefighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained by you from the Competent Authority before undertaking any construction. You will be responsible for fire safety arrangement.
7. You shall be fully responsible for making arrangement of disposal of sewerage and storm water drainage till such time these are made available by HSVP/State Govt. and all link connections with the external system shall be made by you at your own cost. The owner will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services to be laid/laid by HSVP/State Govt. in this area as per scheme.
8. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/storm water drainage of the colony by gravity with the maser services. In case pumping is required the same will be provided by you.

9. Roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. Arrangement for segregation of first rain not to be entered into the system shall also be made by you.
10. The estimates do not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPN.
11. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural responsibility will entirely rest upon you.
12. In case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you.
13. You will not make the connection with the master services i.e. water supply, sewerage and storm water drainage without getting its approval from the competent authority.
14. This estimate does not include the common services like water supply, storage tank on the top of the building blocks, lifts, ramps, fire fighting arrangements, plumbing etc. and will for part of the building works.
15. In case some additional structures are required to be constructed and decided by the Competent Authority at a later stage, the same will be binding upon you. Flow control valves will be installed preferably automatic type, on water supply connection with external water supply line.
16. You shall get the electrical service plan estimates approved from the concerned authority regarding power utility within a period of 60 days and submit the same in this office for approval.
17. That you shall construct the STP/UGT underground/below ground level and you shall keep and maintain green area above the STP/UGT.
18. You shall get the permission of competent Authority, before laying services through Panchayat/Government land.
19. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply four additional copies of the approved service plan/estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office.


DA/as above.


(Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Endst No. LC-3353-JE (MK)/2020/

Dated:

A copy is forwarded to the Chief Administrator, HSVP, Panchkula with reference to his letter No. 108933 dated 20.07.2020 for information and necessary action.


(Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh