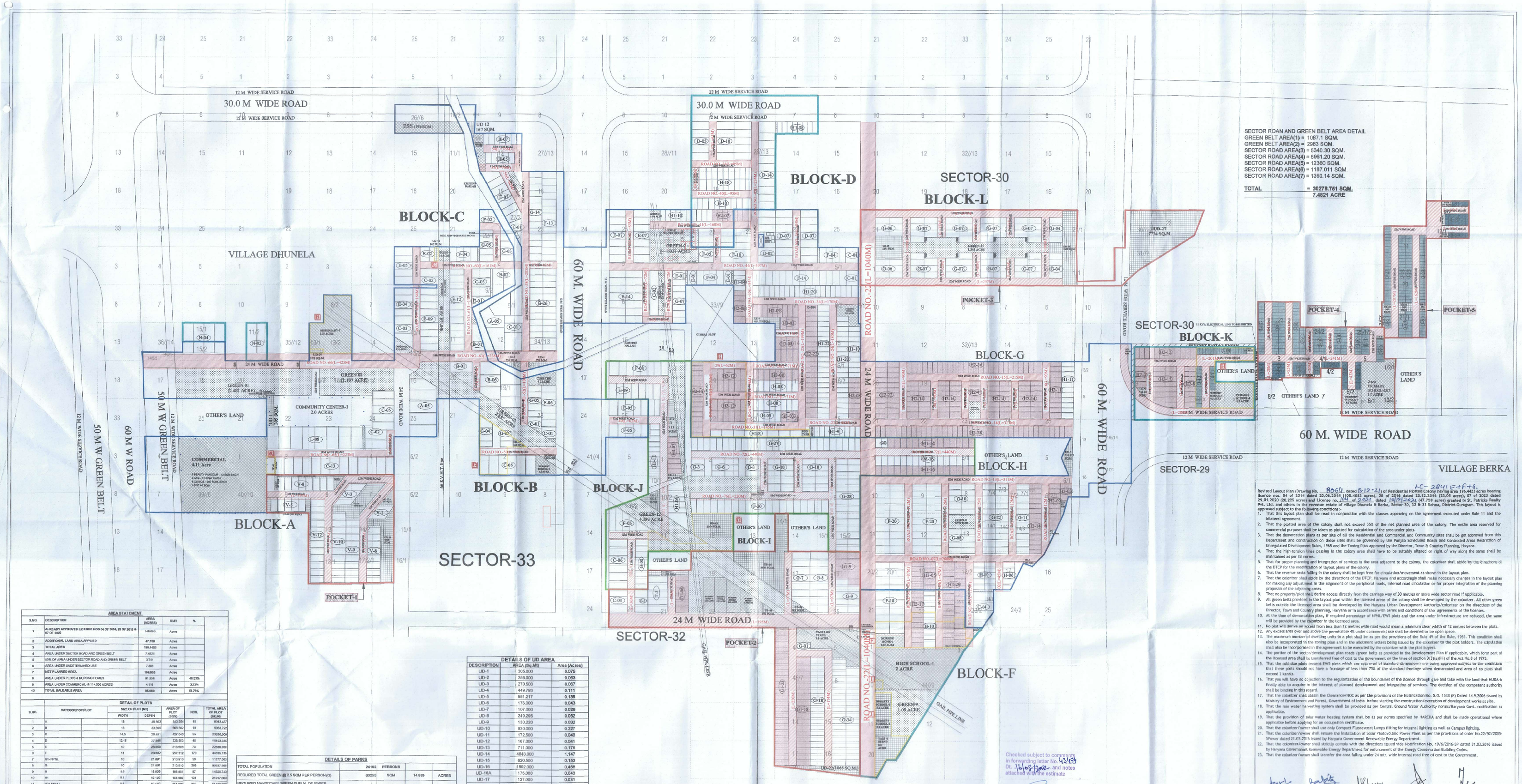

Checked subject to comments in forwarding letter No. 42889 Dt. 16-03-2022 and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP Panchkula
16.03.2022

Revised Layout Plan (Drawing No. 8861 dated 8-12-21) of Residential Plotted Colony having area 196.4423 acres bearing licence nos. 54 of 2014 dated 20.06.2014 (105.4083 acres), 28 of 2016 dated 23.12.2016 (23.05 acres), 07 of 2020 dated 29.01.2020 (20.225 acres) and License no. 104 of 2021 dated 16-11-21 (47.759 acres) granted to St. Patricks Realty Pvt. Ltd. and others in the revenue estate of Village Dhunela & Berka, Sector-30, 32 & 33 Sohna, District-Gurugram. This layout is approved subject to the following conditions:-

LC- 2841 E+F+G

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 platted 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 and Commercial and Community sites shall be got approved from the 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 the 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.
8. That no property/unit shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation plan, if required percentage of NPHL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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 holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. The portion of the sector/community/commercial plan made 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(3)(a)(ii) of the Act No.8 of 1975.
15. That the plot size plots meant for EWS users which are upto level of standard development and being approved access 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 plots shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the license 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 colonizer 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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That the colonizer/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.
22. That the colonizer/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, for enforcement of the Energy Conservation Building Codes.
23. That the colonizer/owner shall transfer the area falling under 24 mtr. wide internal road free of cost to the Government.

(RAKESH GHASAL) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (R.P. SINGH) CTP (HQ) | (KAMAL CHAND PANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SD (HQ) | (RAJESH DUTT) JD (HQ)

Superintending Engineer, HSVP, Circle, Gurugram.

For Service Plan Estimate Only
Executive Engineer HSVP Div. No. VI Gurugram

OWNER'S SIGNATURE/AUTHORIZED SIGNATURE:
For St. Patricks Realty Pvt. Ltd.
Authorized Signatory

ARCHITECT'S SIGNATURE:
GIAN P. MATHUR
ARCHITECT
B.Arch., M.U., M.U.A.
CA No. 5287/99

PROJECT:
PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTTED COLONY, OVER AN AREA MEASURING 196.4423 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE DHUNELA & BERKA, SECTOR 29, 30, 32 &33, SOHNA, DISTT. GURUGRAM, HARYANA.
LICENSE ALREADY GRANTED 54 OF 2014 DATED 20.06.2014, 28 OF 2016 DATED 23.12.2016 AND 07 OF 2020 DATED 29.01.2020.

DRAWING TITLE: ROAD LAYOUT PLAN

REVISION: R 0

OWNER NAME:
ST. PATRICKS REALTY PRIVATE LIMITED
Office:- 3rd Floor, Tower D, Global Business Park, M G Road, Gurgaon

1 : 1800

NORTH

Director Town & Country Planning Haryana Chandigarh

AREA STATEMENT

S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
1	ALREADY APPROVED LICENSE NOS 54 OF 2014, 28 OF 2016 & 07 OF 2020	148.6583	Acres	
2	ADDITIONAL LAND AREA APPLIED	47.759	Acres	
3	TOTAL AREA	196.4423	Acres	
4	AREA UNDER SECTOR ROAD AND GREEN BELT	7.4821	Acres	
5	50% OF AREA UNDER SECTOR ROAD AND GREEN BELT	3.741	Acres	
6	AREA UNDER UNDETERMINED USE	7.866	Acres	
7	NET PLANNED AREA	184.866	Acres	
8	AREA UNDER PLOTS & NURSING HOMES	91.934	Acres	49.53%
9	AREA UNDER COMMERCIAL (4.11+.200 ACRES)	4.116	Acres	2.22%
10	TOTAL SALEABLE AREA	88.818	Acres	51.29%

DETAIL OF PLOTS

S.NO.	CATEGORY OF PLOT	SIZE OF PLOT (MT) WIDTH	DEPTH	AREA OF PLOT (SQM)	NOS.	TOTAL AREA OF PLOT (SQ.M)
1	A	18	49.963	843.354	10	8093.437
2	B	18	33.000	565.562	13	5063.722
3	C	14.5	29.411	427.042	59	25205.000
4	D	12.15	27.888	338.353	45	15163.330
5	E	12	26.999	318.988	73	22858.000
6	F	11	23.905	257.312	170	44155.130
7	GH-NPNL	10	21.887	212.913	36	11777.300
8	G	10	21.887	212.913	366	80932.566
9	H	8.8	18.836	155.887	87	14302.743
10	H1	8.1	18.132	144.999	131	21017.000
11	H2(NPHL)	8.1	18.132	144.999	350	51150.000
12	H3(NPHL)	8.8	18.036	155.987	55	9477.000
13	H4-NPHL-VARY SIZES				7	1118.000
14	HB	18.32	12.500	229.250	8	1832.000
15	L	18.87	33.966	642.942	8	5403.000
16	N	19.775	48.385	956.645	6	4657.872
17	U	4	12.500	50.000	383	19150.000
18	T	11.713	30.763	360.187	5	1800.000
19	V	10.51	21.496	226.014	57	14381.821
20	M-NPV SIZE	9.802	15.114	157.948	18	2368.900
21	M1-NPV SIZE (NPHL)	9.802	15.114	157.948	30	4740.967
	TOTAL NO. OF PLOTS				1913	364408.184
22	NURSING HOMES				6	5000.000
	NET AREA UNDER PLOTS & NURSING HOMES (in acres)					370408.18 48
	NET AREA UNDER PLOTS & NURSING HOMES (IN ACRES)					91.534

DETAIL OF NPHL & EWS PLOTS

TYPE	REQUIRED	PROVIDED
EWS - 20% OF TOTAL PLOTS	383	383
NPHL - 25% OF TOTAL PLOTS	478	478

POPULATION				
NO. OF PLOTS (OTHER THAN EWS) =	1530.000	x	15.8	35886
EWS PLOTS =	383.000	x	9	3447
TOTAL POPULATION=				39192
PER PERSON PER ACRE (PPPA) 39192/184.866				150

DETAILS OF UD AREA

DESCRIPTION	AREA (Sq.Mt)	Area (Acres)
UD-1	305.000	0.075
UD-2	259.000	0.063
UD-3	270.500	0.067
UD-4	449.793	0.111
UD-5	551.217	0.136
UD-6	176.000	0.043
UD-7	107.000	0.026
UD-8	249.295	0.062
UD-9	130.220	0.032
UD-10	920.000	0.227
UD-11	172.500	0.043
UD-12	167.000	0.041
UD-13	711.000	0.176
UD-14	4643.000	1.147
UD-15	620.500	0.153
UD-16	1892.000	0.466
UD-16A	175.000	0.043
UD-17	127.000	0.031
UD-18	78.000	0.017
UD-19	163.000	0.040
UD-20	2592.000	0.641
UD-20A	407.000	0.101
UD-21	320.000	0.079
UD-22	1065.000	0.263
UD-23	132.000	0.033
UD-24	311.000	0.077
UD-25	1581.000	0.391
UD-27	7774.000	1.921
UD-29	100.000	0.025
UD-30	251.000	0.062
UD-31	132.000	0.033
UD-32	100.000	0.025
UD-33	200.000	0.049
UD-34	353.000	0.087
UD-35	151.000	0.037
UD-36	150.000	0.037
UD-37	132.000	0.033
UD-38	3035.000	0.750
UD-39	481.000	0.119
UD-40	152.000	0.038
UD-41	142.000	0.035
UD-42	44.000	0.011
UD-A (8 NOS)	192.000	0.047
Total	31853.198	7.896

DETAILS OF PARKS

TOTAL POPULATION	24192	PERSON'S		
REQUIRED TOTAL GREEN @ 2.5 SQM PER PERSON (R)	60255	SQM	14.889	ACRES
REQUIRED MANDOTARY GREEN @ 85 % OF (GPPER PERSON	51216.75	SQM	12.65	ACRES
TOTAL GREEN (PROVIDED)	62182.83	SQM	15.366	ACRES
MANDATORY GREEN (PROVIDED)	56975.650	SQM	14.08	ACRES

DETAILS OF GREEN AREAS

SR. NO.	DESCRIPTION	Area (Sqm)	Area (Acres)
1	GREEN-1	9797.000	2.421
2	GREEN-2	4842.562	1.197
3	GREEN-3	8710.000	2.152
4	GREEN-3 A	258.530	0.064
5	GREEN-4	412.200	0.102
6	GREEN-4A	478.240	0.118
7	GREEN-5	2320.850	0.573
8	GREEN-6	268.440	0.074
9	GREEN-7	4131.530	1.021
10	GREEN-9	4411.868	1.090
11	GREEN-10	504.000	0.125
12	GREEN-11	926.870	0.229
13	GREEN-12	19718.000	4.872
14	GREEN-13	5445.000	1.345
		62182.833	15.366

COMMUNITY FACILITIES

S.No.		ALREADY APPROVED AS PER 148.683 ACRES	REQUIRED AS PER 196.4423 ACRES	PROVIDED AS PER 196.4423 ACRES	AREA IN ACRE	INCREASED IN COMMUNITY FACILITIES
1	Nursery School	4	5	5	1.00	1+
2	Primary School	2	3	3	1.50	1+
3	High School	1	1	1	2.00	0
4	SSS	1	1	2	0.68	1+
5	Nursing Home	2	6	6	1.50	4+
6	Tind Stand	1	3	3	1.50	2+
7	Community Centre	1	1	1	2.00	0
8	Religious building	1	1	1	0.20	0
9	Creche	1	1	1	0.20	0
10	Dispensary	1	1	1	1.25	0
11	Veg.& milk booth	2	6	6	0.04	4+
12	Multi purpose Booth	2	6	6	0.04	4+
13	ATM	0	2	2	0.006	2+
14	sub post office (in comm.)	1	1	1		0
15	beauty parlour (in comm.)	2	6	6		4+
16	clinic (in comm.)	2	6	6		4+
17	ATM (in comm.)	2	4	4		2+

LEGEND	DETAIL	AREA (IN ACRE)
	NPNL PLOTS	—
	EWS PLOTS	—
	AREA CHANGED	—
	LICENSE NO.54 OF 2014	105.4083 ACRES
	LICENSE NO.28 OF 2016	23.05 ACRES
	LICENSE NO.07 OF 2020	20.225 ACRES
	ADDITIONAL AREA APPLED	47.759 ACRES
	TOTAL AREA	196.4423 ACRES

AREA CHANGED

DETAIL	AREA IN SQ.M.
A	385
B	5060
C	142
D	3910
E	11770
F	6720
G	5020
H	6990
I	177
J	3800
TOTAL AREA	43974 SQ.M. 10.867 ACRES