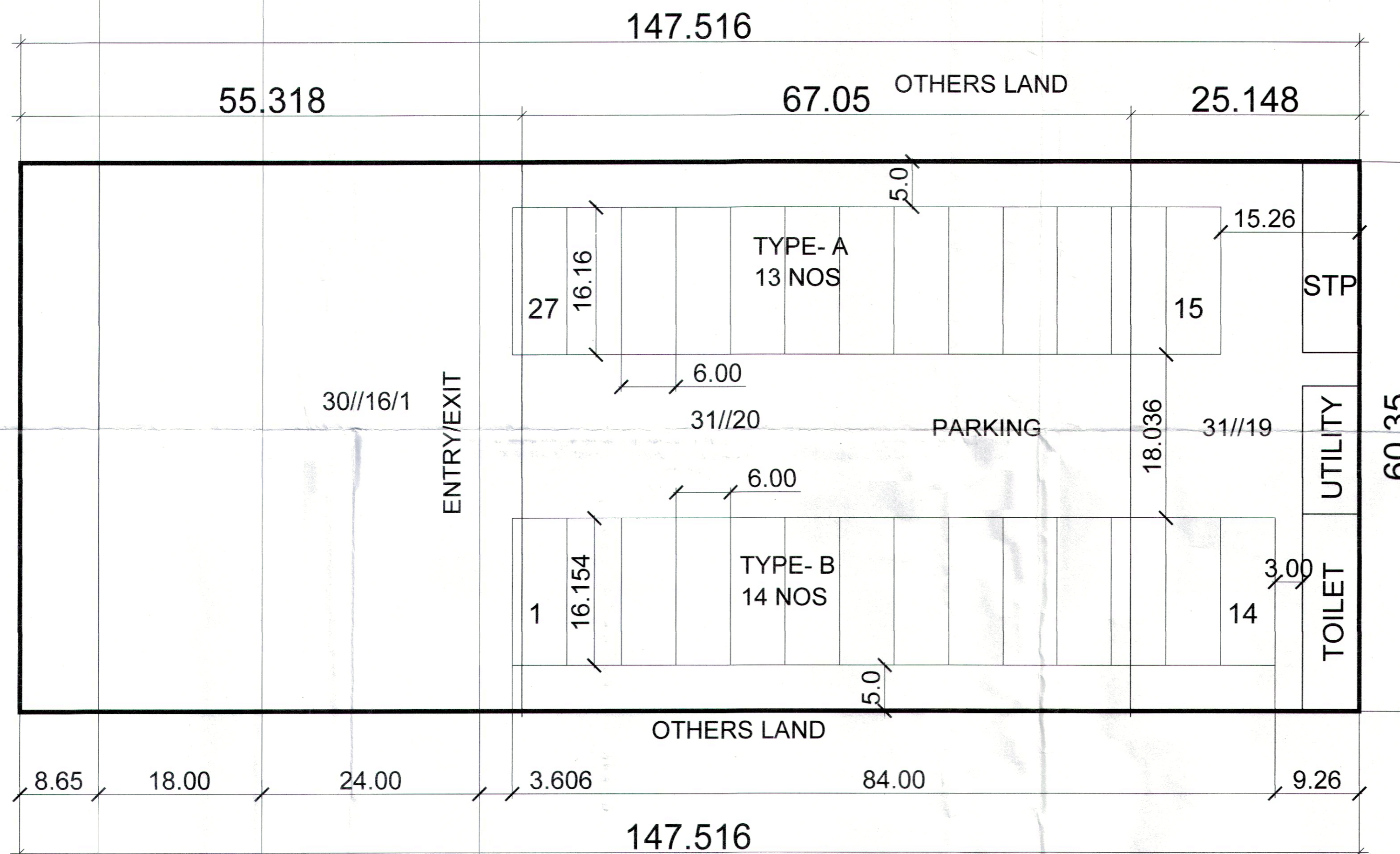


DETAIL OF SCO'S					
TYPE	SIZE - MT		PLOT AREA IN SQMT	NO OF SCO	TOTAL PLOT AREA IN SQMT
TYPE-A	6.00	16.16	96.96	13	1260.48
TYPE-B	6.00	16.154	96.924	14	1356.936
TOTAL				27	2617.42

DESCRIPTION	Acre	
TOTAL SITE AREA	2.20	
AREA UNDER 12M WIDE SERVICE ROAD (PART OF 30M WIDE GREEN BELT) (A)	0.177	
AREA UNDER 18M WIDE GREEN BELT (PART OF 30M WIDE GREEN BELT) (B)	0.266	
AREA UNDER 150M WIDE SECTOR ROAD (NPR (C))	0.129	
TOTAL AREA UNDER ROADS & GREEN BELT (A + B + C)	0.572	
BELANCE AREA (X)	1.628	
10% OF SITE (D)	0.220	
NET PLAN AREA OF SCHEME (X+D)	1.848 ( 7478.58 Sqmt)	
HENCE THE NET PLAN AREA FOR SCHEME	1.848 ( 7478.58 Sqmt)	
DESCRIPTIONS	PERMISSIBLE	PROPOSED
GROUND COVERAGE	2617.503 Sqm(35%)	2617.42 Sqm(34.99%)
FAR	11217.87 Sqm(150%)	11211.13 Sqm(149.91%)
PARKING,SERVICES/OPEN SPACES	4861.077 Sqm(65%)	4861.82 Sqm (65.01%)



To be read with Licence No. 47 of 2023 Dated 02/03/2023

That this layout plan for an area of **2.20 acres** (Drawing No. DGTCP- 9046 dated 07/02/23) comprised of licence which is issued in respect Commercial Plotted Colony being developed by **ETERNAL HOUSING INFRA LLP, Sector-37-D, Gurugram Manesar Urban Complex** 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
- 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 ISI norms.
- 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 rasta 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 more wide 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 Government. Authorizer/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
- 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- 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.
- That the colonizer/owner shall use only Compact Fluorescent Lamps 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.22/52/2005-5Power 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.

PROJECT: COMMERCIAL PLOTTED COLONY ON AN AREA MEASURING 2.20 ACRES FALLING IN VILLAGE HARSARU ,SECTOR-37D, GURGAON, HARYANA.	DRAWING TITLE:- <b>LAYOUT PLAN</b>	NORTH POINT: 
DEVELOPER M/S ETERNAL HOUSING INFRA LLP REGISTERED OFFICE AT PLOT NO. 32, BACK PORTION GFL, BLOCK-A, NARAINA INDUSTRIAL AREA , NEW DELHI PIN - 110028	SCALE: 1:100 ARCHITECT SIGNATURE 	OWNER SIGNATURE 