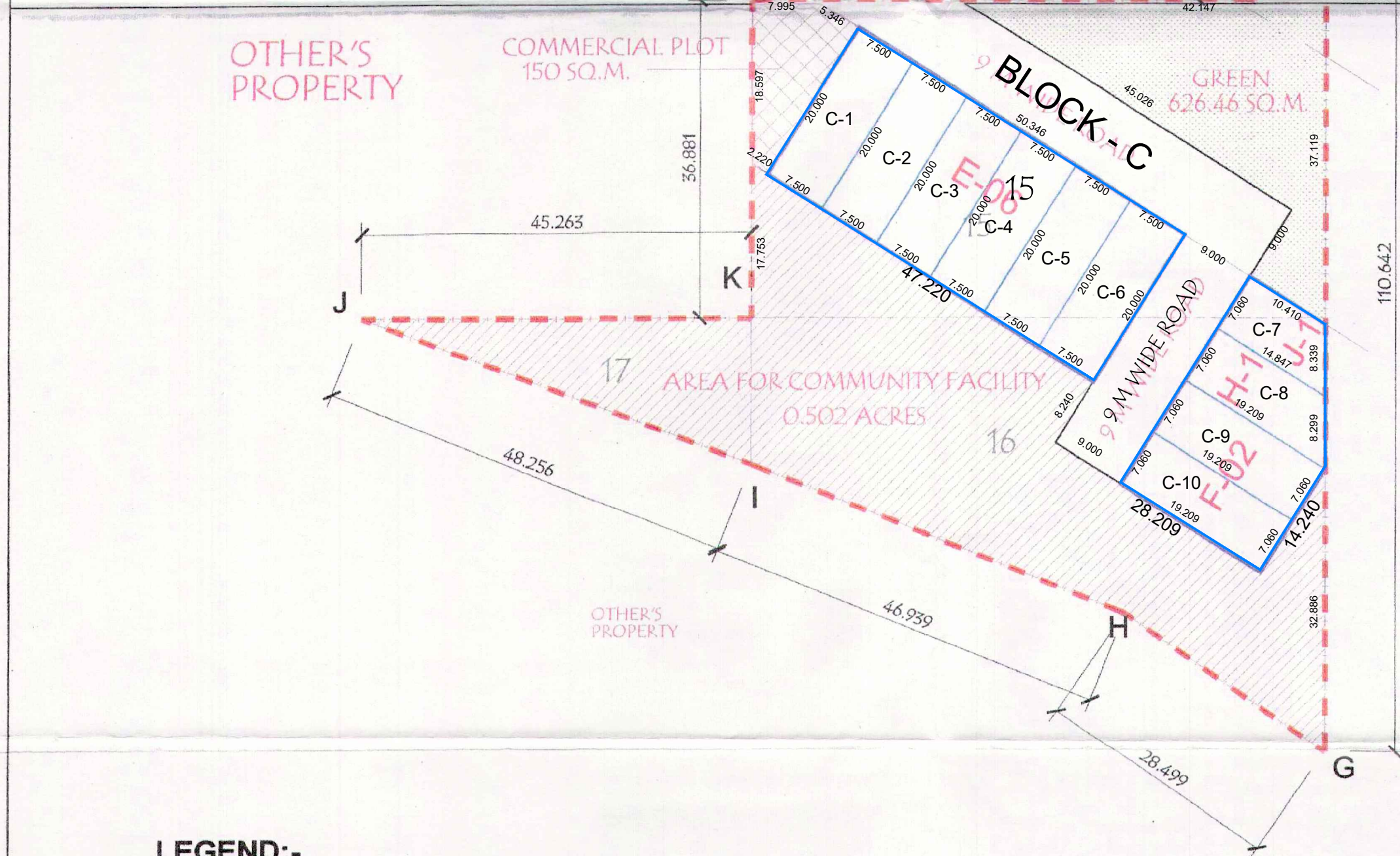
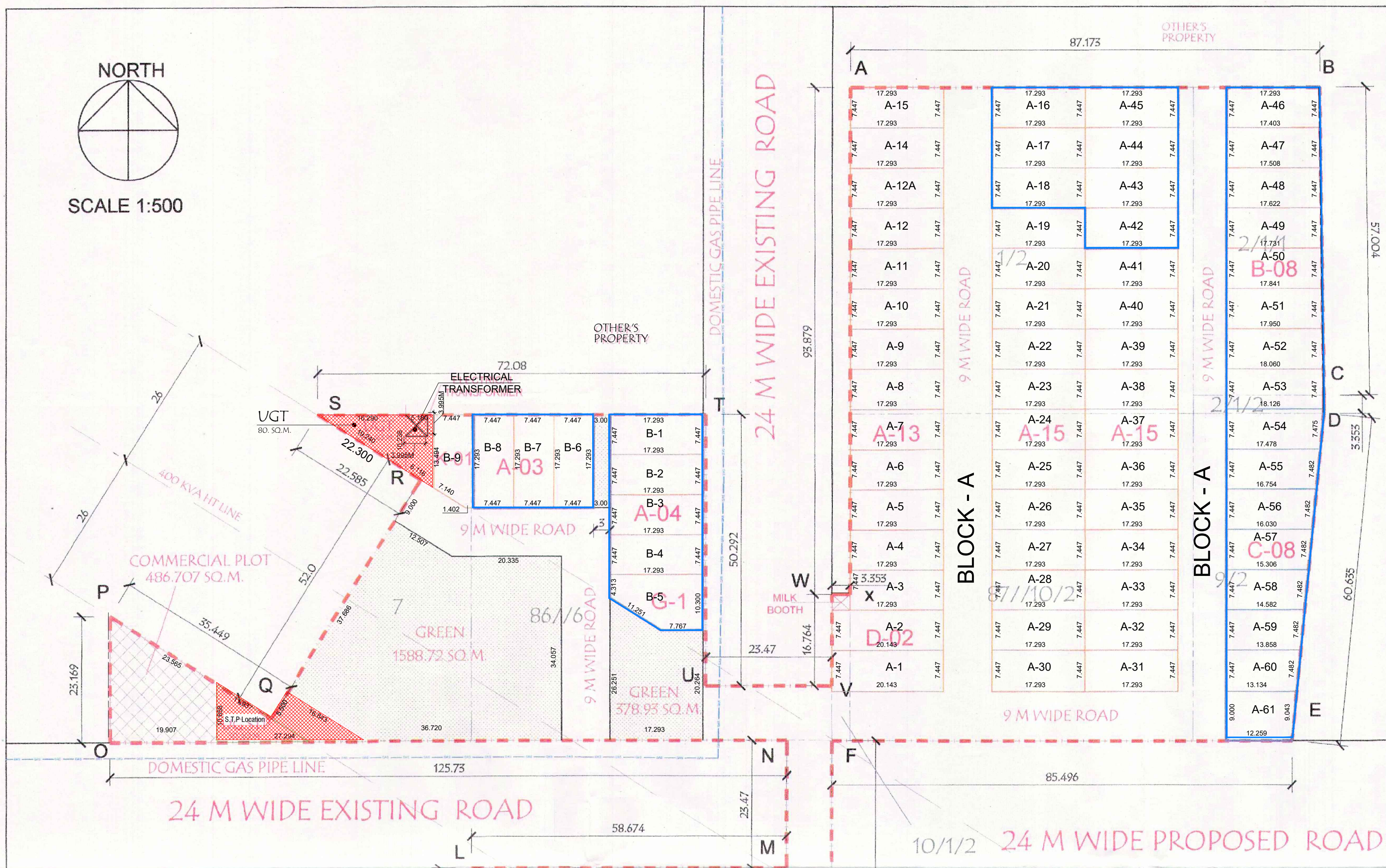


SCALE 1:500



LEGEND:-

	SITE BOUNDARY		GREEN/PARK AREA
	COMMUNITY SITE		FREEZED PLOTS SHOWN THUS
	COMMERCIAL PLOT		MORTGAGED PLOTS SHOWN THUS

DEMARICATION LAYOUT

- To be read with Licence No. 61 of 2022 dated 13/05/2022
- This that Layout plan for an area measuring 5.01875 acres (Drawing no. DTPC- dated) being developed by BNB Coloniser Pvt. Ltd. in collaboration with land owners in Sector-70, Gurugram Hanesar Urban Complex 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 DTPC for the modification of layout plans of the colony.
 - That the revenue rate 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 DTPC, 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 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 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(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 7.5m 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 HSPV 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 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.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAKESH BANSAL) ATP (HQ) (AMIT MADHOLIA) DTP (HQ) (HITESH SHARMA) STP (M) HQ (RUPAKSHI) CTP (HR) (K. MANJAND PANDURANG, IAS) DTPC (HR)

(RAM AVTAR BASSI) AD (HQ)

AREA STATEMENT

TOTAL SITE AREA = 5.01875 ACRES

	PERMISSIBLE AREAS(IN ACRES)	%	PROPOSED AREA(IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	0.5019	10.00	0.5020	10.002
GREEN AREA UNDER PARKS	0.3764	7.50	0.6410	12.772
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	0.2008	4.00	0.1573	3.134
AREA UNDER PLOTS	3.0614	61.00	2.5635	51.078
TOTAL SALABLE AREA	3.2622	65.00	2.7208	54.212

SUMMARY OF PLOTS

	PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.447 X 17.293	128.781	50	6439.049 SQ.M.
B	7.447 X 17.728	132.020	8	1056.163 SQ.M.
C	7.447 X 15.627	116.374	8	930.994 SQ.M.
D	7.447 X 20.143	150.000	2	300.000 SQ.M.
E	7.500 X 20.000	150.000	6	900.000 SQ.M.
F	7.060 X 19.209	135.616	2	271.231 SQ.M.
G	AS/DETAIL	149.600	1	149.600 SQ.M.
H	AS/DETAIL	120.480	1	120.480 SQ.M.
J	AS/DETAIL	89.158	1	89.158 SQ.M.
K	AS/DETAIL	117.291	1	117.291 SQ.M.
TOTAL			80	10373.966 SQ.M.
				2.5635 ACRES

DENSITY

TOTAL POPULATION	80	X	18	1440	PERSONS
DENSITY PERMISSIBLE				240 TO 400 PPA	

DETAIL OF 50% RESIDENTIAL AREA TO BE FREEZED AS PER POLICY (1.2817 ACRES). THE APPLICANT AS OFFERED 1.3147 ACRES i.e. 51.28% AREA TO BE FREEZED

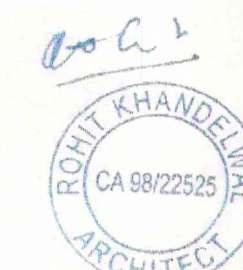
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J	AS/DETAIL	89.158	1	89.158 SQ.M.
TOTAL			41	5320.560 SQ.M.
				1.3147 ACRES

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON A TOTAL LAND AREA MEASURING 5.01875 ACRES AT SECTOR-70, REVENUE ESTATE OF VILLAGE BADSHAHPUR DISTT. GURGAON, HARYANA FOR M/S BNB COLONIZER PVT. LTD.

ARCHITECT'S SIGN

OWNER / AUTH. SIGNATORY



For BNB COLONIZER PRIVATE LIMITED
Director/Authorised Signatory