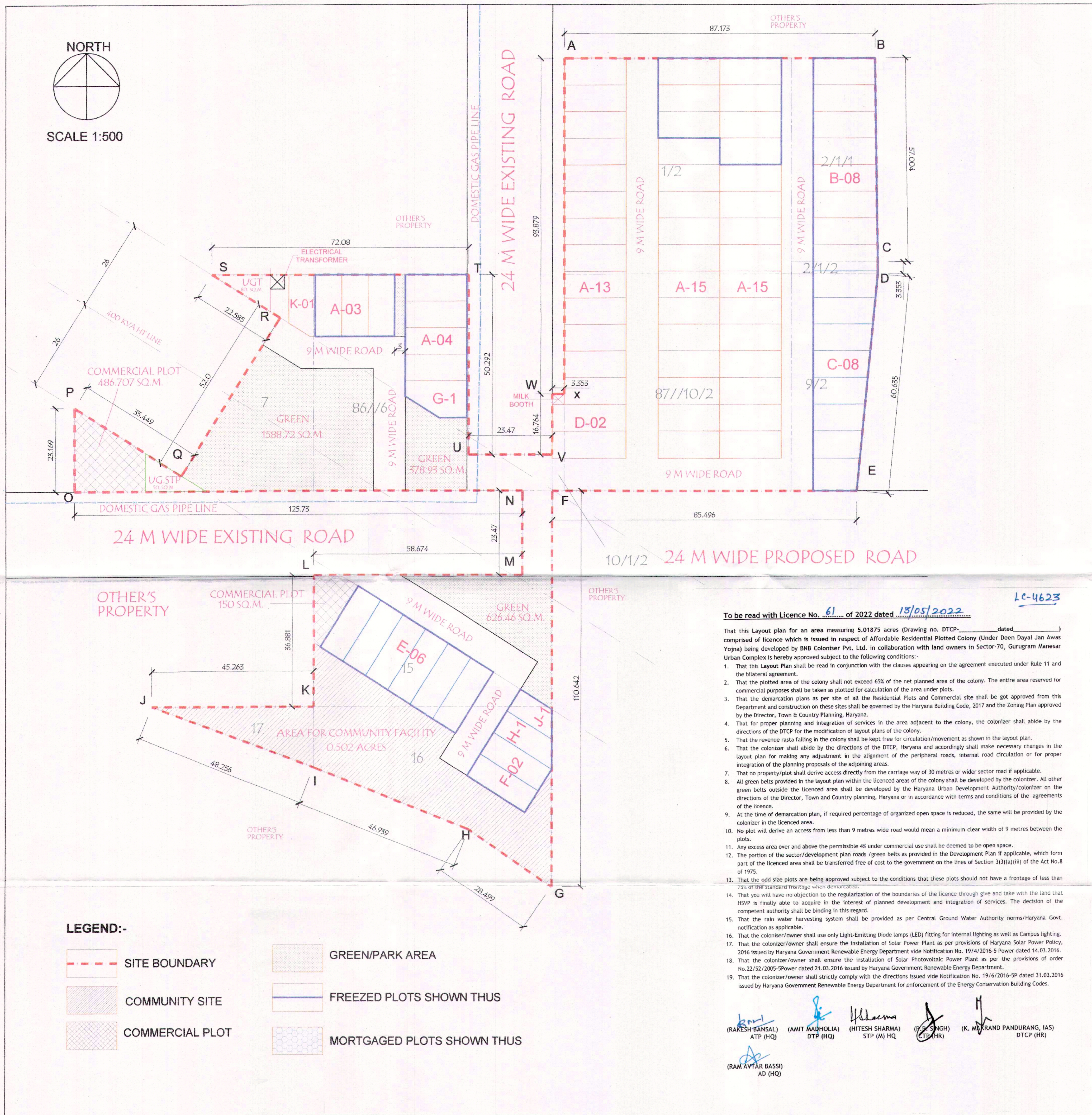


SCALE 1:500



AREA STATEMENT

TOTAL SITE AREA	=	5.01875	ACRES
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	=	0.5019	10.00 %
GREEN AREA UNDER PARKS	=	0.3764	7.50 %
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	=	0.2008	4.00 %
AREA UNDER PLOTS	=	3.0614	61.00 %
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
B	7.447 X 17.728	132.020	8
C	7.447 X 15.627	116.374	8
D	7.447 X 20.143	150.000	2
E	7.500 X 20.000	150.000	6
F	7.060 X 19.209	135.616	2
G	AS/DETAIL	149.600	1
H	AS/DETAIL	120.480	1
J	AS/DETAIL	89.158	1
K	AS/DETAIL	117.291	1
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 FROZEN AS PER POLICY (1.2817 ACRES). THE APPLICANT AS OFFERED 1.3147 ACRES I.E. 51.28% AREA TO BE FROZEN

DETAIL OF PLOT AREA TO BE FROZEN

PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.447 X 17.293	128.781	14
B	7.447 X 17.728	132.020	8
C	7.447 X 15.627	116.374	8
E	7.500 X 20.000	150.000	6
F	7.060 X 19.209	135.616	2
G	AS/DETAIL	149.600	1
H	AS/DETAIL	120.480	1
J	AS/DETAIL	89.158	1
TOTAL		41	5320.560 SQ.M.
			1.3147 ACRES

- To be read with Licence No. 61 of 2022 dated 15/05/2022 LC-4623
- That this Layout plan for an area measuring 5.01875 acres (Drawing no. DTCP-_____ dated _____) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by BNB Coloniser Pvt. Ltd. in collaboration with land owners in Sector-70, Gurugram Manesar 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 DTCP for the modification of layout plans of the colony.
 - That the revenue area 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 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)(a)(iii) 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 7.50 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.22/52/2005-5 Power 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.

LEGEND:-

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

(RAKESH BANSAL) ATP (HQ) (AMIT MADHOLIA) DTP (HQ) (HITESH SHARMA) STP (M) HQ (P. P. SINGH) CTP (HR) (K. MANRANG PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)

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