NOTE: The Plot Shown in blue colour and area admeasuring 15164.23 sq.yd. of these plots are freezed 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.

AREA OF SCHEME		
DESCRIPTION	ACRES	% AGE
TOTAL AREA OF THE SCHEME	141.66875	
AREA UNDETERMINED USE	2.76	
AREA UNDER COLLEGE & ESS	(6.67+1.23)= 7.90	
50% OF THE AREA UNDER COLLEGE & ESS	3.95	
NET PLANNED AREA	134.96875	
AREA UNDER PLOTS	68.20	50.60%
AREA UNDER COMMERCIAL	5.40	4.00%
AREA UNDER NURSING HOME	0.510	0.38%
TOTAL SALEABLE AREA	74.20	54.98%

DENSITY CALCULATION			
NUMBER OF PLOT OTHER THAN EWS	894	13.5	12069
EWS PLOTS	224	9	2016
			14085
TOTAL NO OF PLOTS =		1118	
TOTAL AREA OF PLOTS =		276361.68	
POPULATION			14085

DENSITY = 14085/134.96875 = 104.36 PPA

GREEN AREA REQUIREMENT=14085X2.5 SQM./4046.85=8.70 ACRES

DETAIL OF GREEN AREA		
	REQUIRED	PROVIDED(PARK IN ACRES)
Park-1		1.260
Park-2		1.030
Park-3		1.180
Park-4		1.000
Park-5		1.180
Park-6		1.200
Park-7		1.000
Park-8		1.250
TOTAL	8.70ACRES	9.100

DETAIL OF COMMUNITY SITES		
	REQUIRED	PROVIDED
HIGH SCHOOL	1	1
PRIMARY SCHOOL	2	2
NURSARY SCHOOL	2	2
TAXI STAND	1	1
NURSING HOME	2	2
MILK & VEG. BOOTH	2	2
DISPENCARY	1	1
COMMUNITY CENTRE	1	1
RELIGIOUS BUILDING	1	1
CHRECHE	1	1

SUMMARY OF E.W.S. & N.P.N.L. PLOTS		
	REQUIRED	PROVIDED
E.W.S	223.6	224
N.P.N.L	279.5	280

DETAILS OF CATEGORY OF PLOTS		
CATEGORY	SIZE	NO OF PLOTS
A0	11.00X23.00	7
A1	15.00X32.00	52
B	14.00X33.20	13
B1	14.00X30.20	15
B2	14.99X24.18	7
C	13.74X34.94	26
C1	13.41X30.00	7
C2	13.00X22.39	34
C3	13.00X22.00	50
D	12.00X30.00	13
D1	12.50X27.50	27
D2	12.75X27.00	92
D3	12.11X18.18	16
D4	12.63X20.12	29
E	11.67X25.15	62
E1	11.00X26.00	33
E2	11.00X22.00	39
E3	11.38X33.53	1
F	10.90X26.06	4
F1	10.75X23.30	52
F2	10.18X25.05	9
F3	10.00X22.00	94
F4	10.50X20.24	41
G	9.25X24.18	125
G1	9.00X20.62	24
H	8.00X18.18	10
H1	8.50X17.00	12
I	6.00X11.91	4
J	4.94X12.76	12
K	4.20X12.09	103
L	5.59X9.09	28
M	3.80X13.20	77
		1118.00

DETAILS OF N.P.N.L. PLOTS

BLOCK-A	
PLOT NO.	NO. OF PLOTS
A26 TO A46	21
A51 TO A71	21
TOTAL PLOTS	42

BLOCK-D	
PLOT NO.	NO. OF PLOTS
D1 to D13	13
D15 to D38	24
D264 to D274	6
TOTAL PLOTS	43

BLOCK-G	
PLOT NO.	NO. OF PLOTS
G3 to G5	3
G6 to G14	9
G17 to G28	12
G30 to G41	12
G49 to G53	5
G55 to G60	6
G91 to G93	3
TOTAL PLOTS	50

BLOCK-I	
PLOT NO.	NO. OF PLOTS
I16 to I18	3
TOTAL PLOTS	3

BLOCK-K	
PLOT NO.	NO. OF PLOTS
K20 to K29	10
K34 to K43	10
K46 to K59	14
K62 to K72	11
TOTAL PLOTS	45

BLOCK-M	
PLOT NO.	NO. OF PLOTS
M1	1
M27 to M33	7
M36,M49	14
M34	1
M58	1
TOTAL PLOTS	24

BLOCK-C	
PLOT NO.	NO. OF PLOTS
C30 TO C43	14
C44	1
C47	1
C49 TO C53	5
C57	1
TOTAL PLOTS	22

BLOCK-E	
PLOT NO.	NO. OF PLOTS
E1 to E3	3
E6 to E13	8
E30 to E38	9
E104 to E106	3
E107	1
E109	1
TOTAL PLOTS	25

BLOCK-H	
PLOT NO.	NO. OF PLOTS
H9 to H18	10
H23 to H28	6
H30	1
TOTAL PLOTS	17

BLOCK-J	
PLOT NO.	NO. OF PLOTS
J21	1
J33	1
J75	1
J140	1
TOTAL PLOTS	4

BLOCK-L	
PLOT NO.	NO. OF PLOTS
L3 to L7	5
TOTAL PLOTS	5

LEGEND

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

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.

SHEET NO.-1

ARCHITECTS :-

Vishal Arora
CA/2012/58144
ARCHITECT'S SIGN.

DRAWING TITLE:-

LAYOUT CUM DEMARCATION PLAN

DATE:- 19-12-2015

SCALE:-1:20

For Brahma City Private Limited
Authorised Signatory
OWNER'S SIGN.

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. DTCP- 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, Gurugram Manesar Urban Complex** is hereby approved subject to the following conditions:-

1. 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.
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 plots.
3. 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.
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 ISI norms.
5. 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.
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 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
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 outside the licenced 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.
10. 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 licenced area.
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 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 coloniser to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with the plot buyers.
13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/development plan roads /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)(iii) of the Act No.8 of 1975.
15. 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.
16. 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.
17. That the coloniser/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.
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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
21. That coloniser/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. 19/4/2016-5 Power dated 14.03.2016.
22. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ (HITESH SHARMA) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (KAMAL KUMAR) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)