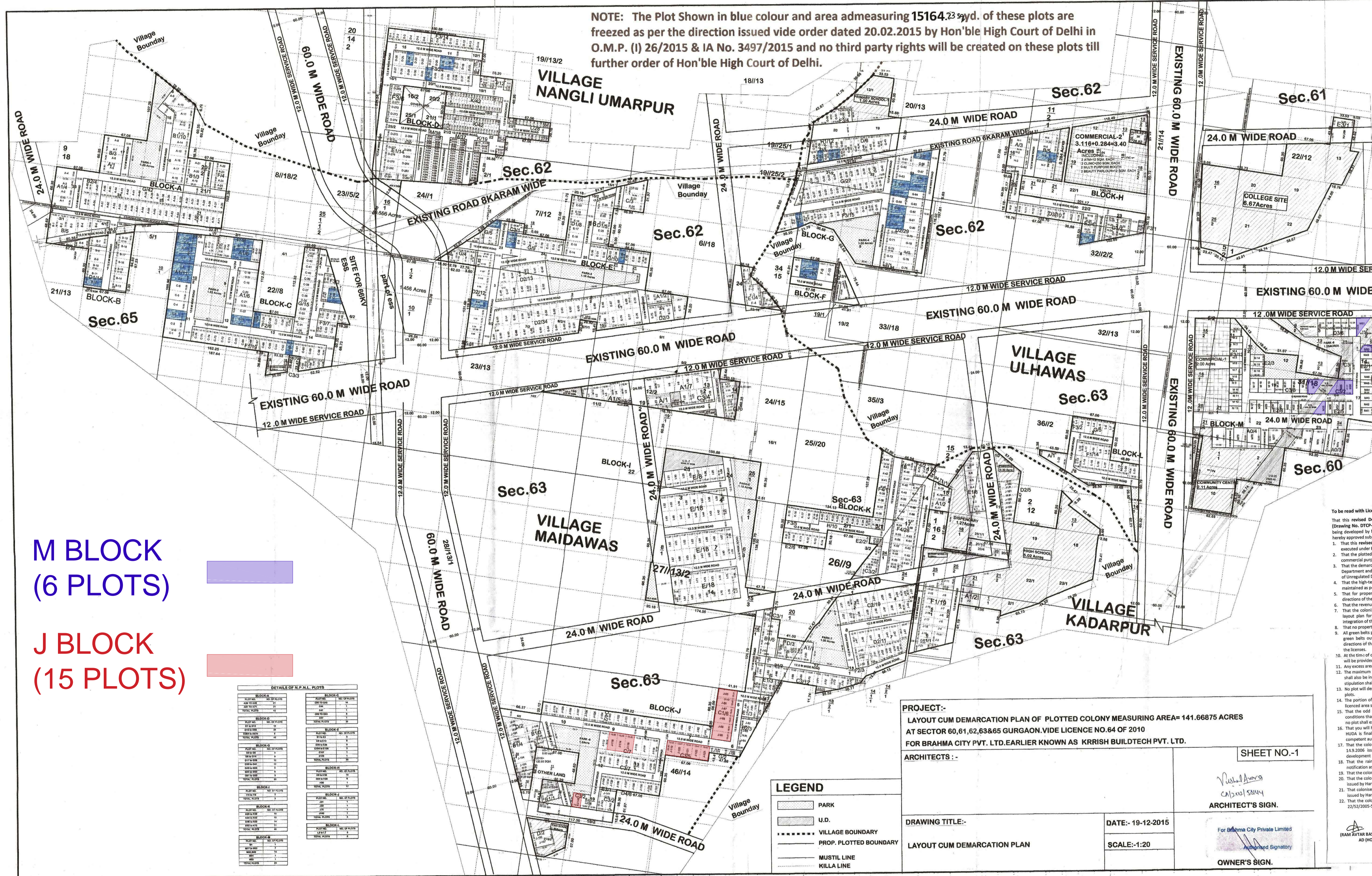


NOTE: The Plot Shown in blue colour and area admeasuring 15164.23 sqyd. of these plots are freeze as per the direction issued vide order dated 20.02.2015 by Hon'ble High Court of Delhi in O.M.P. (I) 26/2015 & IA No. 3497/2015 and no third party rights will be created on these plots till further order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



**M BLOCK
(6 PLOTS)**

**J BLOCK
(15 PLOTS)**

AREA OF SCHEME		IN ACRES	
TOTAL AREA OF THE SCHEME	141.66875	3.25	141.66875
AREA UNDER CULTIVATION	1.00	0.02	1.00
AREA UNDER OPEN SPACE	1.00	0.02	1.00
AREA UNDER ROAD	1.00	0.02	1.00
AREA UNDER SERVICE ROAD	1.00	0.02	1.00
AREA UNDER OTHER USES	1.00	0.02	1.00
TOTAL AREA UNDER OTHER USES	1.00	0.02	1.00
TOTAL AREA UNDER DEVELOPMENT	138.66875	3.16	138.66875

DENSITY CALCULATION		PERCENTAGE	
NUMBER OF DWELLING UNITS	15164	100	100
TOTAL AREA OF PLOTS	15164	100	100
TOTAL AREA OF PLOTS	15164	100	100
TOTAL AREA OF PLOTS	15164	100	100

DETAIL OF GREEN AREA		PROVIDED IN ACRES	
REQUIRED	1.00	PROVIDED	1.00
REQUIRED	1.00	PROVIDED	1.00
REQUIRED	1.00	PROVIDED	1.00

SUMMARY OF E.W.S. & N.P.M.L. PLOTS		PROVIDED	
E.W.S.	1.00	PROVIDED	1.00
N.P.M.L.	1.00	PROVIDED	1.00

DETAILS OF CATEGORY OF PLOTS		
CATEGORY	NO. OF PLOTS	NO. OF PLOTS
A1	11.000000	52
A2	15.000000	52
B1	14.000000	15
B2	14.000000	15
C	13.740434	29
C1	13.413900	34
C2	13.000000	50
D	12.000000	13
D1	12.500000	27
D2	12.000000	55
D3	12.114118	18
D4	12.000000	29
E	11.470000	52
E1	11.000000	59
E2	11.000000	59
E3	11.380000	4
F	10.000000	4
F1	10.700000	62
F2	10.000000	34
F3	10.000000	155
G	9.000000	41
G1	9.000000	24
H	8.000000	10
H1	8.000000	12
I	8.000000	12
J	8.000000	12
K	8.000000	103
L	8.000000	28
M	8.000000	77
TOTAL		1118.00

DETAILS OF N.P.M.L. PLOTS	
BLOCK-A	1.00
BLOCK-B	1.00
BLOCK-C	1.00
BLOCK-D	1.00
BLOCK-E	1.00
BLOCK-F	1.00
BLOCK-G	1.00
BLOCK-H	1.00
BLOCK-I	1.00
BLOCK-J	1.00
BLOCK-K	1.00
BLOCK-L	1.00
BLOCK-M	1.00

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 KRISHI BUILDTECH PVT. LTD.

ARCHITECTS :-

DRAWING TITLE:- LAYOUT CUM DEMARCATION PLAN

DATE:- 19-12-2015

SCALE:- 1:20

SHEET NO.-1

ARCHITECT'S SIGN.

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. DTCR-5253 dated 12.02.2017) 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:-

- That the 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 for the modification of layout plans of the colony.
- That the demarcation plans as per size of all the residential, commercial and institutional sites shall be approved from the Department and construction on these sites shall be governed by the Punjab Scheduled Areas and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana, maintained as per 10 norms.
- 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 10 norms.
- 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.
- That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall make any adjustment in the alignment of the peripheral roads, internal road circulation or for proper 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 meters 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 in accordance with terms and conditions of the agreements of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licensees.
- At the time of demarcation, if required percentage of NPM/L 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 would mean 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(3)(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 acres.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that the 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 (I) dated 14.5.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of the 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. 19/6/2015-Sr 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. 19/6/2015-Sr dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2/2005-Sr dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(RAM SIVAR BASSI) (BALWANT SINGH) (HITESH SHARMA) (DEVENDRA KUMAR) (KAMAL KUMAR) (T.L. SATYAPRAKASH) (IAS) (AD) (SO) (HQ) (DTP) (HQ) (DTP) (HQ) (DTP) (HQ)