

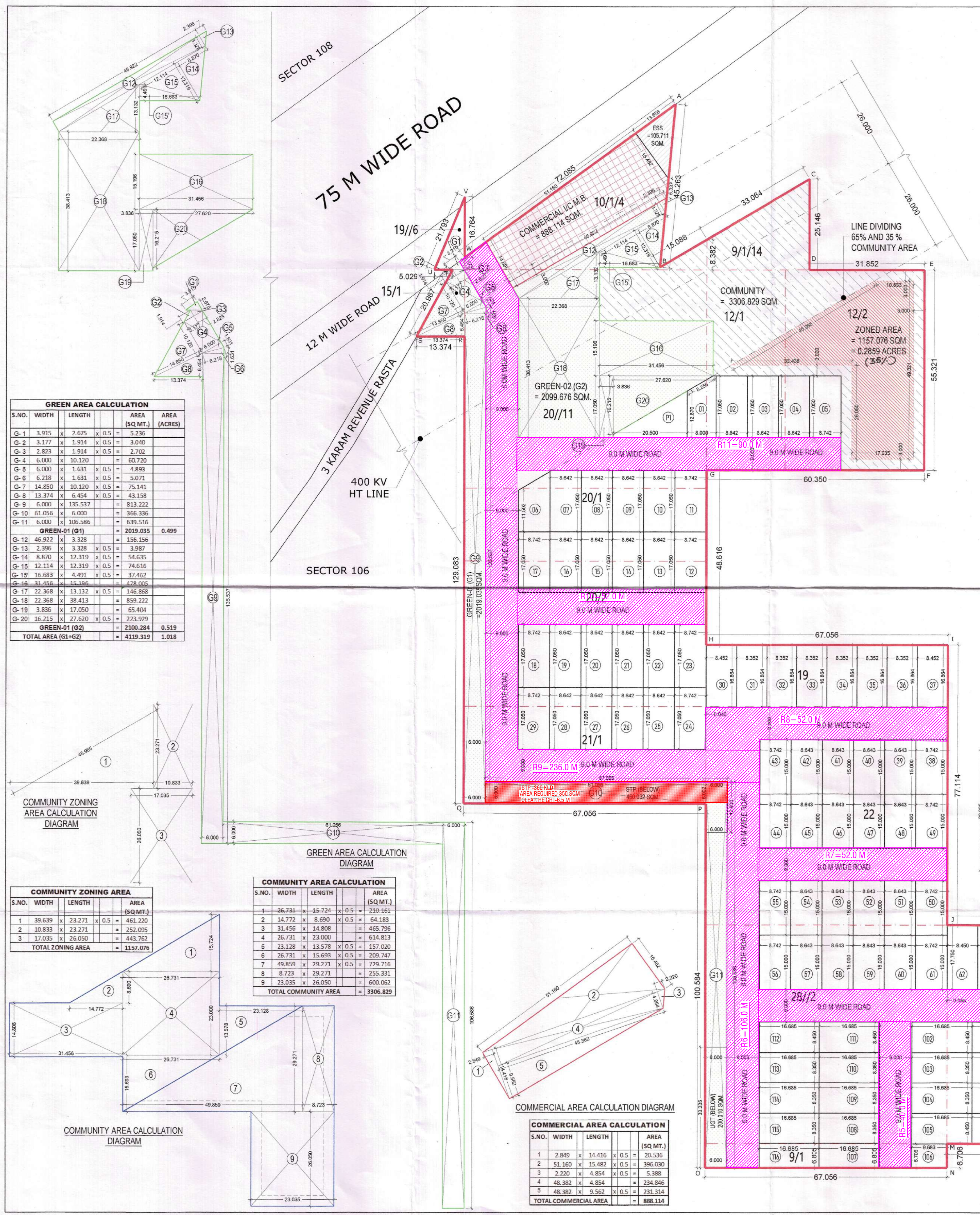
To be read with Licence No. 192 of 2022, Dated, 23/11/2022.  
That this Layout plan for an area measuring 8.16875 acres (Drawing No. 23/11/2022) is hereby approved subject to the following conditions:

- 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 commercial plots as per size of all the Residential Plots and Commercial plots shall be approved by 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 licensed area of the colony shall be developed by the Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or Urban Colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Colonizer, which shall form part of the agreements of the license.
- 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 licensed 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 licensed 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 those 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 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. 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. 1916/2016-Spower dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) DTCP(HQ) (HITESH SHARMA) STPM(HQ) (P. S. SINGH) STPM(HQ) (T.L. SATYAPRAKASH) AS) DTCP(HQ)

|                 |                                                                   |               |               |        |               |                       |        |
|-----------------|-------------------------------------------------------------------|---------------|---------------|--------|---------------|-----------------------|--------|
| TOTAL PLOT AREA |                                                                   | =             | 8.16875 ACRES |        | =             | 33057.710 SQMT.       |        |
| AREA STATEMENT  |                                                                   |               |               |        |               |                       |        |
|                 | DESCRIPTION                                                       | REQUIRED AREA |               |        | PROPOSED AREA |                       |        |
|                 |                                                                   | ACRES         | SQMT.         | %      | ACRES         | SQMT.                 | %      |
| 1               | TOTAL AREA OF THE LAND                                            | 8.16875       | 33057.710     |        |               |                       |        |
| 2               | OPEN SPACE AREA (GREEN)                                           | 0.61          | 2479.328      | 7.50%  | 1.02          | 4119.319              | 12.46% |
| 3               | AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY) | 0.817         | 3305.771      | 10.00% | 0.82          | 3306.829              | 10.00% |
| 4               | COMMERCIAL AREA                                                   | 0.327         | 1322.308      | 4.00%  | 0.22          | 888.114               | 2.69%  |
| 5               | SALEABLE AREA                                                     | 4.983         | 20165.203     | 61.00% | 4.04          | 16343.207             | 49.46% |
| 6               | TOTAL SALEABLE AREA (4) + (5)                                     | 5.31          | 21487.512     | 65.00% | 4.26          | 17231.321             | 52.15% |
| 7               | TOTAL NO. OF PLOTS                                                |               |               |        | 117           |                       |        |
| 8               | MINIMUM PERMISSIBLE DENSITY @ 240 PPA                             | 1961          |               |        | 2106          | 258 PPA               |        |
| 9               | MAXIMUM PERMISSIBLE DENSITY @ 400 PPA                             | 3268          |               |        |               | (18 Person per Plots) |        |

| S.NO. | PLOT TYPE                                                                   | SIZE OF PLOT |              | PLOT AREA (SQMT.)   | NO. OF PLOTS | TOTAL AREA (SQMT.) |
|-------|-----------------------------------------------------------------------------|--------------|--------------|---------------------|--------------|--------------------|
|       |                                                                             | WIDTH (MTS)  | LENGTH (MTS) |                     |              |                    |
| 1     | P1                                                                          |              |              | 140.478             | 1            | 140.478            |
| 2     | 1                                                                           |              | AS PLINE     | 121.519             | 1            | 121.519            |
| 3     | 5, 11, 12, 17, 18, 23, 24, 29                                               | 8.742        | 17.050       | 149.051             | 8            | 1192.408           |
| 4     | 2-4, 7-10, 13-16, 19-22, 25-28                                              | 8.642        | 17.050       | 147.346             | 19           | 2799.574           |
| 5     | 6                                                                           |              | AS PLINE     | 122.978             | 1            | 122.978            |
| 6     | 30, 37                                                                      | 8.452        | 16.864       | 142.535             | 2            | 285.070            |
| 7     | 31-36                                                                       | 8.352        | 16.864       | 140.848             | 6            | 845.088            |
| 8     | 38, 43, 44, 49, 50, 55, 56, 61                                              | 8.742        | 15.000       | 131.130             | 8            | 1049.040           |
| 9     | 39-42, 45-48, 51-54, 57-60                                                  | 8.643        | 15.000       | 129.645             | 16           | 2074.320           |
| 10    | 62, 69, 70, 77                                                              | 8.450        | 17.750       | 149.988             | 4            | 599.952            |
| 11    | 63-68, 71-76                                                                | 8.350        | 17.750       | 148.213             | 12           | 1778.556           |
| 12    | 78, 81, 82, 85, 86, 89, 90, 93, 94, 97, 98, 101, 102, 105, 111, 112         | 8.450        | 16.685       | 140.988             | 16           | 2255.808           |
| 13    | 79, 80, 83, 84, 87, 88, 91, 92, 95, 96, 99, 100, 103, 104, 108-110, 113-115 | 8.350        | 16.685       | 139.320             | 20           | 2786.400           |
| 14    | 106                                                                         | 6.706        | 9.683        | 64.934              | 1            | 64.934             |
| 15    | 107, 116                                                                    | 6.805        | 16.685       | 113.541             | 2            | 227.082            |
| TOTAL |                                                                             |              |              |                     | 117          | 16343.207          |
|       |                                                                             |              |              | Acres               |              | 4.04               |
|       |                                                                             |              |              | Percentage Achieved |              | 49.46%             |

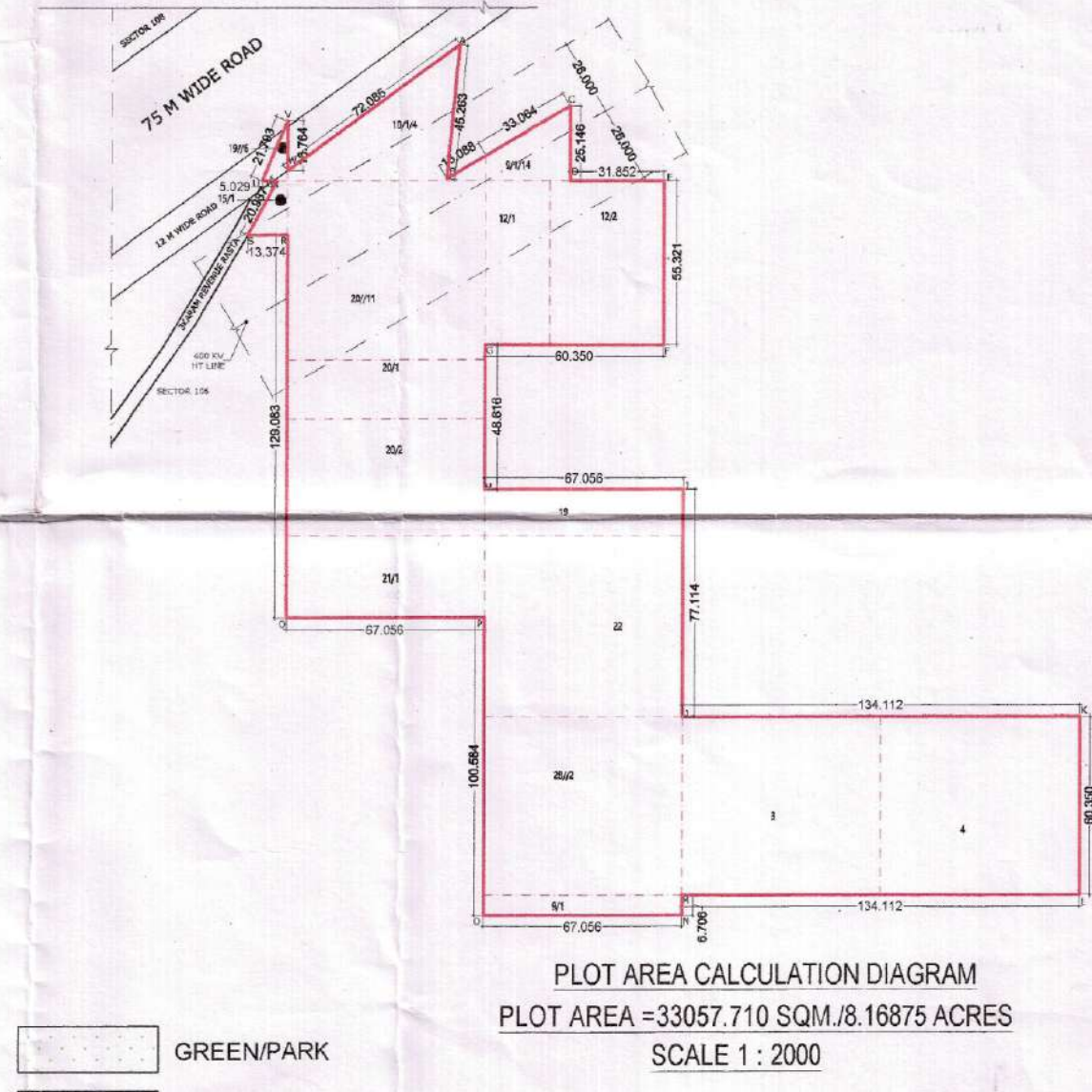


| GREEN AREA CALCULATION |        |         |               |              |       |
|------------------------|--------|---------|---------------|--------------|-------|
| S.NO.                  | WIDTH  | LENGTH  | AREA (SQ.MT.) | AREA (ACRES) |       |
| G-1                    | 3.915  | 2.675   | 10.536        |              |       |
| G-2                    | 3.177  | 1.914   | 6.084         |              |       |
| G-3                    | 2.823  | 1.914   | 5.402         |              |       |
| G-4                    | 6.000  | 10.120  | 60.720        |              |       |
| G-5                    | 6.000  | 1.631   | 9.782         |              |       |
| G-6                    | 6.218  | 1.631   | 10.150        |              |       |
| G-7                    | 14.850 | 10.120  | 150.284       |              |       |
| G-8                    | 13.374 | 6.454   | 86.322        |              |       |
| G-9                    | 6.000  | 135.537 | 813.222       |              |       |
| G-10                   | 61.056 | 6.000   | 366.336       |              |       |
| G-11                   | 6.000  | 106.586 | 639.516       |              |       |
| GREEN-01 (G1)          |        |         |               | 2019.035     | 0.499 |
| G-12                   | 46.972 | 3.328   | 156.156       |              |       |
| G-13                   | 2.396  | 3.328   | 7.970         |              |       |
| G-14                   | 8.870  | 12.319  | 109.235       |              |       |
| G-15                   | 12.114 | 12.319  | 149.235       |              |       |
| G-16                   | 16.683 | 4.491   | 74.616        |              |       |
| G-17                   | 16.683 | 4.491   | 74.616        |              |       |
| G-18                   | 31.456 | 15.196  | 478.005       |              |       |
| G-19                   | 22.368 | 13.132  | 293.888       |              |       |
| G-20                   | 22.368 | 38.413  | 859.222       |              |       |
| G-21                   | 3.836  | 17.050  | 65.404        |              |       |
| G-22                   | 16.215 | 27.520  | 446.299       |              |       |
| GREEN-01 (G2)          |        |         |               | 2100.284     | 0.519 |
| TOTAL AREA (G1+G2)     |        |         |               | 4119.319     | 1.018 |

| COMMUNITY ZONING AREA |        |        |               |
|-----------------------|--------|--------|---------------|
| S.NO.                 | WIDTH  | LENGTH | AREA (SQ.MT.) |
| 1                     | 39.639 | 23.271 | 923.220       |
| 2                     | 10.833 | 23.271 | 252.095       |
| 3                     | 17.035 | 26.050 | 443.762       |
| TOTAL ZONING AREA     |        |        | 1117.076      |

| COMMUNITY AREA CALCULATION |        |        |               |
|----------------------------|--------|--------|---------------|
| S.NO.                      | WIDTH  | LENGTH | AREA (SQ.MT.) |
| 1                          | 26.731 | 15.724 | 419.161       |
| 2                          | 14.772 | 8.690  | 127.183       |
| 3                          | 31.456 | 14.808 | 466.796       |
| 4                          | 26.731 | 23.000 | 614.813       |
| 5                          | 23.128 | 13.578 | 313.020       |
| 6                          | 26.731 | 15.693 | 419.161       |
| 7                          | 49.859 | 29.271 | 1460.716      |
| 8                          | 8.723  | 29.271 | 255.391       |
| 9                          | 23.035 | 26.050 | 600.062       |
| TOTAL COMMUNITY AREA       |        |        | 3306.829      |

| COMMERCIAL AREA CALCULATION |        |        |               |
|-----------------------------|--------|--------|---------------|
| S.NO.                       | WIDTH  | LENGTH | AREA (SQ.MT.) |
| 1                           | 2.849  | 14.416 | 41.076        |
| 2                           | 51.160 | 15.482 | 792.030       |
| 3                           | 7.220  | 4.854  | 35.058        |
| 4                           | 48.382 | 4.854  | 234.846       |
| 5                           | 48.382 | 9.562  | 461.691       |
| TOTAL COMMERCIAL AREA       |        |        | 888.114       |



PROJECT:  
PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OVER AN AREA MEASURING 8.16875 ACRES, IN THE REVENUE ESTATE OF VILLAGE - BABUPUR IN SECTOR 106, GURUGRAM BEING DEVELOPED BY : MRG CASTLE REALTY LLP

DRAWING TITLE

LAYOUT PLAN  
ROAD LAYOUT

Architects:  
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SIG. OF ARCHITECT



SIG. OF OWNER

For  
MRG CASTLE REALTY LLP