

LC-3965

TOTAL AREA OF THE SCHEME		AREA STATEMENT	
12.26875 Acres		12.26875 Acres	
49649.791 Sq.mt		49649.791 Sq.mt	
0.65669 Acres		0.65669 Acres	
0.00889 Acres		0.00889 Acres	
6.24828 Acres		6.24828 Acres	
5.76797 Acres		5.76797 Acres	
54.65		54.65	

AREA UNDER PLOTS			TOTAL AREA		
TYPE	SIZE	AREA	NO. OF PLOTS	AREA	TOTAL AREA
A	7.543	116.917	16	15.500	1870.664
B	15.500	101.525	25	17.000	2338.125
B1	17.000	111.350	4	17.000	445.400
B1	6.550	111.350	4	17.000	1629.599
B2	15.247	101.850	16	17.000	5176.500
B3	8.700	147.900	35	16.650	2172.825
B4	7.625	114.375	4	15.000	457.500
B5	6.500	108.656	5	15.250	1508.618
B6	7.125	102.375	10	15.750	543.281
B7	6.500	101.250	24	15.000	2430.000
B8	6.750	148.890	1	15.000	148.890
B9	9.926	14.115	9	14.115	2507.671
B10	6.580	17.045	6	17.045	1028.581
B11	7.300	17.273	6	17.273	796.557
B12	6.422	11.164	1	6.422	69.686
B13	11.164	114.650	1	11.164	114.650
B14	126.249	126.249	1	126.249	126.249
B15	110.259	110.259	1	110.259	110.259
B16	69.709	69.709	1	69.709	69.709
B17	150.000	150.000	1	150.000	150.000
B18	142.680	142.680	1	142.680	142.680
B19	118.797	118.797	1	118.797	118.797
B20	221	221	221	221	22286.861
B21	OR	OR	OR	OR	6.2483

DENSITY CALCULATION

TOTAL DENSITY	221	X	13.5 person's per plot
	2983.5	/	12.26875 acres
	243.1788	PPA	Against 240-400 PPA permissible

AREA UNDER GREEN

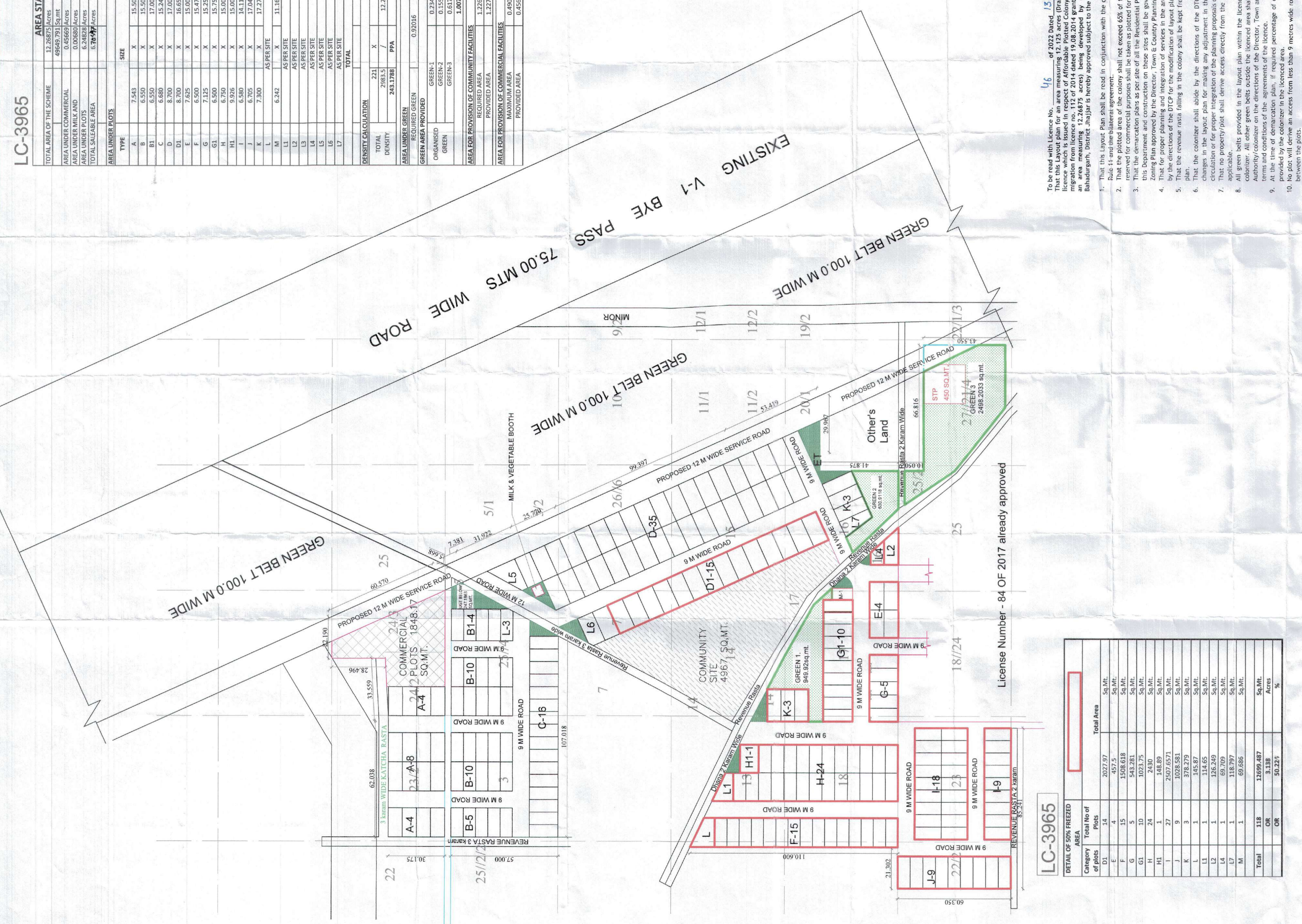
REQUIRED GREEN	ACRES	7.5% of total area of the scheme
GREEN-1	0.92016	
GREEN-2	0.2347	
GREEN-3	0.1558	
GREEN-4	0.6173	
GREEN-5	1.0079	

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	ACRES	10.00%
PROVIDED AREA	1.226750	10.00%
MAXIMUM AREA	1.227244	10.00%

AREA FOR PROVISION OF COMMERCIAL FACILITIES

PROVIDED AREA	ACRES	4.00%
MAXIMUM AREA	0.490750	4.00%
PROVIDED AREA	0.456693	3.72%



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DETAIL OF 50% FREEDZ

Category of plots	Total No of plots	Total Area Sq.Mt.	%
D1	14	2027.97	
E	4	497.5	
F	5	1506.618	
G	5	543.281	
H1	10	1023.75	
H2	24	2430	
H3	1	148.89	
I	27	2507.6571	
J	9	1028.581	
K	3	378.279	
L	1	148.87	
L1	1	114.65	
L2	1	126.249	
L3	1	69.709	
L4	1	118.797	
L5	1	69.686	
Total	118	12659.487	
OR	3.138		
OR	50.221		

COMPANY:
GNEX REALTECH PVT. LTD.
PERMANENT ADD.: B-10, LAWRENCE ROAD, INDUSTRIAL AREA, DELHI - 110035
CORRESPONDENCE ADD.: BUNGALOW NO.-11, BARAKHAMBA ROAD, NEW DELHI - 110001

ARCHITECT SIGN: [Signature] AR. TAWISH TAYAL CA/2013/60114

OWNER SIGN: [Signature]

PROJECT: proposed affordable plotted housing development as per deed awas yojana, sector-36, bahadurgarh haryana

architecture || interior || construction
principal architect
tawish tayal
ca/2013/60114

archiconstructa & valuation llp
archiconstructa & valuation llp
principal architect
tawish tayal
ca/2013/60114

drawn by: param.yadav
checked by: ar. tawish tayal
scale: 1:1000

To be read with Licence No. 46 of 2022 Dated 13/04/2022. That this layout plan for an area measuring 12.26875 acres (comprising 221 plots) is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojana-2016) under migration from licence no. 112 of 2014 dated 19.08.2014 granted for setting up of Group Housing Colony for over an area measuring 12.26875 acres) being developed by Gnex Realtech Pvt. Ltd., falling in Sector-36, Bahadurgarh, District Jhajjar 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 65% 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 site 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 DTCP 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 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 addition or for proper integration of the planning proposals on the carriage way of 30 metres or wider sector road if applicable.
- That every 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 areas of this colony shall be developed by the colonizer. All other green belts outside the licensed areas 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 as 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(3)(b)(ii) of the Act No.8 of 1975.
- That the old size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.5% 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 condition that the regularization is finally done in the interest of planned development and integration of services. The decision of the regularization system 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.27/52/2005-5power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

ATP (HQ) [Signature] (DINESH KUMAR) SD (HQ)

DTP (HQ) [Signature] (BABITA GUPTA) DTP (HQ)

STP (HQ) [Signature] (HITESH SHARMA) STP (HQ)

DTCP (HR) [Signature] (KAWANG PANDURANG JAS) DTCP (HR)