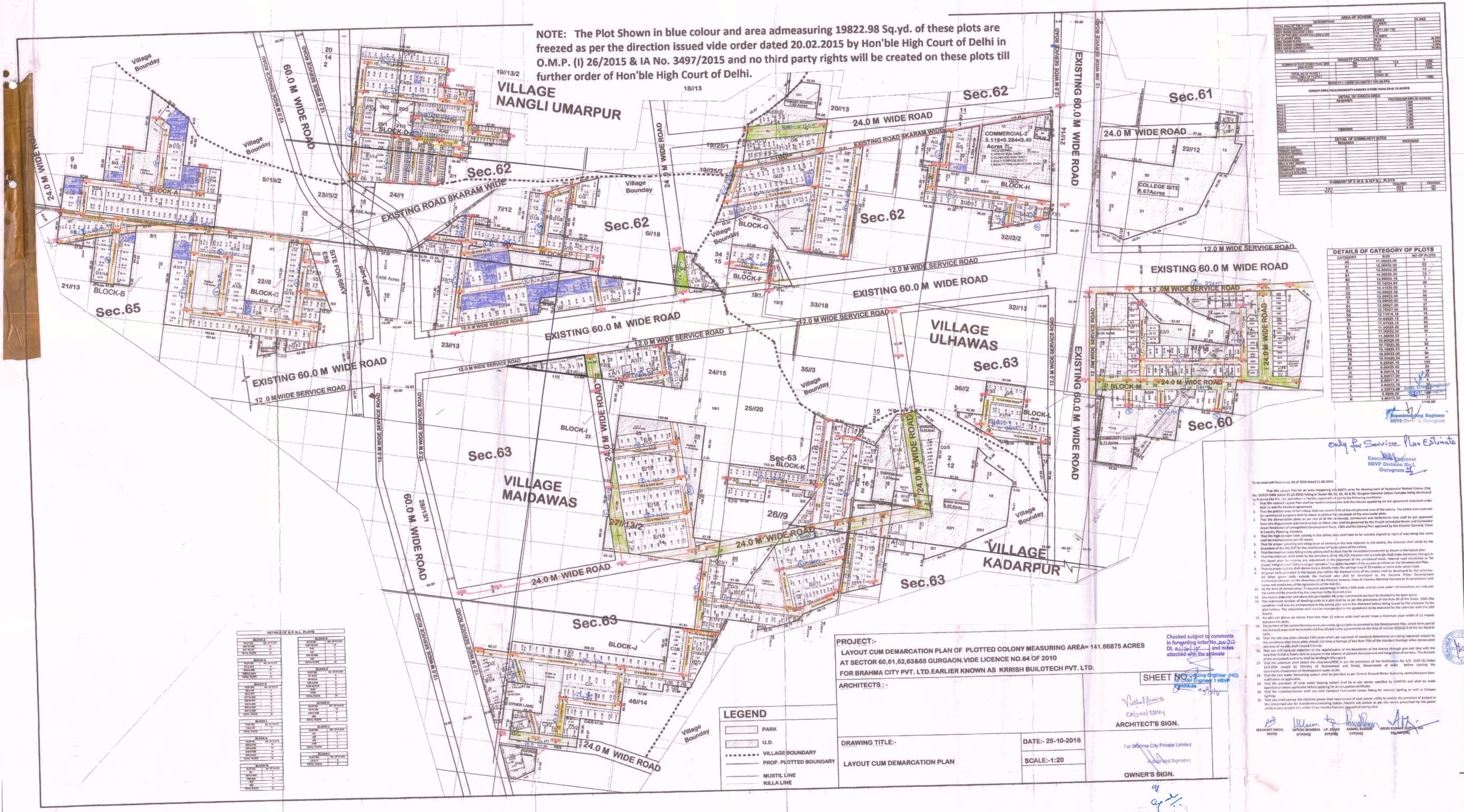
ROAD

NOTE: The Plot Shown in blue colour and area admeasuring 19822.98 Sq.yd. of these plots are freezed 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.



AREA OF SCHEME

		% AGE
	HECTARES / ACRES	
TOTAL AREA OF THE SCHEME	141.66875	
AREA UNDER COMMERCIAL-2	3.40	2.40%
AREA UNDER SCHOOL	8.65	6.10%
AREA UNDER COLLEGE	8.67	6.12%
AREA UNDER ROADS	18.79	13.26%
AREA UNDER COMMERCIAL	4.75	3.35%
AREA UNDER NURSING HOME	0.25	0.18%
AREA UNDER SERVICE ROAD	14.24	10.05%
NET SALEABLE AREA		

DENSITY CALCULATION

NUMBER OF PLOTS OTHER THAN EWS	1056	113	1169
EWS PLOTS	0	0	0
			1169
TOTAL NO. OF PLOTS =		1169	
TOTAL AREA OF PLOTS =		141667.85	
POPULATION			5850

DENSITY = 14058/134.06875 = 104.86 PPA

GREEN AREA REQUIREMENT=14058X2.5 SQM.7040.55=6.70 ACRES

DETAIL OF GREEN AREA

REQUIRED	PROVIDED/GREEN AREA (IN ACRES)
PLAY-1	1.500
PLAY-2	1.500
PLAY-3	1.500
PLAY-4	1.500
PLAY-5	1.500
PLAY-6	1.500
PLAY-7	1.500
PLAY-8	1.500
TOTAL	12.000
13.00 ACRES	12.000

DETAIL OF COMMUNITY SITES

REQUIRED	PROVIDED
HIGH SCHOOL	
PRIMARY SCHOOL	
PRIMARY SCHOOL	
PLAY SCHOOL	
PLAY SCHOOL	
PLAY & NURS. SCHOOL	
HIGH SCHOOL	
COMMUNITY CENTRE	
COLLEGE/ HIGH SCHOOL	
DISPENSARY	

SUMMARY OF E.W.S. & H.P.S.L. PLOTS

	REQUIRED	PROVIDED
E.W.S.	0	0
H.P.S.L.	113	113

DETAILS OF CATEGORY OF PLOTS

CATEGORY	SIZE	NO OF PLOTS
A0	11.00X23.00	1
A1	15.00X32.00	62
A	14.00X33.30	13
B1	14.00X30.20	15
B2	14.50X34.18	7
C	13.74X34.84	26
C1	13.41X30.00	7
C2	13.00X22.20	34
C3	13.00X23.00	65
D	12.00X30.00	13
D1	12.50X27.50	27
D2	12.75X27.25	82
D3	12.11X18.18	16
D4	13.65X20.12	25
E	11.87X25.13	62
E1	11.00X26.00	33
E2	11.00X22.00	39
E3	11.00X33.53	1
E4	10.00X20.06	4
F	10.75X21.30	68
F1	10.15X25.55	9
F2	10.00X22.00	84
F3	10.00X23.00	81
F4	10.00X20.34	1
G	9.25X34.18	125
G1	9.00X20.62	24
H	8.00X18.18	29
H1	8.50X17.00	77
I	6.00X11.81	12
J	4.94X13.76	32
K	4.50X13.09	22
L	5.00X9.09	27
M	5.00X15.30	77
		1169.00

Superintending Engineer
HSVP Circle II, Gurugram

Only for Service Plan Estimate

Executive Engineer
HSVP Division No.I,
Gurugram

To be read with licence no. 64 of 2010 dated 21.06.2010.

That this Layout Plan for an area measuring 141.66875 acres for development of Residential Plotted Colony (Org. No. DGTCP-5464 dated 31.12.2015) falling in Sector-60, 61, 62, 63 & 65, Gurgaon Manesar Urban Complex being developed by Brahma City Pvt. Ltd. and others is hereby approved subject to the following conditions:-

1. That this revised 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 plotted area of the colony shall not exceed 5% 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, commercial and institutional sites shall be got approved from this 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 General, Town & Country Planning, Haryana.
4. That the high-tension line passing in this colony area shall have to be suitably aligned or right of way along the same shall be maintained as per GI 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 DG,TCP 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 on the layout plan.
7. That the colonizer shall abide by the directions of the DG,TCP, 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 of services in the adjoining areas of the sectors as shown in the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
9. All green belts provided in the layout plan within the licenced area 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 as the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licence.
10. At the time of demarcation, if required percentage of NPHL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 69 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.
13. No plot will derive access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(c)(i) of the Act No.8 of 1975.
15. 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 kanals.
16. That you will have no objection to the regularisation of the boundaries of the licence 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 you shall convey the advance power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project into within three months from the approval of zoning plan.

(BHAGWANT SINGH) SO(HQ) | NITISH SHARMA DTP(HQ) | J.P. SIRAS STP(HQ) | KAMAL KUMAR CTP(HQ) | ARUN KUMAR GUPTA DG,TCP(HQ)

DETAILS OF N.P.H.L. PLOTS

BLOCK-A	
PLOT NO	NO. OF PLOTS
2/B TO 6/B	31
7/B TO 27/B	21
TOTAL PLOTS	52

BLOCK-B	
PLOT NO	NO. OF PLOTS
1/B TO 15/B	15
2/B TO 16/B	15
TOTAL PLOTS	30

BLOCK-C	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
3/B TO 8/B	6
TOTAL PLOTS	25

BLOCK-D	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
3/B TO 8/B	8
TOTAL PLOTS	27

BLOCK-E	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
3/B TO 8/B	8
TOTAL PLOTS	27

BLOCK-F	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
TOTAL PLOTS	19

BLOCK-G	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
TOTAL PLOTS	19

BLOCK-H	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
TOTAL PLOTS	19

BLOCK-I	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
TOTAL PLOTS	19

BLOCK-J	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
TOTAL PLOTS	19

BLOCK-K	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
TOTAL PLOTS	19

BLOCK-M	
PLOT NO	NO. OF PLOTS
1/B TO 9/B	9
2/B TO 10/B	10
TOTAL PLOTS	19

BLOCK-A	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-B	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-C	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-D	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-E	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-F	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-G	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-H	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-I	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-J	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-K	
PLOT NO	NO. OF PLOTS
1/B	1
2/B	1
3/B	1
4/B	1
5/B	1
6/B	1
TOTAL PLOTS	6

BLOCK-A	
PLOT NO	NO. OF PLOTS
1/B TO 6/B	6
TOTAL PLOTS	6

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 KRRISH BUILDTECH PVT. LTD.

ARCHITECTS : -

Checked subject to comments in forwarding letter No. 200-22-DL dt. 21.12.16 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula

SHEET NO.

ARCHITECT'S SIGN.

DRAWING TITLE:- LAYOUT CUM DEMARCATION PLAN

DATE:- 25-10-2016

SCALE:-1:20

For Brahma City Private Limited

Authorised Signatory

OWNER'S SIGN.

Director General
Town & Country Planning
Haryana, Chandigarh