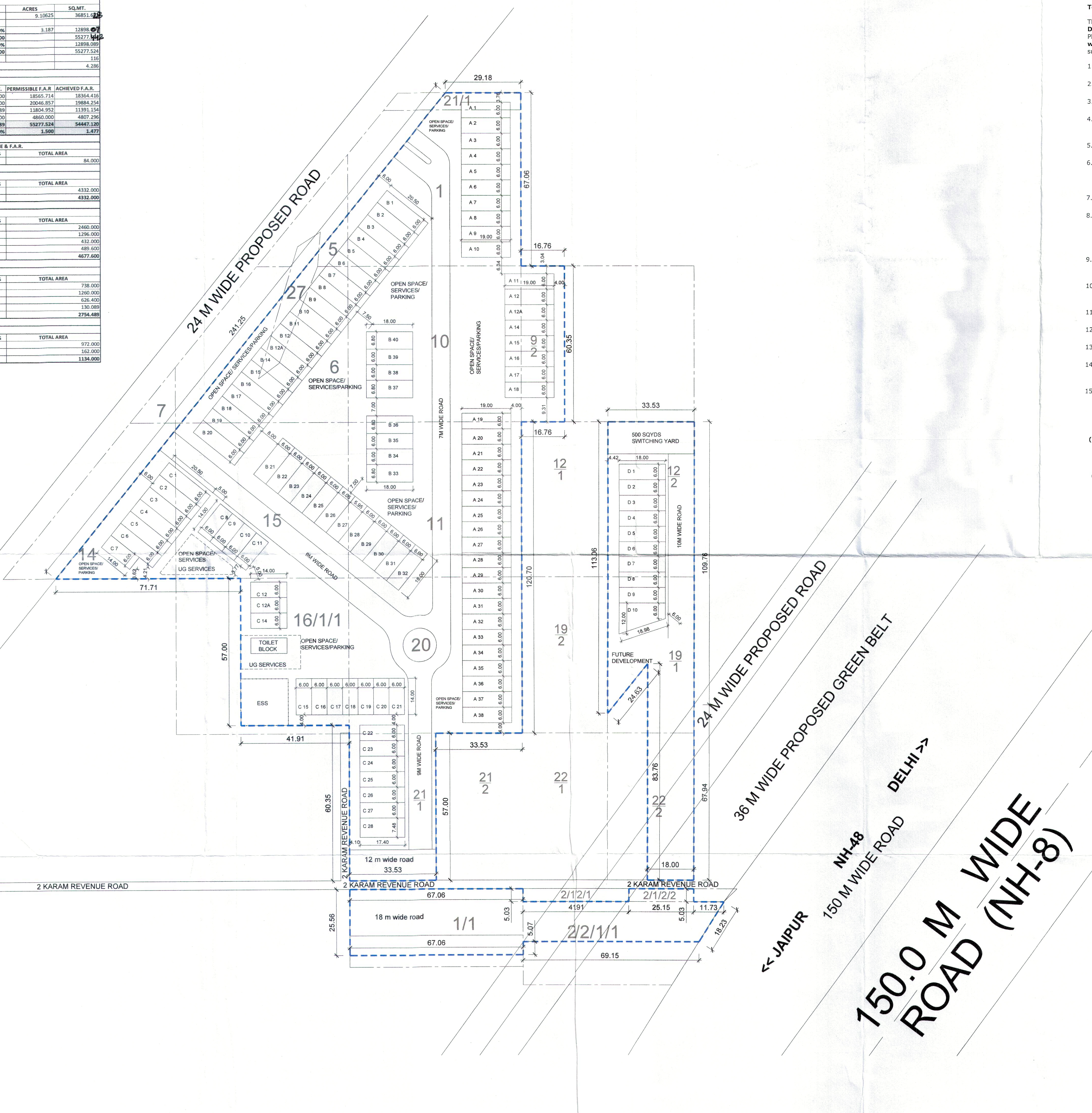

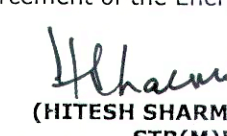
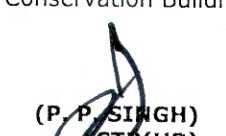





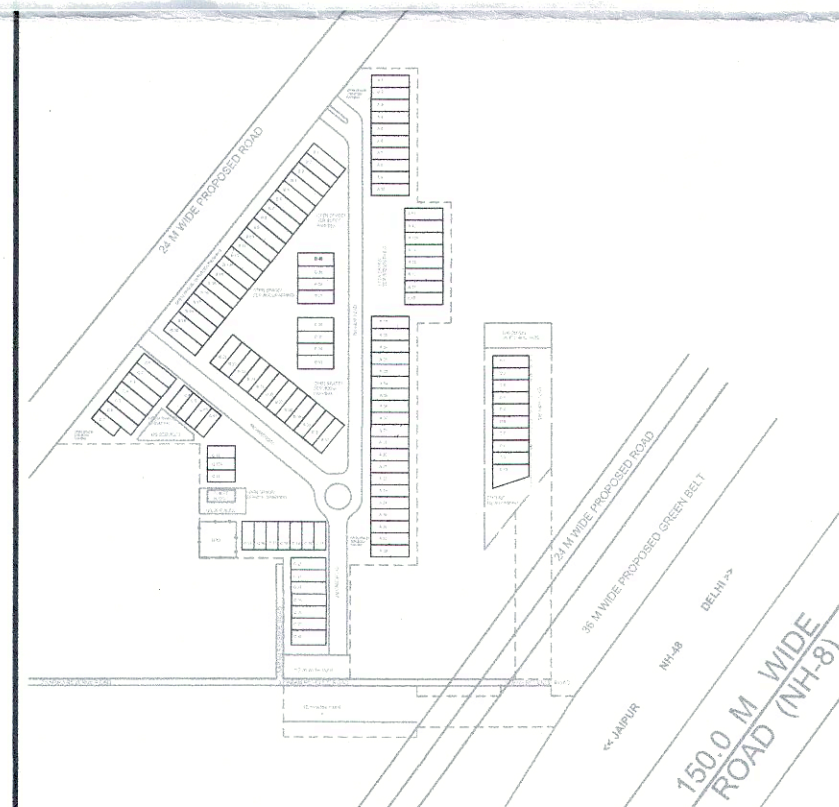
AREA DETAIL					
TOTAL AREA	DESCRIPTION	FACTOR	ACRES	SQ.MT.	
9.10625				36851.62	
PERMISSIBLE G.C.		35.00%	1.187	12898.07	
PERMISSIBLE F.A.R		1.500		55277.14	
PROPOSED G.C.		35.00%		12898.09	
PROPOSED F.A.R		1.500		55277.24	
TOTAL NO. OF PLOTS				116	
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE					
				4.286	
BLOCK SUMMARY					
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PERMISSIBLE F.A.R	ACHIEVED F.A.R.
BLOCK-A	A1-A38	38	4332.000	18565.711	18364.416
BLOCK-B	B1-B40	40	4677.600	20046.857	19884.254
BLOCK-C	C1-C28	28	2754.489	11804.952	11391.154
BLOCK-D	D1-D10	10	1134.000	4860.000	4807.296
TOTAL		116	12898.089	55277.524	54447.126
FACTOR			35.00%	1.500	1.477
UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.					
UTILITY BLOCK	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA	
	6.000 X 14.000	84.000	1	84.000	
BLOCK-A AREA DETAIL					
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA	
A1-A38	6.000 X 19.000	114.000	38	4332.000	
TOTAL			38	4332.000	
BLOCK-B AREA DETAIL					
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA	
B1-B20	6.000 X 20.500	123.000	20	2460.000	
B21-B32	6.000 X 18.000	108.000	12	1296.000	
B34,B35,B38,B39	6.000 X 18.000	108.000	4	432.000	
B33,B36,B37,B40	6.800 X 18.000	122.400	4	489.600	
TOTAL			40	4677.600	
BLOCK-C AREA DETAIL					
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA	
C1-C5	6.000 X 20.500	123.000	6	738.000	
C7-C21	6.000 X 14.000	84.000	15	1260.000	
C22-C27	6.000 X 17.400	104.400	6	626.400	
C28	7.476 X 17.400	130.089	1	130.089	
TOTAL			28	2754.489	
BLOCK-D AREA DETAIL					
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA	
D1-D9	6.000 X 18.000	108.000	9	972.000	
D10	16.120 X 18.000	162.000	1	162.000	
TOTAL			10	1134.000	



- To be read with Licence No. 241 of 2023 Dated 09/11/2023.
- That this Layout plan for an area measuring 9.10625 acres (Drawing No. DGTCP-9796 dated 16/11/23) comprised of licence which is issued in respect Commercial Plotted Colony being developed by Sewak Developers Pvt. Ltd. and other in collaboration with Emaar India Ltd, Sector-83, 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 DGTCP 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 DGTCP, 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 licences.
 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 colonizer/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.

 (NARENDER KUMAR) DTP(HQ)
 (HITESH SHARMA) STP(M)HQ
 (P. SINGH) CTP(HR)
 (T.L. SATYAPRAKASH, IAS) DGTCP(HR)

 (PANKAJ BENIWAL) ATP(HQ)
 (DINESH KUMAR) PA(HQ)




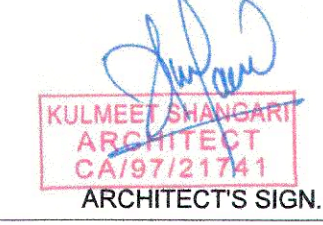
KEY PLAN

PRINCIPAL ARCHITECT:

ACPL ISO 9001:2015
 Architecture Management Planning

ACPL Design Ltd
 E-28 South Extension-1 New Delhi 110048, India
 T: +91 11 26423195 F: +91 11 26424079
 E: contact@acplindia.com W: www.acplindia.com

PROJECT:-
 COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LIMITED.

DRAWING TITLE: LAYOUT PLAN

DRAWING NO. 101 SCALE: 1 : 750