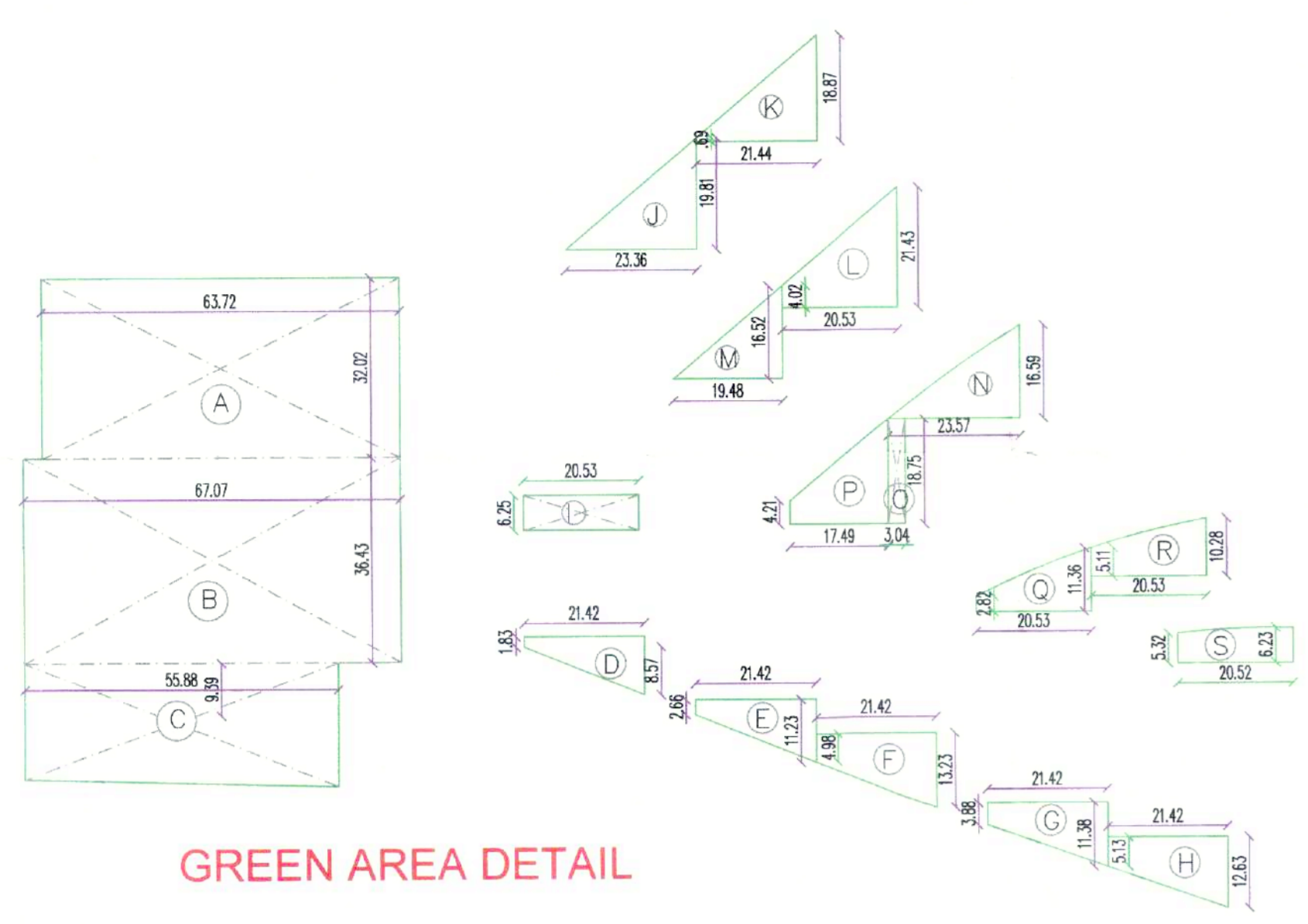


To be read with Licence No. 155 of 2023 Dated 26/07/2023
 This layout plan for an area measuring 27.8375 acres (Drawing No. RA-1 dated 28-07-2023) is comprised of license which is issued in respect of Affordable Plotted Colony Under Deen Dayal Jan Awas Yojna (2016) being developed by Pyramid Infratech Pvt. Ltd. in collaboration with individual land owners, falling in the revenue estate of Village Bambar, Sector -22 & 33, Rewari is hereby approved subject to the following conditions:

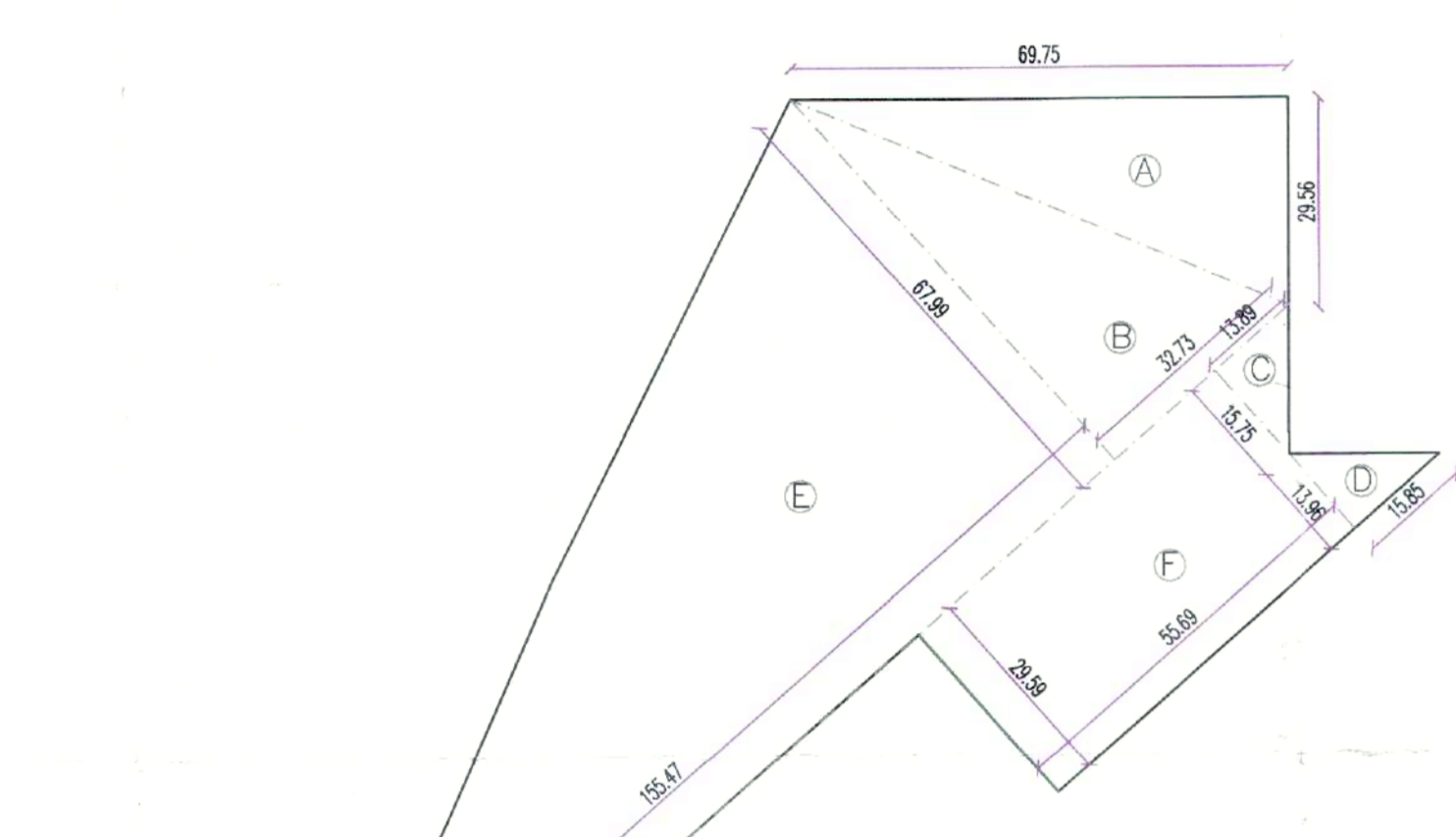
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the related agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial sites 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 General, 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 DGCP 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 DGCP, 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 wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the license.
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 licensed 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 as 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 31(a)(iii) of the Act No. 16 of 1973.
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 license through give and take with the land that HUP 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.2752/2005-Power 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. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHWAL) DTP (HD)
 (RAJAT MAHIAN) ATP (HD)
 (Hitesh Sharma) STP (HD)
 (Rajesh Dutt) JOD (HD)
 (T.L. SATYAPRAKASH, IAS) DGCP (HR)



GREEN AREA DETAIL

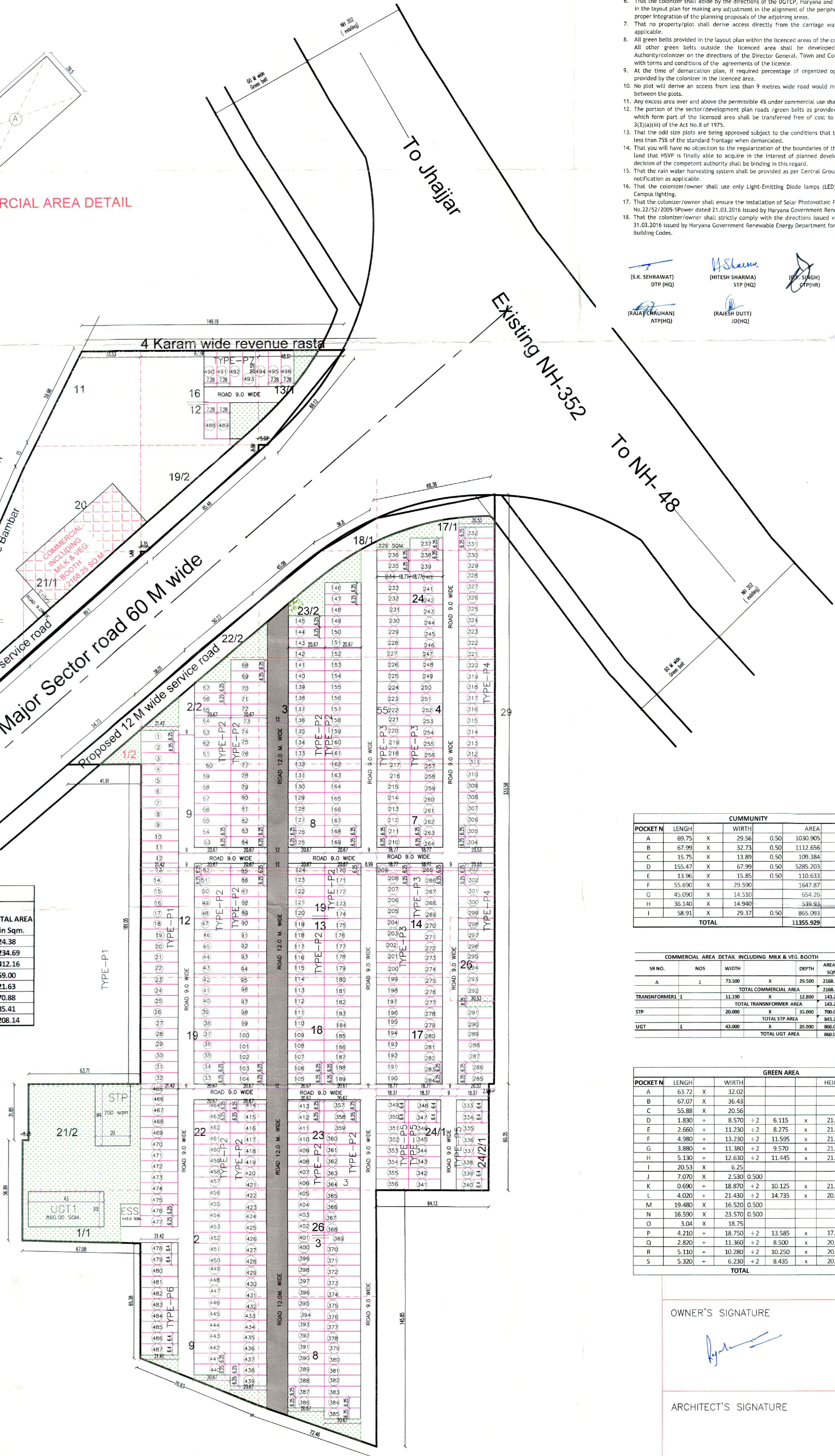
COMMERCIAL AREA DETAIL



COMMUNITY AREA DETAIL

DETAIL OF PLOT AREA									
SL. NO.	TYPE	NOS. OF PLOTS	TOTAL NOS. OF PLOTS	WIDTH	LENGTH	PLOT AREA in Sqm.	PLOT AREA in Sq. Yards	TOTAL AREA in Sq. Yards	TOTAL AREA in Sqm.
1	P1	1 TO 32 & 465 TO 477	45	x	6.25	133.875	160.11	7205.15	6024.38
2	P2	33 TO 189 & 357 TO 464	265	x	6.25	20.67	129.188	154.51	40944.69
3	P3	190 TO 284	95	x	6.40	18.77	120.128	143.67	13648.94
4	P4	285 TO 332	48	x	6.25	20.53	128.313	153.46	7366.16
5	P5	333 TO 349	17	x	6.40	18.37	117.568	140.61	3374.67
6	P6	478 TO 487	10	x	6.40	21.42	137.088	163.96	1639.57
7	P7	488 TO 496	9	x	6.40	20.58	131.712	157.53	1185.41
TOTAL			496					75596.94	63208.14

PROJECT AREA DETAIL		
Description	Area in Acres	Area in Sqm.
Total Plot Area(X)	27.8375	112654.1869
Area Falling under 60.0 mtr. Wide green belt of nh 352(Y)	0.018	72.8433
area falling under 12m wide service road	1.697	6867.5045
BALANCE SITE AREA(X-Y) ----- (A)	27.8195	112581.3436
50% Area Falling under 60.0 mtr. Wide green belt of nh 352----- (B)	0.0090	36.4217
NET PLANNED AREA(A+B)	27.8285	112617.7652
Required Green Area (7.50%)	2.08781	8449.064
Proposed Green Area (7.62%)	2.12329	8592.617
Required 10% Area to be transferred free of cost to the Government for Community Site	2.78375	11302.0000
Proposed Area to be transferred free of cost to the Government for Community Site (10.08%)	2.8061	11355.929
Permissible Area Under Plots (61%)	16.97539	68696.837
Proposed Area Under Plots (56.12%)	15.61910	63208.14
Permissible Commercial Area (4%)	1.11314	4504.711
Proposed Commercial Area (1.92%)	0.53579	2168.25
Proposed Plots	496	Plots
Permissible Density	240-400 PPA	
Total Population (@ 13.50 Persons per Plot)	6696	
Proposed Density	240.62	
Total saleable area (56.12+1.92=58.05%)	16.15489	65376.420



COMMUNITY			
POCKET N	LENGTH	WIDTH	AREA
A	69.75	X	29.56
B	67.99	X	23.73
C	15.75	X	13.89
D	155.47	X	67.99
E	13.96	X	15.85
F	55.69	X	29.59
G	45.09	X	14.51
H	36.14	X	14.94
I	58.91	X	29.37
TOTAL			11355.929

COMMERCIAL AREA DETAIL INCLUDING MILK & VEG. BOOTH			
SR. NO.	NOS.	WIDTH	DEPTH
A	1	75.00	X
TOTAL COMMERCIAL AREA			2168.25
TRANSFORMER 1		11.50	X
TOTAL TRANSFORMER AREA			143.23
STP		20.00	X
TOTAL STP AREA			863.23
UGT		43.00	X
TOTAL UGT AREA			860.00

GREEN AREA			
POCKET N	LENGTH	WIDTH	HEIGHT
A	63.72	X	32.02
B	67.07	X	36.43
C	55.88	X	20.56
D	1.830	+ 8.570	+ 2
E	11.230	+ 2	8.275
F	4.980	+ 13.230	+ 2
G	3.880	+ 11.380	+ 2
H	5.130	+ 12.630	+ 2
I	20.53	X	6.25
J	1.270	X	2.540
K	0.640	+ 18.970	+ 2
L	4.020	+ 21.430	+ 2
M	19.480	X	16.520
N	16.590	X	23.570
O	3.04	X	18.75
P	4.210	+ 18.750	+ 2
Q	2.820	+ 11.360	+ 2
R	5.110	+ 10.280	+ 2
S	5.520	+ 6.230	+ 2
TOTAL			8592.617

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

PROJECT NO. RA-1
 DRG. NO. 1
 SCALE 1:1000
 DATE- MAY-2023
 DRAWN BY -Rishi Raj
 CKD. BY- V.S. RAO

ARCHITECTS
RAO AND ASSOCIATE
 ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
 374,UDYOG VIHAR,PHASE-4,SEC-18 GURGAON,HARYANA(INDIA)
 PH. (0124) - 2347706, 2347707 FAX 0124 - 2347707
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PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME - 2016 OVER AN AREA MEASURING 27.8375 ACRES IN REVENUE VILLAGE- BAMBAR,SECTOR -22 & 33 REWARI BEING DEVELOPED BY PYRAMID INFRA TECH PVT. LTD. IN COLLABORATION WITH INDIVIDUAL LAND OWNER