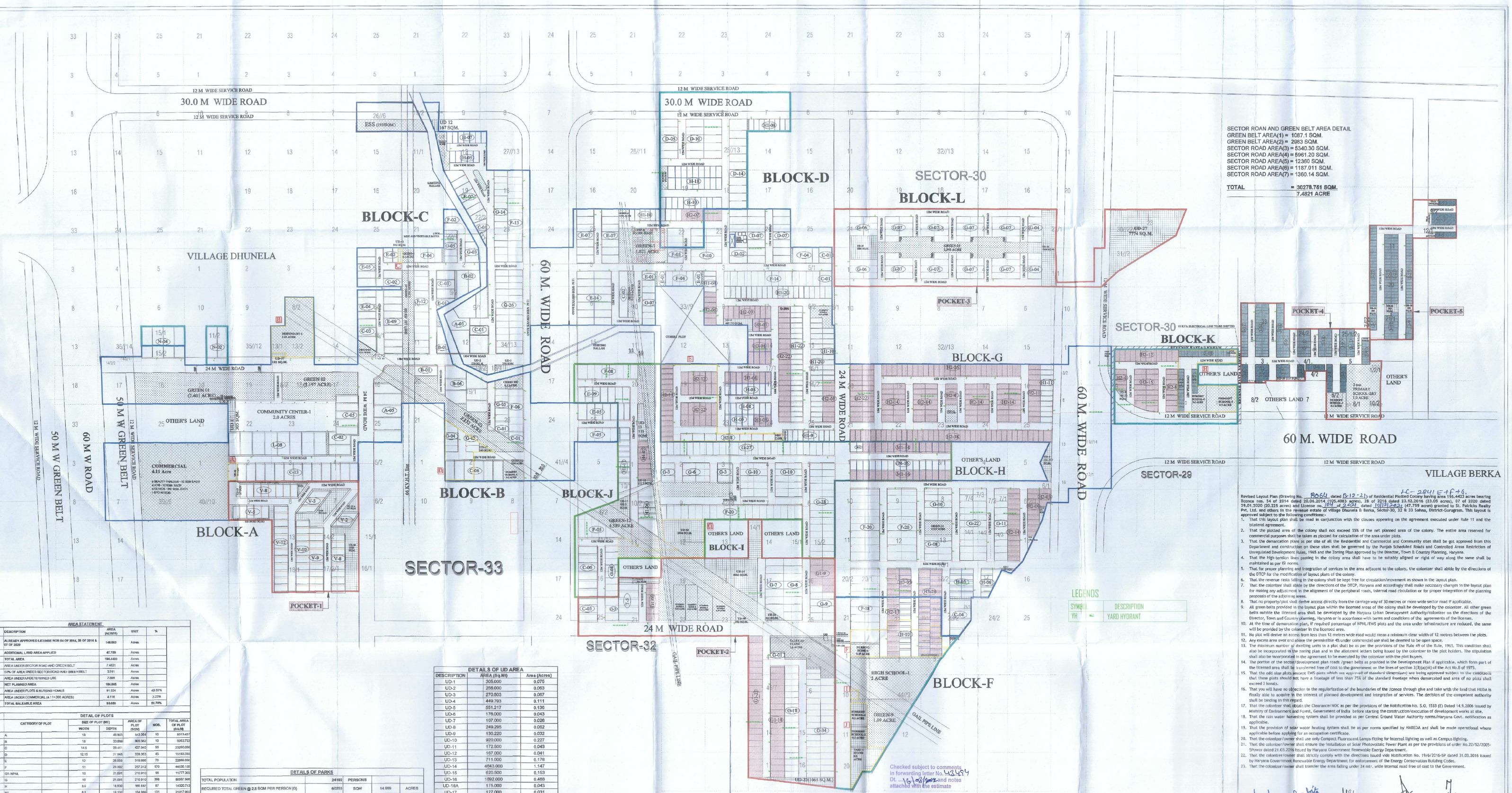


SECTOR ROAN AND GREEN BELT AREA DETAIL
GREEN BELT AREA(1) = 1087.1 SQM.
GREEN BELT AREA(2) = 2863 SQM.
SECTOR ROAD AREA(3) = 5340.30 SQM.
SECTOR ROAD AREA(4) = 5961.20 SQM.
SECTOR ROAD AREA(5) = 12360 SQM.
SECTOR ROAD AREA(6) = 1187.011 SQM.
SECTOR ROAD AREA(7) = 1360.14 SQM.

TOTAL = 30278.761 SQM.
7.4821 ACRE

Checked subject to comments in forwarding letter No. 42454 Dt. 16/03/2022 and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP Panchkula
16.3.2022

LC- 2841 E+F+G.

Revised Layout Plan (Drawing No. 8064 dated 15-12-21) of Residential Plotted Colony having area 196.4423 acres bearing licence nos. 54 of 2014 dated 30.06.2014 (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 10/11/2021 (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:-

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 plotted area of the colony shall not exceed 35% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as placated 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 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, 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 IE 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/plot 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 area 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 NPNL/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 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 Rule, 1965. This condition shall also be incorporated in the letter of intent/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/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)(a)(ii) 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 condition 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 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 the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Power 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 BANSAL) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (K.K. SHARMA) STP (R.) | (K.MAKRAND 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 Divn. No. 38 Gurugram

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

ARCHITECT'S SIGNATURE :
GIAN P. MATHUR
ARCHITECT
B.Arch., M.Q.P. (U.L.A.)
CA.No. 6206/99

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 30.06.2014, 28 OF 2016 DATED 23.12.2016 AND 07 OF 2020 DATED 29.01.2020.

DRAWING TITLE :
FIRE FIGHTING LAYOUT PLAN

REVISION : R 0

OWNER NAME :
ST. PATRICKS REALTY PRIVATE LIMITED
Offices: 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 | 148.583 | 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 UNDERTAKING UIL | 7.895 | Acres | |
| 7 | NET PLANNED AREA | 184.965 | Acres | |
| 8 | AREA UNDER PLOTS & NURSING HOMES | 91.534 | Acres | 49.51% |
| 9 | AREA UNDER COMMERCIAL (4.11.00 ACRES) | 4.116 | Acres | 2.22% |
| 10 | TOTAL BALEABLE AREA | 88.685 | Acres | 47.79% |

DETAIL OF PLOTS

| S.NO. | CATEGORY OF PLOT | SIZE OF PLOT (M2) WIDTH | DEPTH | AREA OF PLOT (SQM) | NOS. | TOTAL AREA OF PLOT (SQM) |
|---|---|---|---|---|---|---|
| 1 | A | 18 | 46.825 | 843.350 | 10 | 8433.497 |
| 2 | B | 18 | 33.950 | 611.100 | 10 | 6111.372 |
| 3 | C | 14.5 | 29.461 | 427.042 | 55 | 23490.000 |
| 4 | D | 12.15 | 27.945 | 339.303 | 45 | 15183.336 |
| 5 | E | 12 | 26.858 | 318.886 | 73 | 23280.000 |
| 6 | F | 11 | 23.382 | 257.312 | 170 | 44035.135 |
| 7 | G1-NPNL | 10 | 21.591 | 219.910 | 98 | 11777.301 |
| 8 | G | 10 | 21.591 | 219.910 | 306 | 60537.906 |
| 9 | H | 8.5 | 18.836 | 160.107 | 87 | 14002.712 |
| 10 | H1 | 8.1 | 18.132 | 154.960 | 131 | 21217.900 |
| 11 | H2 (NPNL) | 8.1 | 18.132 | 154.960 | 300 | 51138.833 |
| 12 | H3 NPNL) | 8.0 | 18.858 | 165.867 | 58 | 9477.000 |
| 13 | NHAPNL-MIXY SIZES | | | | 7 | 1118.000 |
| 14 | H5 | 18.02 | 13.503 | 225.350 | 8 | 1802.000 |
| 15 | L | 18.07 | 35.956 | 652.952 | 8 | 5453.000 |
| 16 | N | 10.775 | 48.205 | 650.040 | 6 | 4857.870 |
| 17 | J | 4 | 12.500 | 50.000 | 282 | 19230.000 |
| 18 | T | 11.712 | 30.752 | 360.197 | 5 | 1800.000 |
| 19 | V | 10.51 | 21.430 | 224.914 | 97 | 14591.621 |
| 20 | MIXDV SIZE | 9.802 | 16.114 | 157.949 | 18 | 2843.903 |
| 21 | M-NEW SIZE (NPNL) | 9.802 | 16.114 | 157.949 | 30 | 4740.007 |
| | TOTAL NO. OF PLOTS | | | | 1913 | 364435.164 |
| 22 | NURSING HOMES | | | | 8 | 8000.000 |
| | NET AREA UNDER PLOTS & NURSING HOMES (M SQM) | | | | | 372435.164 |
| | NET AREA UNDER PLOTS & NURSING HOMES (M ACRES) | | | | | 91.534 |

DETAIL OF NPNL & EWS PLOTS

| TYPE | REQUIRED | PROVIDED |
|---|---|---|
| EWS - 35% OF TOTAL PLOTS | 383 | 383 |
| NPNL - 25% OF TOTAL PLOTS | 479 | 479 |

POPULATION

| | | | | |
|---|---|---|---|---|
| NO. OF PLOTS OTHER THAN EWS * | 1530.000 | x | 03.5 | 20055 |
| EWS PLOTS = | 383.000 | x | 9 | 3447 |
| TOTAL POPULATION** | | | | 24102 |
| PER PERSON PER ACRE (PPPA) 34102/ 184.965 | | | | 130 |

DETAILS OF PARKS

| | | | | |
|---|---|---|---|---|
| TOTAL POPULATION | 24102 | PERSONS | | |
| REQUIRED TOTAL GREEN @ 2.5 SQM PER PERSON (G) | 60255 | SQM | 14.889 | ACRES |
| REQUIRED MANDATORY GREEN @ 55 % OF (G)*PER PERSON | 5121675 | SQM | 12.66 | ACRES |
| TOTAL GREEN (PROVIDED) | 62182.83 | SQM | 15.366 | ACRES |
| MANDATORY GREEN ( PROVIDED) | 56975.980 | SQM | 14.08 | ACRES |

DETAILS OF GREEN AREAS

| SR. NO. | DESCRIPTION | Area (Sqm) | Area (Acres) |
|---|---|---|---|
| 1 | GREEN-1 | 9717.000 | 2.401 |
| 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-6 | 2330.600 | 0.576 |
| 8 | GREEN-8 | 298.440 | 0.074 |
| 9 | GREEN-7 | 4131.530 | 1.021 |
| 10 | GREEN-9 | 4411.850 | 1.090 |
| 11 | GREEN-10 | 504.000 | 0.125 |
| 12 | GREEN-11 | 923.870 | 0.228 |
| 13 | GREEN-12 | 19719.000 | 4.873 |
| 14 | GREEN-13 | 5445.000 | 1.345 |
| | | 62182.830 | 15.366 |

DETAILS OF UD AREA

| DESCRIPTION | AREA (Sq.Mt) | Area (Acres) |
|---|---|---|
| UD-1 | 305.000 | 0.075 |
| UD-2 | 268.000 | 0.066 |
| UD-3 | 270.503 | 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 | 249.265 | 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 | 4543.000 | 1.147 |
| UD-15 | 620.500 | 0.153 |
| UD-16 | 1892.000 | 0.468 |
| UD-16A | 175.000 | 0.043 |
| UD-17 | 127.000 | 0.031 |
| UD-18 | 70.080 | 0.017 |
| UD-19 | 163.000 | 0.040 |
| UD-20 | 2192.000 | 0.541 |
| 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 | 31983.108 | 7.899 |

COMMUNITY FACILITIES

| S.No. | | ALREADY APPROVED AS PER 148.583 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 | 3.00 | 0 |
| 4 | EWS | 1 | 1 | 2 | 0.50 | 1+ |
| 5 | Nursing Home | 2 | 6 | 6 | 1.50 | 4+ |
| 6 | Taxi 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 |

LEGENDS

| SYMBOL | DESCRIPTION |
|---|---|
| YH | YARD HYDRANT |