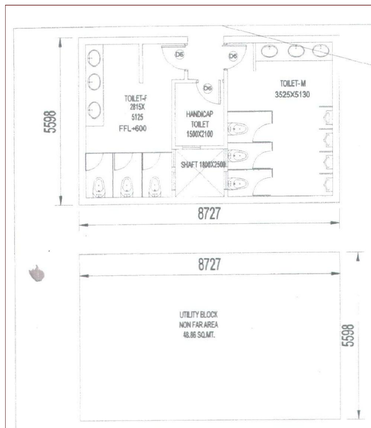
To be read with Licence No. 130 of 2022 Dated 24/08/2022

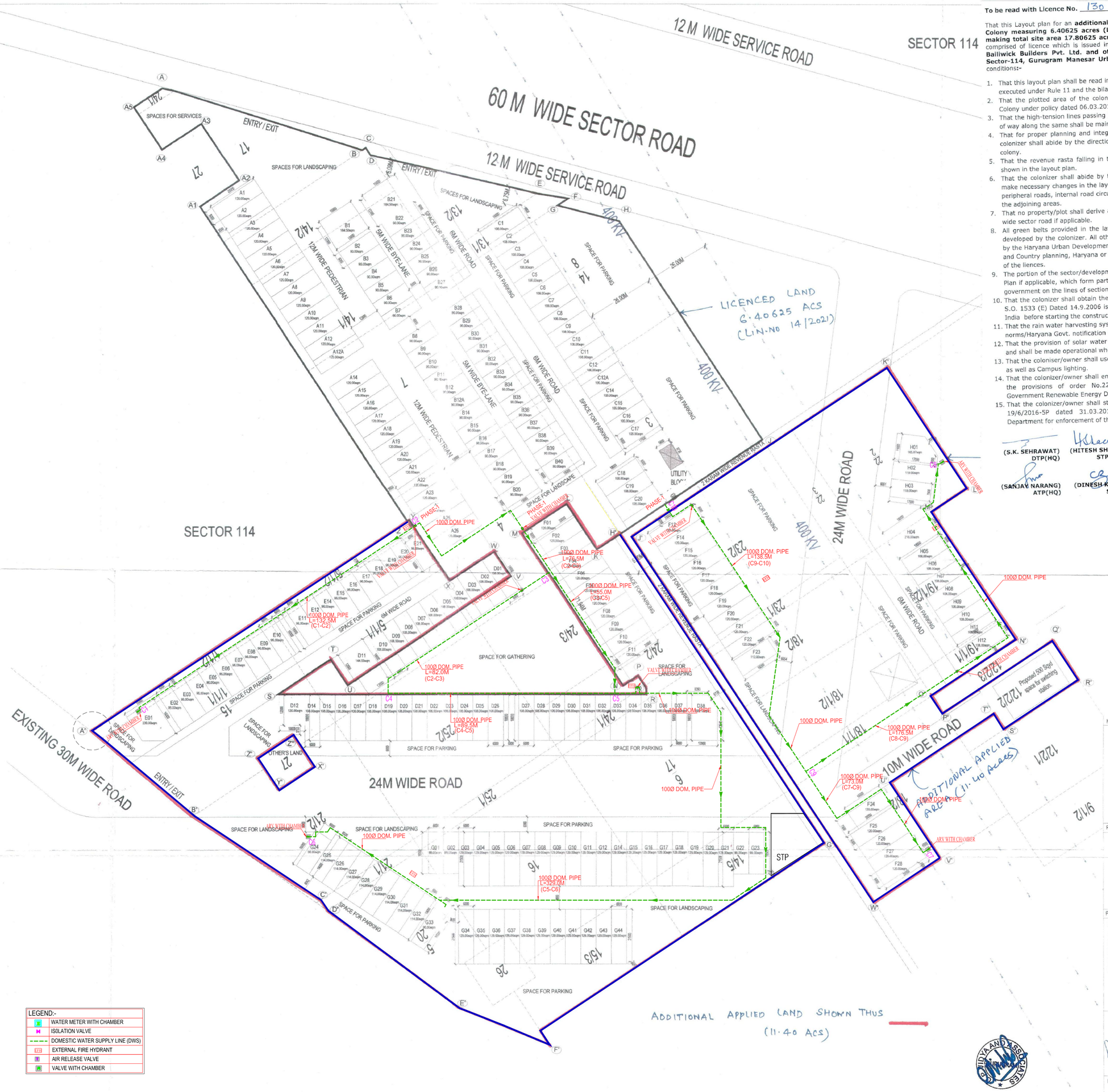
That this Layout plan for an **additional area measuring 11.40 acres in Commercial Plotted Colony measuring 6.40625 acres (Licence No. 14 of 2021 dated 12.03.2021) thereby making total site area 17.80625 acres** (Drawing No. DTCP- 8565 dated 25-08-22) comprised of licence which is issued in respect Commercial Plotted Colony being developed by **Bailiwick Builders Pvt. Ltd. and others in collaboration with Emaar India Pvt. Ltd., Sector-114, Gurugram Manesar Urban Complex** 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
3. 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.
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 no property/plot shall derive access directly from the carriage way of 30 metres or more wide 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 liences.
9. 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.
10. 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.
11. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
12. 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.
13. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
14. 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.
15. 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.

(S.K. SEHRAWAT) DTP(HQ) | (HITESH SHARMA) STP(M)HQ | (P.C. SINGH) CTP(HR) | (K.MAKRAND PANDURANG, IAS) DTCP(HR)

(SANJAY NARANG) ATP(HQ) | (DINESH KUMAR) SD(HQ)





AREA DETAIL_INCLUDING THE LICENSED LAND OF 17.80625 ACRES)
A- Earlier License granted for 6.40625 Acres, License no. 14 of 2021
B- Applied additional area for11.4000 Acres
C- Total License area/ Net Planned area (A+B) = 6.40625 + 11.400 = 17.80625 Acres

DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		17.80625	72059.3297
PERMISSIBLE G.C.	35.00%	6.23	25220.765
PERMISSIBLE F.A.R	1.50		108088.9945
PROPOSED G.C.	34.99%		25213.04
PROPOSED F.A.R.	1.50		108055.89
TOTAL NO. OF PLOTS			225.00
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			4.286
PERMISSIBLE PARKING/ OPEN SPACE/ SERVICES	65.00%	11.57408	46838.5643
PROPOSED PARKING/ OPEN SPACE/ SERVICES	65.01%	11.57599	46846.2897

BLOCK SUMMARY

BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R
BLOCK-A	A1 - A26	26	3120.00	13371.43
BLOCK-B	B1 - B46	40	3789.00	16238.57
BLOCK-C	C1 - C20	20	2161.00	9261.43
BLOCK-D	D01 - D38	37	4142.17	17752.16
BLOCK-E	E01 - E21	20	2044.00	8760.00
BLOCK-F	F01 - F28	27	3232.00	13851.43
BLOCK-G	G01 - G44	43	5241.00	22461.43
BLOCK-H	H01 - H12	12	1483.87	6359.44
TOTAL		225	25213.04	108055.89

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.

	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
UTILITY BLOCK	48.86	1.00	48.86

BLOCK-A AREA DETAIL

PLOT NO.	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
PLOT A1-A26	120.00	26	3120.00
TOTAL		26	3120.00

BLOCK-B AREA DETAIL

PLOT NO.	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
PLOT B1&B21	184.50	2	369.00
PLOT B2-B20 & B22-B40	90.00	38	3420.00
TOTAL		40	3789.00

BLOCK-C AREA DETAIL

PLOT NO.	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
PLOT C1-C12 & C18-C20	108.00	15	1636.00
PLOT C12A-C17	105.00	5	525.00
TOTAL		20	2161.00

BLOCK-D AREA DETAIL

PLOT NO.	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
PLOT D01-D10, D14-D37	108.00	34	3672.00
PLOT D11	144.00	1	144.00
PLOT D12	120.00	1	120.00
PLOT D38	206.17	1	206.17
TOTAL		37	4142.17

BLOCK-E AREA DETAIL

PLOT NO.	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
PLOT E01	220.00	1	220.00
PLOT E02-E12, E-14-E21	96.00	19	1824.00
TOTAL		20	2044.00

BLOCK-F AREA DETAIL

PLOT NO.	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
PLOT F01-F12, F14-F22, F25-F28	120.00	25	3000.00
PLOT F23	112.00	1	112.00
PLOT F24	120.00	1	120.00
TOTAL		27	3232.00

BLOCK-G AREA DETAIL

PLOT NO.	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
PLOT G01-G02, G22-G23	99.00	4	396.00
PLOT G03-G12, G14-G21, G34-44	129.00	29	3741.00
PLOT G24 & G33	96.00	2	192.00
PLOT G25-G32	114.00	8	912.00
TOTAL		43	5241.00

BLOCK-H AREA DETAIL

PLOT NO.	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA
PLOT H01	165.87	1	165.87
PLOT H02 & H03	119.00	2	238.00
PLOT H04	216.00	1	216.00
PLOT H05-H12	108.00	8	864.00
TOTAL		12	1483.87

LEGEND:-
- WATER METER WITH CHAMBER
- ISOLATION VALVE
- DOMESTIC WATER SUPPLY LINE (DWS)
- EXTERNAL FIRE HYDRANT
- AIR RELEASE VALVE
- VALVE WITH CHAMBER

LEGEND

- 400 KV HT LINE
- Earlier License granted for 6.40625 Acres, License no. 14 of 2021
- Applied additional area for11.4000 Acres

NORTH

PRINCIPAL ARCHITECT:

ACPL

PROJECT:-

LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY (SCO) MEASURING 17.80625 ACRES INCLUDING 6.40625 ACRES LICENSED LAND UNDER LICENSE NO. 14 OF 2021 FALLING IN VILLAGE BAJGHERA , SECTOR-114, GURUGRAM, HARYANA BEING DEVELOPED BY BAILIWICK BUILDERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD).

AUTH. SIGN. / OWNER'S SIGN | ARCHITECT'S SIGN.

DRAWING TITLE: WATER SUPPLY SCHEME
LAYOUT PLAN

DRAWING NO. A-1 /3 SCALE : 1 : 750