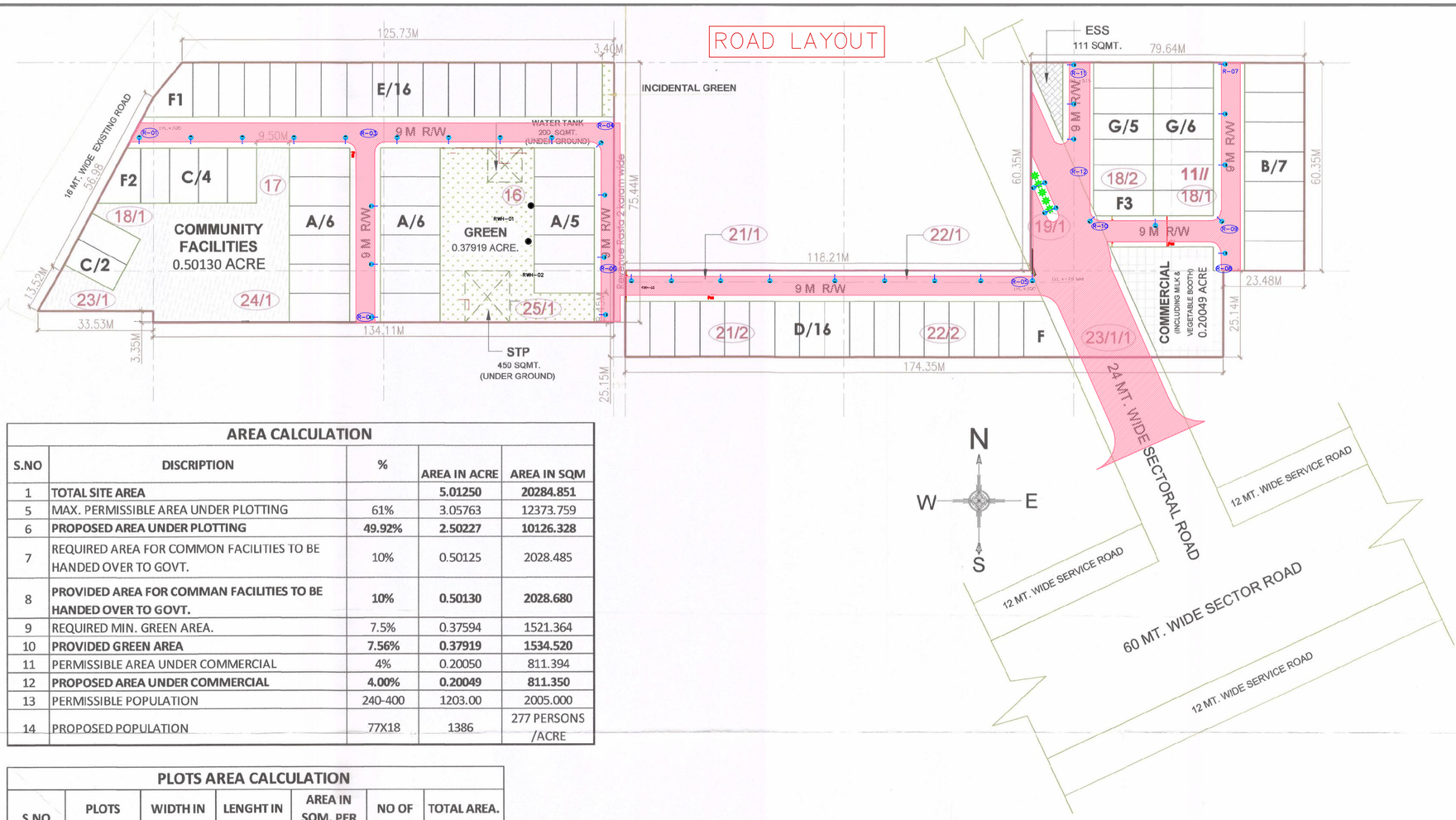

To be read with Licence No. 193 of 2022 Dated 24/11/2022

That this Layout plan for an area measuring **5.0125 acres (Drawing No. Dated)** comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by **Godson Propbuild Pvt. Ltd., Sector-85, Gurugram** is hereby 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 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for caiculation of the area under plots.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That ro property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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)(iii) of the Act No.8 of 1975.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(NARENDER KUMAR) DTP(HQ) | (HITESH SHARMA) STP(M)HQ | (P.P. SINGH) CCP(HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP(HR)

(RAJAT CHAUHAN) ATP(HQ) | (DINESH KUMAR) FA(HQ)

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	**TOTAL SITE AREA**		**5.01250**	**20284.851**
5	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.05763	12373.759
6	**PROPOSED AREA UNDER PLOTTING**	**49.92%**	**2.50227**	**10126.328**
7	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.50125	2028.485
8	**PROVIDED AREA FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.**	**10%**	**0.50130**	**2028.680**
9	REQUIRED MIN. GREEN AREA.	7.5%	0.37594	1521.364
10	**PROVIDED GREEN AREA**	**7.56%**	**0.37919**	**1534.520**
11	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.20050	811.394
12	**PROPOSED AREA UNDER COMMERCIAL**	**4.00%**	**0.20049**	**811.350**
13	PERMISSIBLE POPULATION	240-400	1203.00	2005.000
14	PROPOSED POPULATION	77X18	1386	277 PERSONS /ACRE

PLOTS AREA CALCULATION

S.NO	PLOTS CATEGORY	WIDTH IN M.	LENGHT IN M.	AREA IN SQM. PER PLOT	NO OF PLOTS.	TOTAL AREA. (SQM)
1	A	8.450	17.500	147.875	17	2513.875
2	B	8.620	17.400	149.988	7	1049.916
3	C	8.450	16.150	136.468	6	818.805
4	D	7.260	16.150	117.249	16	1875.984
5	E	7.45	15.740	117.263	16	1876.208
6	F	ODD SIZE		150.000	1	150.000
7	F1	ODD SIZE		148.440	1	148.440
8	F2	ODD SIZE		135.650	1	135.650
9	F3	ODD SIZE		129.100	1	129.100
10	G	7.42	17.50	129.850	11	1428.350
11	**TOTAL**				**77**	**10126.328**
	IN ACRE					**2.50227**

LEGEND	
	COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	ESS

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING **5.0125 ACRES** IN VILL: SIKANDERPUR BADHA, SECTOR-85, THESIL MANESAR & DISTT. GURUGRAM,HARYANA TO BE DEVELOPED BY
M/S MGF DEVELOPMENTS LIMITED

ARCHITECTS:
AD CONSULTANTS
PARNAMI TOWER , 3RD FLOOR, S.C.O, 50-51
OLD JUDICIAL COMPLEX CIVIL LINES,GURGAON
TELEFAX:0124 - 4081801,4081802
E-MAIL: adconsultants13@gmail.com

TITLE :- LAYOUT PLAN ROAD LAYOUT

SCALE:- 1:1000

For MGF DEVELOPMENTS LTD.
AUTHORISED SIGNATORY
OWNER/AUTH. SIGN.

Ar. KAPIL SINGH
B.Arch
Regn. No. with Council of Architecture CA/2003/31608
ARCHITECT'S SIGN.