



AREA CALCULATION FOR KORNHA MASTER PLAN VERSION 1.0

TOTAL AREA OF THE SITE	AREA UNDER 20 METERS WIDE HIGHWAY RIGHTS	AREA OF THE AREA UNDER 20 METERS WIDE HIGHWAY RIGHTS	NET AVAILABLE AREA
101.081	1.000	1.000	100.081
101.081	1.000	1.000	100.081

ACHIEVED AREA	NO. OF PLOTS	PLANNED	PROVIDED	ACHIEVED
1. AREA UNDER COMMERCIAL	1	1	1	1
2. AREA UNDER 20 M ROAD	1	1	1	1
3. AREA UNDER 20 M ROAD	1	1	1	1
4. AREA UNDER 20 M ROAD	1	1	1	1
5. AREA UNDER 20 M ROAD	1	1	1	1
6. AREA UNDER 20 M ROAD	1	1	1	1

ACHIEVED POPULATION CALCULATION	NO. OF PLOTS	PLANNED	PROVIDED	ACHIEVED
1. RESIDENTIAL	100	100	100	100
2. COMMERCIAL	1	1	1	1
3. TOTAL	101	101	101	101

ACHIEVED PLOTTED DENSITY	NO. OF PLOTS	PLANNED	PROVIDED	ACHIEVED
1. RESIDENTIAL	100	100	100	100
2. COMMERCIAL	1	1	1	1
3. TOTAL	101	101	101	101

ACHIEVED	NO. OF PLOTS	PLANNED	PROVIDED	ACHIEVED
1. AREA UNDER COMMERCIAL	1	1	1	1
2. AREA UNDER 20 M ROAD	1	1	1	1
3. AREA UNDER 20 M ROAD	1	1	1	1
4. AREA UNDER 20 M ROAD	1	1	1	1
5. AREA UNDER 20 M ROAD	1	1	1	1
6. AREA UNDER 20 M ROAD	1	1	1	1
7. AREA UNDER 20 M ROAD	1	1	1	1
8. AREA UNDER 20 M ROAD	1	1	1	1
9. AREA UNDER 20 M ROAD	1	1	1	1
10. AREA UNDER 20 M ROAD	1	1	1	1
11. AREA UNDER 20 M ROAD	1	1	1	1
12. AREA UNDER 20 M ROAD	1	1	1	1
13. AREA UNDER 20 M ROAD	1	1	1	1
14. AREA UNDER 20 M ROAD	1	1	1	1
15. AREA UNDER 20 M ROAD	1	1	1	1
16. AREA UNDER 20 M ROAD	1	1	1	1
17. AREA UNDER 20 M ROAD	1	1	1	1
18. AREA UNDER 20 M ROAD	1	1	1	1
19. AREA UNDER 20 M ROAD	1	1	1	1
20. AREA UNDER 20 M ROAD	1	1	1	1
21. AREA UNDER 20 M ROAD	1	1	1	1
22. AREA UNDER 20 M ROAD	1	1	1	1
23. AREA UNDER 20 M ROAD	1	1	1	1
24. AREA UNDER 20 M ROAD	1	1	1	1
25. AREA UNDER 20 M ROAD	1	1	1	1
26. AREA UNDER 20 M ROAD	1	1	1	1
27. AREA UNDER 20 M ROAD	1	1	1	1
28. AREA UNDER 20 M ROAD	1	1	1	1
29. AREA UNDER 20 M ROAD	1	1	1	1
30. AREA UNDER 20 M ROAD	1	1	1	1
31. AREA UNDER 20 M ROAD	1	1	1	1
32. AREA UNDER 20 M ROAD	1	1	1	1
33. AREA UNDER 20 M ROAD	1	1	1	1
34. AREA UNDER 20 M ROAD	1	1	1	1
35. AREA UNDER 20 M ROAD	1	1	1	1
36. AREA UNDER 20 M ROAD	1	1	1	1
37. AREA UNDER 20 M ROAD	1	1	1	1
38. AREA UNDER 20 M ROAD	1	1	1	1
39. AREA UNDER 20 M ROAD	1	1	1	1
40. AREA UNDER 20 M ROAD	1	1	1	1
41. AREA UNDER 20 M ROAD	1	1	1	1
42. AREA UNDER 20 M ROAD	1	1	1	1
43. AREA UNDER 20 M ROAD	1	1	1	1
44. AREA UNDER 20 M ROAD	1	1	1	1
45. AREA UNDER 20 M ROAD	1	1	1	1
46. AREA UNDER 20 M ROAD	1	1	1	1
47. AREA UNDER 20 M ROAD	1	1	1	1
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49. AREA UNDER 20 M ROAD	1	1	1	1
50. AREA UNDER 20 M ROAD	1	1	1	1
51. AREA UNDER 20 M ROAD	1	1	1	1
52. AREA UNDER 20 M ROAD	1	1	1	1
53. AREA UNDER 20 M ROAD	1	1	1	1
54. AREA UNDER 20 M ROAD	1	1	1	1
55. AREA UNDER 20 M ROAD	1	1	1	1
56. AREA UNDER 20 M ROAD	1	1	1	1
57. AREA UNDER 20 M ROAD	1	1	1	1
58. AREA UNDER 20 M ROAD	1	1	1	1
59. AREA UNDER 20 M ROAD	1	1	1	1
60. AREA UNDER 20 M ROAD	1	1	1	1
61. AREA UNDER 20 M ROAD	1	1	1	1
62. AREA UNDER 20 M ROAD	1	1	1	1
63. AREA UNDER 20 M ROAD	1	1	1	1
64. AREA UNDER 20 M ROAD	1	1	1	1
65. AREA UNDER 20 M ROAD	1	1	1	1
66. AREA UNDER 20 M ROAD	1	1	1	1
67. AREA UNDER 20 M ROAD	1	1	1	1
68. AREA UNDER 20 M ROAD	1	1	1	1
69. AREA UNDER 20 M ROAD	1	1	1	1
70. AREA UNDER 20 M ROAD	1	1	1	1
71. AREA UNDER 20 M ROAD	1	1	1	1
72. AREA UNDER 20 M ROAD	1	1	1	1
73. AREA UNDER 20 M ROAD	1	1	1	1
74. AREA UNDER 20 M ROAD	1	1	1	1
75. AREA UNDER 20 M ROAD	1	1	1	1
76. AREA UNDER 20 M ROAD	1	1	1	1
77. AREA UNDER 20 M ROAD	1	1	1	1
78. AREA UNDER 20 M ROAD	1	1	1	1
79. AREA UNDER 20 M ROAD	1	1	1	1
80. AREA UNDER 20 M ROAD	1	1	1	1
81. AREA UNDER 20 M ROAD	1	1	1	1
82. AREA UNDER 20 M ROAD	1	1	1	1
83. AREA UNDER 20 M ROAD	1	1	1	1
84. AREA UNDER 20 M ROAD	1	1	1	1
85. AREA UNDER 20 M ROAD	1	1	1	1
86. AREA UNDER 20 M ROAD	1	1	1	1
87. AREA UNDER 20 M ROAD	1	1	1	1
88. AREA UNDER 20 M ROAD	1	1	1	1
89. AREA UNDER 20 M ROAD	1	1	1	1
90. AREA UNDER 20 M ROAD	1	1	1	1
91. AREA UNDER 20 M ROAD	1	1	1	1
92. AREA UNDER 20 M ROAD	1	1	1	1
93. AREA UNDER 20 M ROAD	1	1	1	1
94. AREA UNDER 20 M ROAD	1	1	1	1
95. AREA UNDER 20 M ROAD	1	1	1	1
96. AREA UNDER 20 M ROAD	1	1	1	1
97. AREA UNDER 20 M ROAD	1	1	1	1
98. AREA UNDER 20 M ROAD	1	1	1	1
99. AREA UNDER 20 M ROAD	1	1	1	1
100. AREA UNDER 20 M ROAD	1	1	1	1

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

That the Layout Plan for 101.081 acres (77.96 ha) (SACR) dated 20.04.2013 completed of license which were issued in respect of Residential Plot 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 the Layout Plan shall be implemented in accordance with the clauses appearing on the agreement enclosed under Rule 13 and the Material agreement.
2. 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 plan.
3. That the development plan as per site of all the residential, commercial and institutional area shall be approved from the Department and contractor or these sites shall be governed by the Punjab (Scheduled Towns and Controlled Areas) Regulation of Urban Development Act, 1985 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. That the high tension lines existing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per 10 feet.
5. That the proper planning and regulation of services in the area adjacent to the colony, the colonist shall abide by the directions of the DTCP for the modification layout plans of the colony.
6. That the revenue maps falling on the colony shall be kept free for disambiguation/encumbrance as shown in the layout plan.
7. That the interior 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 perimeter 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 unapproved construction shall be carried out within the colony area or in areas reserved for the colonist.
9. All green belts provided in the layout plan within the proposed area of the colony shall be developed by the colonist. All other green belts outside the proposed area shall be developed by the Haryana Urban Development Authority/Ministry of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the layout.
10. At the time of demarcation, if final percentage of built up area (BUA) plots and the area under infrastructure are reduced, the same will be provided by the plotter in the proposed area.
11. Any vacant area over and above the permitted 4% under commercial use shall be reserved to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 20 of the Rules, 1985. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonist to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonist with the plot holder.
13. No plot will derive an access from less than 12 metres wide road unless a minimum clear width of 12 metres between the plot.
14. The portion of the sector/dwelling plot plan marked green belts as provided in the Development Plan, which form part of the proposed area shall be handed over to the government on the basis of section 10(3)(b) of the Act of 1975.
15. That the set back plots (except 1000 plots which are approved of standard dimensions) are being approved subject to the conditions that these plots shall not have a coverage of less than 75% of the standard coverage when demarcated and area of no plot shall exceed 2000sqm.
16. That the plot shall have no objection in the regularization of the boundaries of the scheme through gate and take with the land that HUDA is finally able to acquire in the process of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. That the colonist shall apply for the regularization of the scheme under the provisions of the Section 10(3)(b) of the Act of 1975 as per the Ministry of Environment and Forest, Government of India before the commencement of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority, Haryana, Haryana Dist. notification as applicable.
19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for occupation certificate.
20. That the colonist/owner shall use only Compact Fluorescent Lamps (CFL) for internal lighting as well as Compact Fluorescent Lamp.
21. That the plot shall comply the ultimate power load requirement of your power utility to enable the provision of project to the concerned city for transmission/transformer station automatic sub station as per the norms provided by the power utility in your project area within 100 m. north from the approval of zoning plan.

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: M/S ORRIS INFRASTRUCTURE PVT. LTD.

OWNERS SIGNATURE: For ORRIS INFRASTRUCTURE PVT. LTD.

ARCHITECT'S SIGNATURE: Dr. GARIMA SETHI, CO. REG. NO. CA200944078

DRAWING TITLE: LAYOUT PLAN - KORNHA TOWNSHIP - SECTOR 89&90, GURGAON

NORTH POINT: N

DATE: 23.05.2013

SCALE: 1:3000