

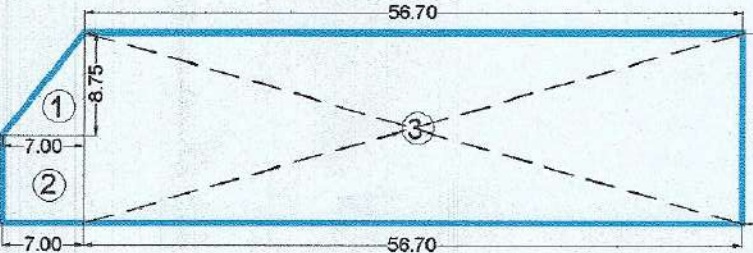
60.0 M WIDE ROAD

SECTOR - 112

| AREA STATEMENT | | | | | |
|-------------------------------------|----------|----------|----------|-----------|--------|
| TOTAL PLOT AREA | 7.68125 | ACRES OR | 31084.87 | SQ. MTRS. | |
| AREA UNDER 24 MTR WIDE ROAD | 0.06612 | ACRES OR | 267.58 | SQ.MTRS | |
| NET BALANCE AREA | 7.615138 | ACRES OR | 30817.29 | SQ. MTRS. | |
| PERMISSIBLE | | | | | |
| PROPOSED | | | | | |
| NET PLANNED AREA | 7.68125 | ACRES | SQ.MTRS | % | ACRES |
| MAX PERMISSIBLE AREA UNDER PLOTTING | 61.00 | % | 4.69 | 18961.77 | 53.29% |
| COMMERCIAL AREA | 4.00 | % | 0.31 | 1243.39 | 4.0% |
| AREA FOR COMMON FACILITIES | 10.00 | % | 0.77 | 3108.49 | 10% |
| MIN GREEN AREA | 7.5 | % | 0.58 | 2331.36 | 7.5% |
| NO. OF PLOTS | | | | 128 | |
| OCCUPANCY PER DWELLING PLOT | | | | 18.0 | |
| TOTAL POPULATION | | PERSONS | | 2304 | |
| DENSITY | 240-400 | PPA | | 299.95 | |

- To be read with Licence No. 177 of 2022 Dated 03/11/2022 LC-4491
- That this Layout plan for an area measuring 7.68125 acres (Drawing No.) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Rishali Developers LLP, Sector-112, Gurugram 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 DTC, 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 75% 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 Photovoltaic Power Plant as per the provisions of order No.27/57/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

| DETAIL OF TOTAL NO OF PLOTS | | | | |
|-----------------------------|---------------|------------------|-------------|------------------|
| PLOT NO. | PLOT SIZE | AREA IN SQ.MTRS. | NO.OF PLOTS | AREA IN SQ.MTRS. |
| | WIDTH LENGTH | | | |
| 1 TO 4 | 9.210 11.730 | 108.033 | 4 | 432.13 |
| 5 TO 12 | 7.540 18.440 | 139.038 | 8 | 1112.30 |
| 12A TO 30 | 8.340 13.860 | 115.592 | 18 | 2080.66 |
| 31 TO 34 | 7.380 16.850 | 124.353 | 4 | 497.41 |
| 35 | 9.060 12.950 | 117.3270 | 1 | 117.33 |
| 36 TO 45 | 8.340 12.950 | 108.003 | 10 | 1080.03 |
| 46 | 8.290 12.950 | 107.356 | 1 | 107.36 |
| 47 TO 57 | 7.060 21.180 | 149.531 | 11 | 1644.84 |
| 58 TO 61 | 7.960 18.660 | 148.534 | 4 | 594.13 |
| 62 TO 71 | 8.000 16.340 | 130.720 | 10 | 1307.20 |
| 72 TO 76 | 7.340 13.630 | 100.044 | 5 | 500.22 |
| 77 TO 81 | 7.340 17.340 | 127.276 | 5 | 636.38 |
| 82 TO 84 | 7.340 16.340 | 119.936 | 3 | 359.81 |
| 85 TO 94 | 8.000 16.340 | 130.720 | 10 | 1307.20 |
| 95 | 8.000 18.700 | 132.680 | 1 | 132.68 |
| 96 TO 101 | 8.000 15.900 | 127.200 | 6 | 763.20 |
| 102 TO 104 | 8.800 17.000 | 149.600 | 3 | 448.80 |
| 105 | 8.800 17.000 | 146.840 | 1 | 146.84 |
| 106 | 10.000 17.000 | 147.060 | 1 | 147.06 |
| 107 TO 112 | 8.000 17.000 | 136.000 | 6 | 816.00 |
| 113 TO 115 | 7.500 20.000 | 150.000 | 3 | 450.00 |
| 116 | 7.260 20.000 | 137.420 | 1 | 137.42 |
| 117 TO 123 | 7.260 20.000 | 145.200 | 7 | 1016.40 |
| 124 TO 127 | 8.000 18.700 | 149.600 | 4 | 598.40 |
| 128 | 7.080 18.700 | 132.396 | 1 | 132.40 |
| TOTAL | | | 128 | 16566.20 |



| COMMERCIAL-1 AREA | | | |
|-------------------|-----------|--------------|----------------------------|
| NAME | SHAPE | PLOT SIZES | AREA (SQ.MTRS.) |
| | | WIDTH LENGTH | |
| 1 | TRIANGLE | 7.00 8.75 | 30.63 |
| 2 | RECTANGLE | 7.00 7.54 | 52.78 |
| 3 | RECTANGLE | 56.700 16.29 | 923.64 |
| TOTAL | | | 1007.05 SQMT 0.25 ACRES |

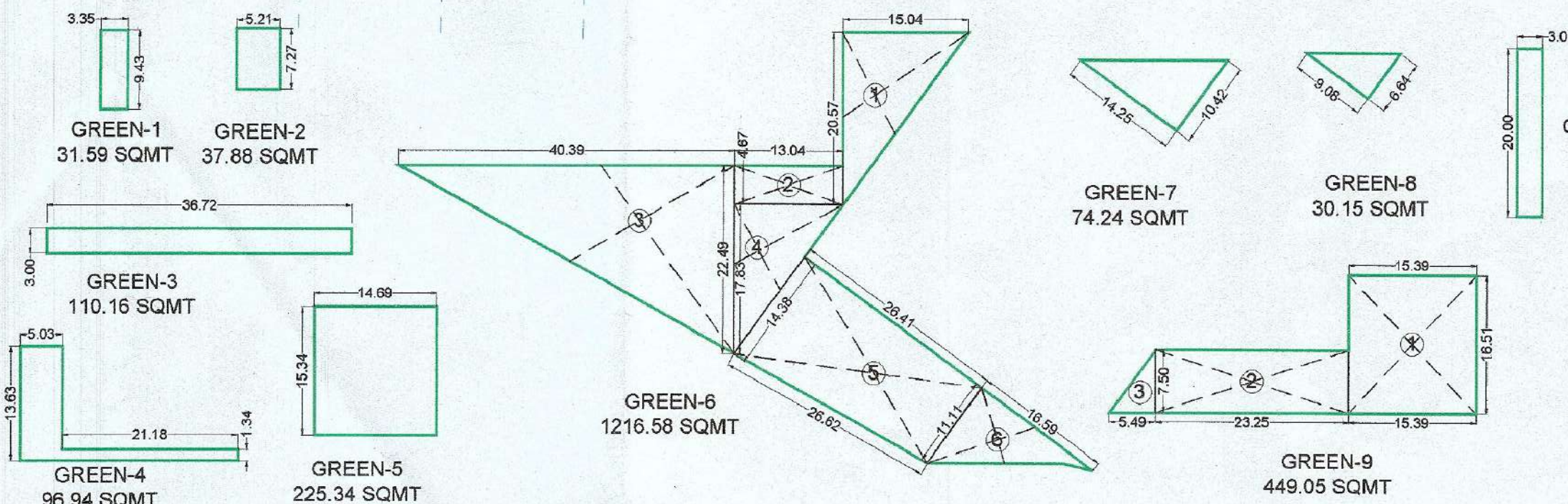
| COMMERCIAL-2 AREA | | | |
|-------------------|-----------|--------------|---------------------------|
| NAME | SHAPE | PLOT SIZES | AREA (SQ.MTRS.) |
| | | WIDTH LENGTH | |
| 1 | RECTANGLE | 5.35 18.70 | 100.05 |
| 2 | TRIANGLE | 18.70 14.54 | 135.96 |
| TOTAL | | | 236.99 SQMT 0.06 ACRES |



| PLOT DETAIL | | | |
|----------------|--|--|--|
| PLOT NO. - 95 | =(8.00 X 14.47) + (1/2 X 2.57 X 1.43) + (1.43 X 5.43) = 115.76 + 1.837 + 7.764 AREA = 125.36 Sqmt. | | |
| PLOT NO. - 105 | =(14.25 X 8.80) + (2.75 X 8.79) + (1/2 X 2.01 X 2.75) = 125.4 + 18.672 + 2.763 AREA = 146.84 Sqmt. | | |
| PLOT NO. - 106 | =(17.00 X 4.21) + (9.08 X 5.79) + (1/2 X 5.79 X 7.92) = 71.57 + 52.57 + 22.92 AREA = 147.06 Sqmt. | | |

| COMMUNITY LAND AREA CHART | | | |
|---------------------------|-----------|--------------|-----------------------|
| NAME | SHAPE | PLOT SIZES | AREA (SQ.MTRS.) |
| | | WIDTH LENGTH | |
| 1 | RECTANGLE | 25.50 38.05 | 970.28 |
| 2 | RECTANGLE | 21.68 16.51 | 357.94 |
| 3 | RECTANGLE | 22.77 37.07 | 844.08 |
| 4 | RECTANGLE | 23.34 18.77 | 438.09 |
| 5 | TRIANGLE | 13.73 18.77 | 128.66 |
| 6 | TRIANGLE | 23.25 31.78 | 369.44 |
| TOTAL COMMUNITY AREA | | | 3108.69 0.77 ACRES |

| GREEN AREA CHART | | | |
|------------------|-------|--------------|----------------------------|
| NAME | SHAPE | PLOT SIZES | AREA (SQ.MTRS.) |
| | | WIDTH LENGTH | |
| GREEN AREA-1 | | 3.35 9.43 | 31.59 |
| GREEN AREA-2 | | 5.21 7.27 | 37.88 |
| GREEN AREA-3 | | 36.72 3.00 | 110.16 |
| GREEN AREA-4 | | 21.18 1.34 | 28.38 |
| GREEN AREA-5 | | 5.03 13.63 | 68.56 |
| GREEN AREA-6 | | 14.69 15.34 | 225.34 |
| GREEN AREA-7 | | 15.04 20.57 | 154.69 |
| GREEN AREA-8 | | 13.14 4.67 | 61.36 |
| GREEN AREA-9 | | 22.49 40.39 | 454.19 |
| GREEN AREA-10 | | 17.83 13.04 | 116.25 |
| GREEN AREA-11 | | 26.52 12.75 | 337.63 |
| GREEN AREA-12 | | 11.11 16.59 | 92.16 |
| GREEN AREA-13 | | 10.42 14.25 | 74.24 |
| GREEN AREA-14 | | 6.64 9.08 | 30.15 |
| GREEN AREA-15 | | 15.39 16.51 | 254.09 |
| GREEN AREA-16 | | 7.50 23.25 | 174.38 |
| GREEN AREA-17 | | 5.49 7.50 | 20.59 |
| GREEN AREA-18 | | 3.00 20.00 | 60.00 |
| TOTAL | | | 2331.93 SQMT 0.58 ACRES |



| PLOT AREA | = | 7.68125 | ACRES | OR | 31084.874 | SQMT |
|-------------------|--------|---------|--------|----|-----------|------------------------------------|
| AREA UNDER ZONING | | | | | | |
| A | 7.54 | X | 14.20 | | | = 107.068 SQM |
| B | 17.75 | X | 14.20 | X | 0.5 | = 126.025 SQM |
| C | 49.50 | X | 25.29 | | | = 1251.855 SQM |
| D | 25.98 | X | 45.83 | | | = 1190.663 SQM |
| E | 24.31 | X | 38.55 | | | = 937.151 SQM |
| F | 20.12 | X | 21.70 | | | = 436.604 SQM |
| G | 77.11 | X | 60.35 | | | = 4653.589 SQM |
| H | 30.18 | X | 60.35 | | | = 1821.363 SQM |
| I | 58.67 | X | 60.35 | | | = 3540.735 SQM |
| J | 5.03 | X | 55.32 | | | = 278.260 SQM |
| K | 62.02 | X | 60.35 | | | = 3742.907 SQM |
| L | 66.21 | X | 23.47 | | | = 1553.949 SQM |
| M | 66.21 | X | 36.88 | | 0.5 | = 1220.912 SQM |
| N | 20.550 | X | 60.350 | | | = 1240.193 SQM |
| O | 1.550 | X | 4.090 | X | 0.5 | = 3.170 SQM |
| P | 44.15 | X | 60.35 | X | 0.5 | = 1332.226 SQM |
| Q | 6.58 | X | 9.00 | 2 | X | = 59.220 SQM |
| R | 23.15 | X | 9.00 | | | = 208.350 SQM |
| S | 49.10 | X | 67.05 | | 0.5 | = 1646.235 SQM |
| T | 60.87 | X | 67.05 | | | = 4081.334 SQM |
| U | 29.09 | X | 44.43 | | | = 1292.469 SQM |
| V | 29.09 | X | 22.62 | | 0.5 | = 329.008 SQM |
| W | 3.35 | X | 9.43 | | | = 31.591 SQM |
| Total | | | | | | = 31084.874 SQM = 7.68125 ACRES |

SUPERIMPOSED DEMARCATION PLAN ON APPROVED LAYOUT PLAN

PROJECT NAME & ADDRESS :
DEMARCATON PLAN FOR DEEN DAYAL JAN AWAS YOJNA AFFORDABLE PLOTTED HOUSING COLONY OVER AN AREA MEASURING 7.68125 ACRES. (LOI NO.LC-4491-JE (DS)/2021/19348 DATED.11.08.2021)
SITE MEASURING = 7.68125 ACRES
[RECT/KILLA NO.40/24/1/2/2(2-19), 24/2(0-7), 25/1/1/2(0-16), 25/2/2(2-7), 27/1(1-13), 44/14/2(0-5), 4/3/1(0-1), 4/3/2(0-9), 5/1(1-11), 5/2/1(3-4), 5/2/2(3-5), 6/1(7-0), 15/2/12(3-12), 45/1/1/1(1-16), 1/1/2(1-16), 10/7(19), 11/1(6-13-1), 12/6(3-5), 13/7(7), 18/10(18), 19/1(0-18), 20/1MIN(0-3) TOTAL 50K-228M OR 7.68125 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE BAJHERA IN SECTOR-112, DISTRICT GURUGRAM BEING DEVELOPED BY PINNE INDUSTRIAL CONSULTANT PVT. LTD., RISHALI DEVELOPERS LLP, ZONE DEVELOPERS PVT. LTD., LOGICAL ESTATE PVT. LTD., SHRI BHAGWAN-ZILAY SINGH, KAPOOR S/O NIHAL SINGH C/O RISHALI DEVELOPERS LLP.

| | | | |
|--|---|---------------------------|-------------|
| OWNER NAME : Rishali Developers LLP. | ARCHITECT'S SIGNATURE : | OWNER'S SIGNATURE : | NORTH : |
| DRAWING TITLE : SITE & LAYOUT PLAN | ARCHITECT'S NAME : VIMAL BAJAJ Architect CA/96/19791 938, Sector-14, Gurugram | SCALE : 1 : 600 | |