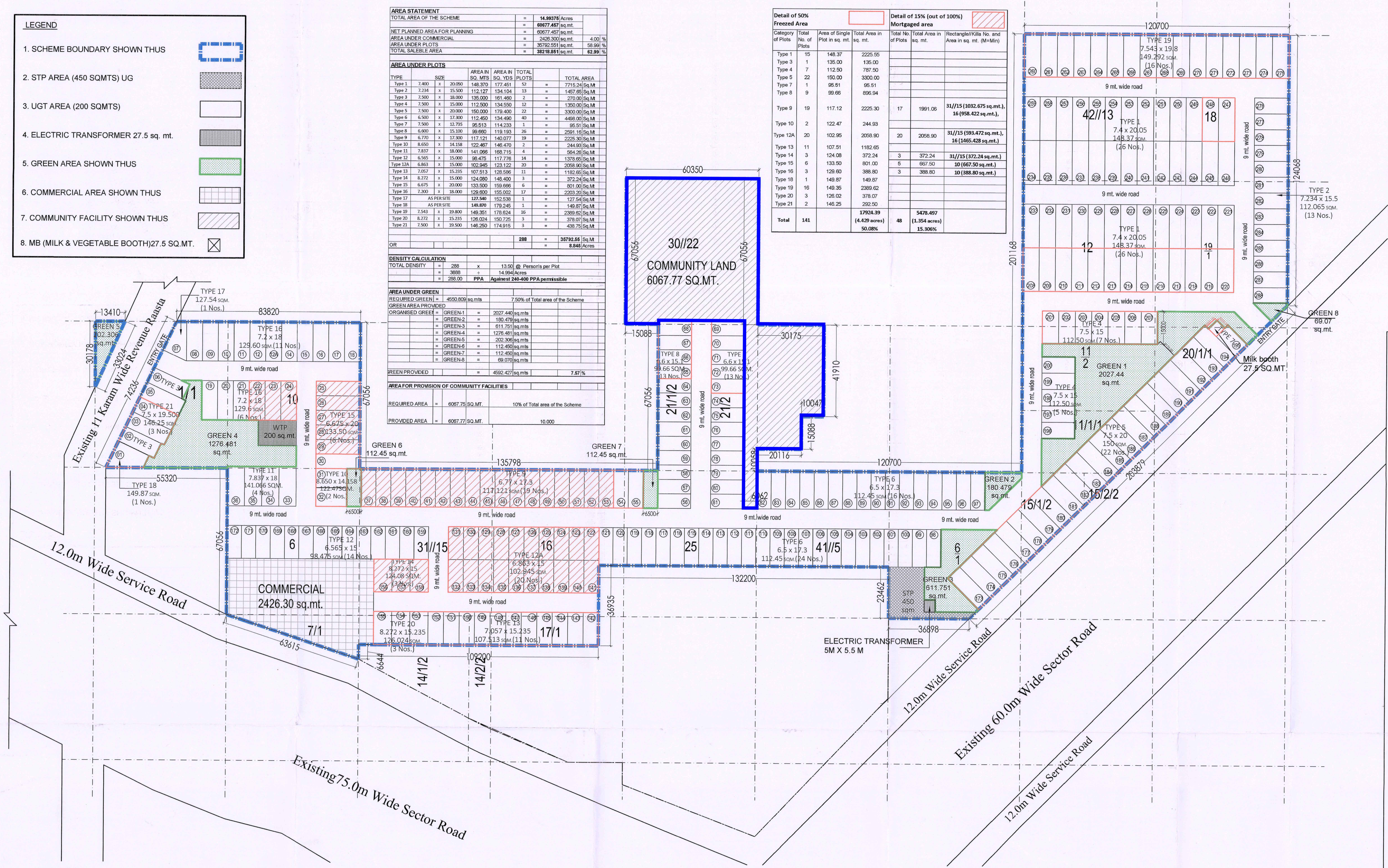


COMMUNITY LAND LAYOUT PLAN

- LEGEND
- 1. SCHEME BOUNDARY SHOWN THUS
 - 2. STP AREA (450 SQMTRS) UG
 - 3. UGT AREA (200 SQMTRS)
 - 4. ELECTRIC TRANSFORMER 27.5 sq. mt.
 - 5. GREEN AREA SHOWN THUS
 - 6. COMMERCIAL AREA SHOWN THUS
 - 7. COMMUNITY FACILITY SHOWN THUS
 - 8. MB (MILK & VEGETABLE BOOTH) 27.5 SQ.MT.

| AREA STATEMENT | | | | | |
|--|----------------|-----------|-----------|--------|-----------------------------------|
| TOTAL AREA OF THE SCHEME | | = | 14.99375 | | |
| | | = | 6067.457 | | |
| NET PLANNED AREA FOR PLANNING | | = | 6067.457 | | |
| AREA UNDER COMMERCIAL | | = | 2426.300 | | |
| | | = | 39.76250 | | |
| TOTAL SALEABLE AREA | | = | 38218.851 | | |
| | | = | 62.89 | | |
| AREA UNDER PLOTS | | | | | |
| TYPE | SIZE | AREA IN | AREA IN | TOTAL | TOTAL AREA |
| | | SQ. MTRS. | SQ. MTRS. | | |
| Type 1 | 7.800 x 12.000 | 148.370 | 177.451 | 52 | 7715.24 |
| Type 2 | 7.234 x 15.500 | 112.127 | 134.104 | 13 | 1457.65 |
| Type 3 | 7.500 x 15.000 | 112.500 | 135.000 | 2 | 270.00 |
| Type 4 | 7.500 x 15.000 | 112.500 | 135.000 | 12 | 1350.00 |
| Type 5 | 7.500 x 15.000 | 112.500 | 135.000 | 22 | 3300.00 |
| Type 6 | 6.500 x 12.500 | 81.250 | 101.562 | 40 | 4062.50 |
| Type 7 | 7.500 x 12.750 | 95.613 | 114.233 | 1 | 65.81 |
| Type 8 | 6.000 x 15.000 | 90.000 | 112.500 | 25 | 2562.50 |
| Type 9 | 6.750 x 12.500 | 84.375 | 105.469 | 39 | 3913.50 |
| Type 10 | 8.000 x 14.158 | 122.467 | 146.470 | 2 | 344.90 |
| Type 11 | 7.877 x 15.000 | 118.155 | 142.077 | 4 | 568.60 |
| Type 12 | 6.565 x 15.000 | 98.475 | 117.776 | 14 | 1749.85 |
| Type 13 | 6.863 x 15.000 | 102.945 | 123.122 | 20 | 2058.90 |
| Type 14 | 7.022 x 15.250 | 107.513 | 128.586 | 12 | 1482.60 |
| Type 15 | 6.772 x 15.000 | 101.588 | 121.875 | 3 | 372.24 |
| Type 16 | 6.075 x 15.000 | 91.125 | 113.906 | 6 | 678.64 |
| Type 17 | 7.500 x 15.000 | 112.500 | 135.000 | 17 | 2293.50 |
| Type 18 | 6.772 x 15.000 | 101.588 | 121.875 | 1 | 127.54 |
| Type 19 | AS PER SITE | 148.670 | 178.246 | 1 | 149.87 |
| Type 20 | 7.500 x 15.000 | 112.500 | 135.000 | 36 | 4740.00 |
| Type 21 | 8.772 x 15.250 | 133.500 | 160.931 | 18 | 2302.74 |
| Type 22 | 8.772 x 15.250 | 133.500 | 160.931 | 3 | 378.07 |
| Type 23 | 7.500 x 15.000 | 112.500 | 135.000 | 3 | 393.80 |
| GR | | | 288 | | 35792.88 |
| DENSITY CALCULATION | | | | | 8.846/Acres |
| TOTAL DENSITY | | = | 288 | X | 13.50 @ Person's per Plot |
| | | = | 3888 | X | 14.994/Acres |
| | | = | 288.00 | PPA | Apartment 240-400 PPA permissible |
| AREA UNDER GREEN | | | | | |
| REQUIRED GREEN | | = | 4950.000 | Sq.mts | 7.50% of Total area of the Scheme |
| GREEN AREA PROVIDED | | = | 4950.000 | Sq.mts | |
| ORGANIZED GREEN | | = | 2027.440 | Sq.mts | |
| GREEN 1 | | = | 180.479 | Sq.mts | |
| GREEN 2 | | = | 631.751 | Sq.mts | |
| GREEN 3 | | = | 1278.481 | Sq.mts | |
| GREEN 4 | | = | 202.308 | Sq.mts | |
| GREEN 5 | | = | 112.450 | Sq.mts | |
| GREEN 6 | | = | 112.450 | Sq.mts | |
| GREEN 7 | | = | 112.450 | Sq.mts | |
| GREEN 8 | | = | 69.070 | Sq.mts | |
| GREEN PROVIDED | | = | 4950.000 | Sq.mts | 7.57% |
| AREA FOR PROVISION OF COMMUNITY FACILITIES | | | | | |
| REQUIRED AREA | | = | 6067.75 | SQ.MT. | 10% of Total area of the Scheme |
| PROVIDED AREA | | = | 6067.75 | SQ.MT. | 10.00% |

| | | | | | | | |
|--------------------------|--------------------|--------------------------------|-----------------------|--|-----------------------|--|--|
| Detail of 50% Freed Area | | | | Detail of 15% (out of 100%) Mortgaged area | | | |
| Category | Total No. of Plots | Area of Single Plot in sq. mt. | Total Area in sq. mt. | Total No. of Plots | Total Area in sq. mt. | Rectangle/Kita No. and Area in sq. mt. (N=Min) | |
| Type 1 | 15 | 148.37 | 2225.55 | | | | |
| Type 3 | 1 | 135.00 | 135.00 | | | | |
| Type 4 | 7 | 112.50 | 787.50 | | | | |
| Type 5 | 22 | 150.00 | 3300.00 | | | | |
| Type 7 | 1 | 95.61 | 95.61 | | | | |
| Type 8 | 9 | 90.00 | 810.00 | | | | |
| Type 9 | 19 | 117.12 | 2225.30 | 17 | 1991.08 | 31/15 (1032.675 sq.mt.), 16 (958.422 sq.mt.), | |
| Type 10 | 2 | 122.47 | 244.93 | 20 | 2058.90 | 31/15 (993.472 sq.mt.), 16 (1465.428 sq.mt.), | |
| Type 12A | 20 | 102.95 | 2059.00 | | | | |
| Type 13 | 11 | 107.51 | 1182.65 | 3 | 372.24 | 31/15 (372.24 sq.mt.), | |
| Type 14 | 3 | 124.08 | 372.24 | 5 | 667.50 | 10 (667.50 sq.mt.), | |
| Type 15 | 6 | 133.50 | 801.00 | 3 | 393.80 | 10 (393.80 sq.mt.), | |
| Type 16 | 3 | 128.60 | 385.80 | | | | |
| Type 18 | 1 | 149.87 | 149.87 | | | | |
| Type 19 | 16 | 149.35 | 2389.62 | | | | |
| Type 20 | 3 | 126.02 | 378.07 | | | | |
| Type 21 | 2 | 145.25 | 290.50 | | | | |
| Total | 141 | | 17924.39 | 48 | 5476.407 | | |
| | | | (4.420 acres) | | (1.354 acres) | | |
| | | | 50.08% | | 15.306% | | |



To be read with Licence No. 44 of 2021 Dated 10/08/2021
This Layout plan for an area measuring 14.99375 acres (Drawing No. DDJAY-2016) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (under Deem Dajay Jan Awa Yojna) being developed by Radhey Build Homes Pvt. Ltd. & others in collaboration with Adani M2K Projects LLP, Sector-102A, Gurugram is hereby approved subject to the following conditions:

- That this 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 size 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DCP 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 DCP, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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 and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- 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 licensed area.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green 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(i)(a)(ii) of the Act No. 8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HVP 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 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 ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Shower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued under Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(S.K. SEHRAWAT) DTP(HQ) (HITESH SHARMA) STP(HQ) (JITENDER SHAG) ETP(HQ) (K.MAKRANG PANDURANG, IAS) DTP(HQ)
(RANJIT SINGLA) ATP(HQ) (DINESH KUMAR) SD(HQ)

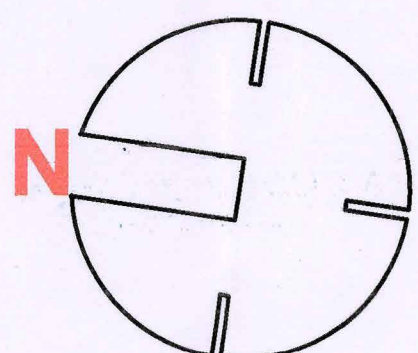
SHEET TITLE:
LAYOUT PLAN

(Architect)



LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY-2016), OVER AN AREA OF 14.99375 ACRES(12.85625 ACRES AFTER MIGRATION FROM PART OF LICENSE NO. 24 OF 2012 DATED 27.03.2012 GRANTED FOR AN AREA MEASURING 17.9875 ACRE FOR SETTING UP OF GROUP HOUSING COLONY ALONG WITH 2.1375 ACRE FRESH AREA) IN THE REVENUE ESTATE OF VILLAGE KHERKI MAJRA, SECTOR 102A, GURUGRAM BEING DEVELOPED BY RADHEY BUILD HOME PVT. LTD. AND M2K PROJECTS LLP IN COLLABORATION WITH ADANI M2K PROJECTS LLP.

NORTH:-



(Architect Sign.)

AR. AMANDEEP BANGAL
CA/2015/72167

Owner's Sign.:

[Signature]