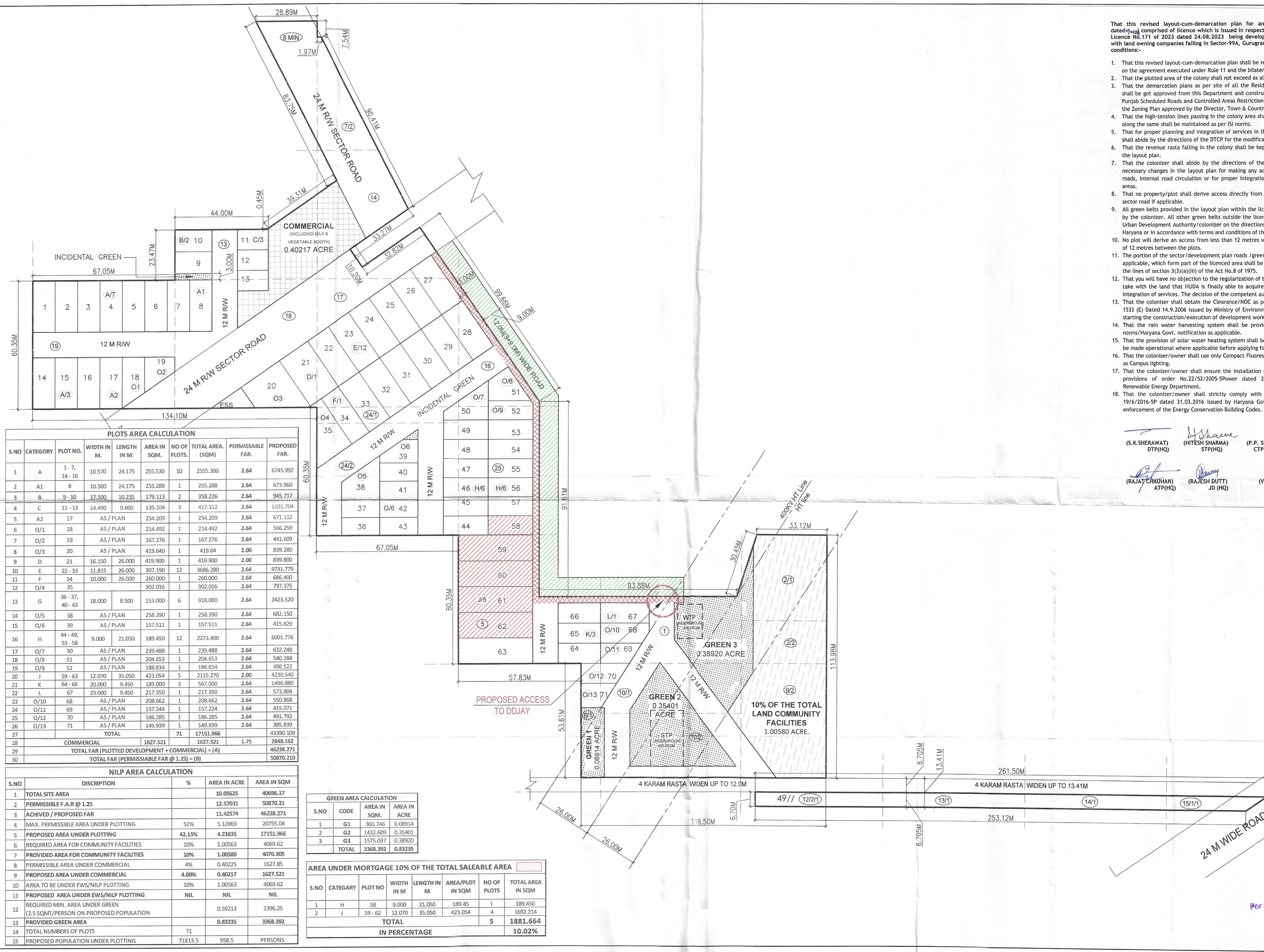


That this revised layout-cum-demarcation plan for an area of 10.05625 acres (Drawing No. 10018 dated 14/03/2023) comprising of licence which is issued in respect of Residential Plotted Colony (under NILP) Licence No. 171 of 2023 dated 24.08.2023 being developed by Spiti Township LLP in collaboration with land owning companies falling in Sector-99A, Gurugram hereby approved subject to the following conditions:-

1. That this revised layout-cum-demarcation 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 NILP policy 2016.
3. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. 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.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided in the layout plan within the licenced area 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.
10. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
11. 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.
12. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
13. 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. 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.
16. That the colonizer/owner shall use only Compact Fluorescent Lamps 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.

(S.K.SHERAWAT) DTP(HQ) (HITESH SHARMA) STP(HQ) (P.P. SINGH) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)  
 (RAJAT CHAUHAN) ATP(HQ) (RAJESH DUTT) JD (HQ) (VARINDER KUMAR) AD(HQ)

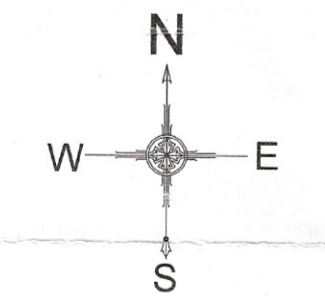
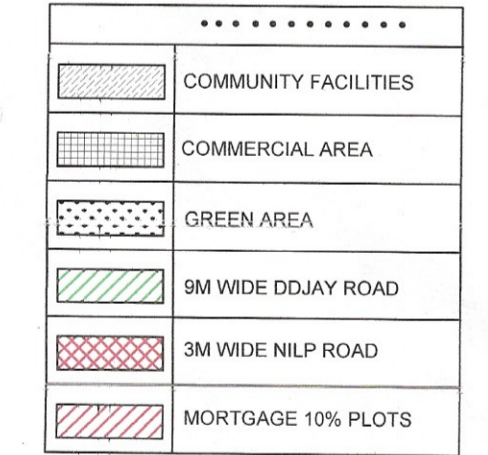


PLOTS AREA CALCULATION							
S.NO	CATEGORY	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA (SQM)
1	A	1-7, 14-16	10.570	24.175	255.530	10	2555.300
2	A1	8	10.560	24.175	255.288	1	255.288
3	B	9-10	17.500	10.235	179.113	2	358.226
4	C	11-13	14.490	9.600	139.104	3	417.312
5	A2	17	AS / PLAN		254.209	1	254.209
6	O/1	18	AS / PLAN		214.492	1	214.492
7	O/2	19	AS / PLAN		167.276	1	167.276
8	O/3	20	AS / PLAN		419.640	1	419.640
9	D	21	16.150	26.000	419.900	1	419.900
10	E	22-33	11.815	26.000	307.190	12	3686.280
11	F	34	10.000	26.000	260.000	1	260.000
12	O/4	35			302.036	1	302.036
13	G	36-37, 40-43	18.000	8.500	153.000	6	918.000
14	O/5	38	AS / PLAN		258.390	1	258.390
15	O/6	39	AS / PLAN		157.511	1	157.511
16	H	44-49, 53-58	9.000	21.050	189.450	12	2273.400
17	O/7	50	AS / PLAN		239.488	1	239.488
18	O/8	51	AS / PLAN		204.653	1	204.653
19	O/9	52	AS / PLAN		188.834	1	188.834
20	J	59-63	12.070	35.050	423.054	5	2115.270
21	K	64-66	20.000	9.450	189.000	3	567.000
22	L	67	23.000	9.450	217.350	1	217.350
23	O/10	68	AS / PLAN		208.662	1	208.662
24	O/11	69	AS / PLAN		157.244	1	157.244
25	O/12	70	AS / PLAN		186.285	1	186.285
26	O/13	71	AS / PLAN		149.939	1	149.939
27	TOTAL					71	17151.966
28	COMMERCIAL				1627.521		1627.521
29	TOTAL FAR (PLOTTED DEVELOPMENT + COMMERCIAL) = (A)						46238.271
30	TOTAL FAR (PERMISSIBLE FAR @ 1.25) = (B)						50870.210

NILP AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		10.05625	40696.17
2	PERMISSIBLE F.A.R @ 1.25		12.57031	50870.21
3	ACHIVED / PROPOSED FAR		11.42574	46238.271
4	MAX. PERMISSIBLE AREA UNDER PLOTTING	51%	5.12869	20755.04
5	PROPOSED AREA UNDER PLOTTING	42.15%	4.23835	17151.966
6	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	1.00563	4069.62
7	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	1.00580	4070.305
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.40225	1627.85
9	PROPOSED AREA UNDER COMMERCIAL	4.00%	0.40217	1627.521
10	AREA TO BE UNDER EWS/NILP PLOTTING	10%	1.00563	4069.62
11	PROPOSED AREA UNDER EWS/NILP PLOTTING	NIL	NIL	NIL
12	REQUIRED MIN. AREA UNDER GREEN (2.5 SQMT/PERSON ON PROPOSED POPULATION)		0.59213	2396.25
13	PROVIDED GREEN AREA		0.83235	3368.392
14	TOTAL NUMBERS OF PLOTS		71	
15	PROPOSED POPULATION UNDER PLOTTING	71X13.5	958.5	PERSONS

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM.	AREA IN ACRE
1	G1	360.746	0.08914
2	G2	1432.609	0.35401
3	G3	1575.037	0.38920
TOTAL		3368.392	0.83235

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA						
S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	TOTAL AREA IN SQM
1	H	58	9.000	21.050	189.45	189.450
2	J	59-62	12.070	35.050	423.054	1692.214
TOTAL					5	1881.664
IN PERCENTAGE						10.02%



PROJECT: REVISED LAYOUT PLAN OF LAND MEASURING 10.05625 ACRE (LICENCE NO. 171 OF 2023 DATED:- 24.08.2023) AT VILL. GOPALPUR, SECTOR-99A, GURUGRAM, HARYANA UNDER NEW INTEGRATED LICENSING POLICY TO BE DEVELOPED BY  
 1) MIS SPITI TOWNSHIP LLP,  
 2) CHLORIS REAL ESTATE LIMITED,  
 3) UMARAMAN INFRASTRUCTURE PVT. LTD.  
 ARCHITECTS:  
 DAULAT & PUNEET ARCHITECTS LLP,  
 408, Fourth Floor, Sun City Trade Tower,  
 Sector - 21, Gurugram - 122016,  
 E-MAIL: info@dparchitects.com Phone: - 61-124-4639474  
 Architecture Interior Planning Vastu  
 TITLE: REVISED LAYOUT PLAN  
 SCALE:- 1:750  
 For SPITI TOWNSHIP LLP  
 Authorised Signatory  
 OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

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 0.4649