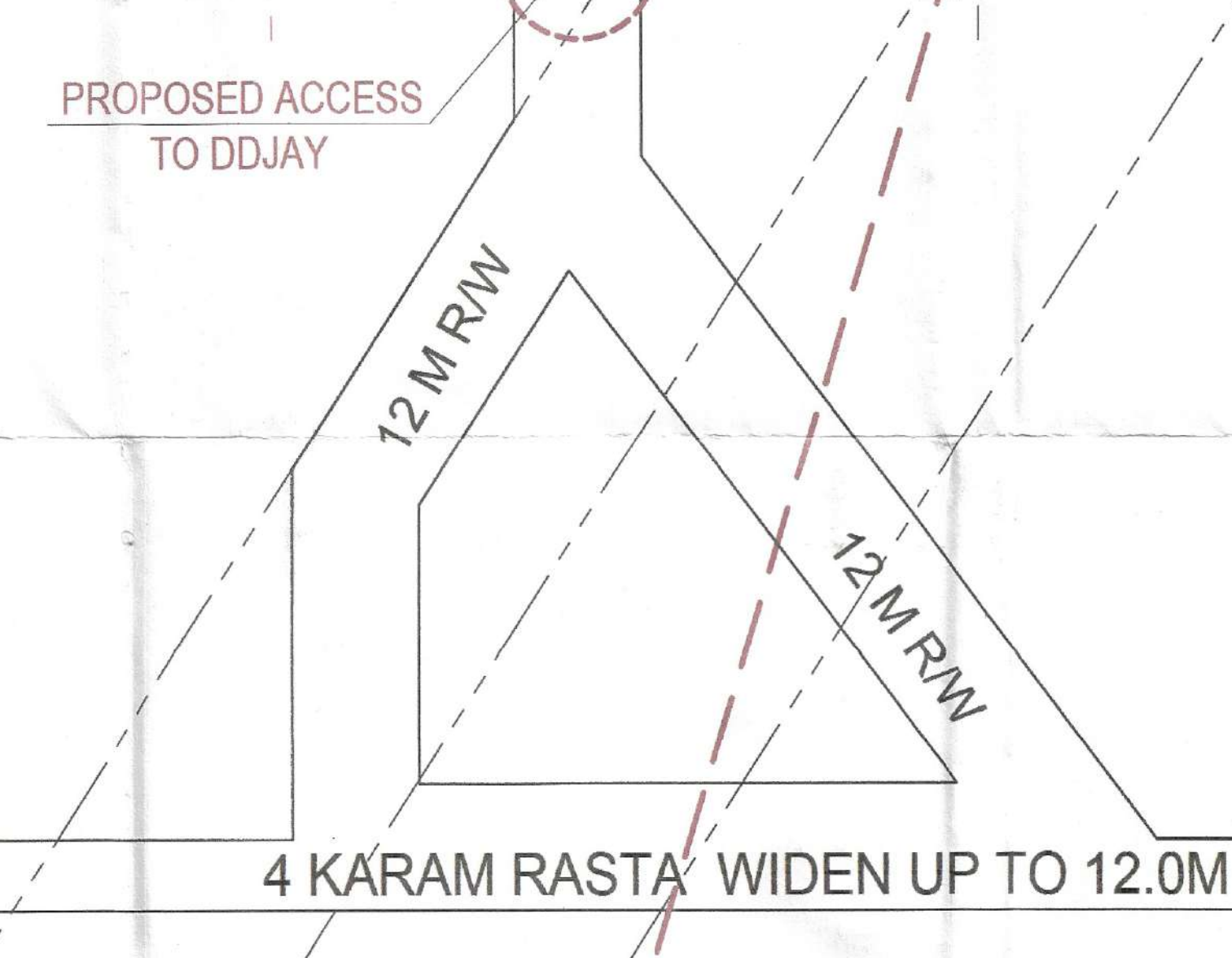


This revised layout-cum-demarcation plan for an area measuring 12.14028 acres (Drawing No. 1001 Dated 07-06-2023) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016), Licence No.123 of 2023 dated 07.06.2023 being developed by Spiti Township LLP in collaboration with land owning companies falling in Sector-99A, Gurugram is 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 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 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 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 revised layout-cum-demarcation 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 Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
9. As 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 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 33(A)(ii) 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 HSPV 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.

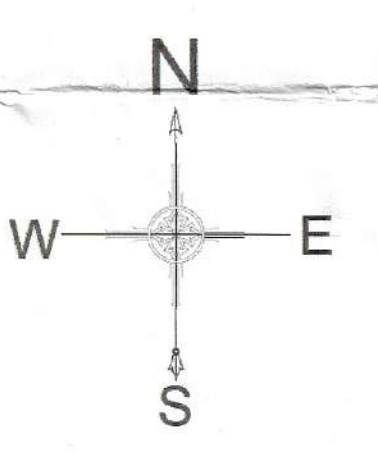
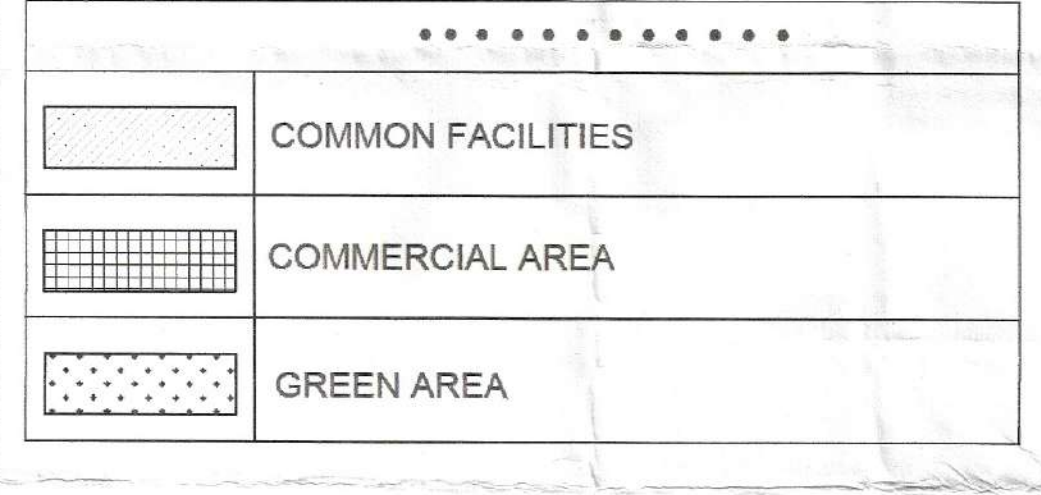
(VANDER KUMAR) AD (HQ) (RAJESH DUTT) JD (HQ) (RAJAT CHAUHAN) ATP(HQ) (S.K.SHERAWAT) DTP (HQ) (HISHAM) (HITESH SHARMA) STP (A) (P.P. SINGH) CTP(HQ) (AMIT KHATRU, AS) DTPC(HQ)



S.NO	CATEGORY	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM.)
1	O1	1	AS / PLAN		149.143	1	149.143
2	A	2-5, 51-56, 57-65, 67-108, 181-185, 187-192	7.500	20.000	150.000	72	10800.000
3	B	6-16	7.030	20.000	140.600	11	1546.60
4	O2	17	AS / PLAN		112.305	1	112.305
5	C	18-42	7.000	18.750	131.250	25	3281.250
6	O3	43	AS / PLAN		130.723	1	130.723
7	O4	44	AS / PLAN		126.205	1	126.205
8	D	45-49	7.000	18.000	126.000	5	630.000
9	O5	50	AS / PLAN		146.982	1	146.982
10	O6	66	AS / PLAN		146.320	1	146.320
11	O7	109	AS / PLAN		146.350	1	146.650
12	G	110-125, 128-142	7.200	17.500	126.000	31	3906.000
13	O8	126	AS / PLAN		149.188	1	149.188
14	O9	127	AS / PLAN		109.813	1	109.813
15	O10	143	AS / PLAN		132.650	1	132.650
16	O11	144	AS / PLAN		107.270	1	107.270
17	E	145-157, 160-168	7.000	17.000	119.000	22	2618.000
18	O12	158	AS / PLAN		145.520	1	145.520
19	O13	159	AS / PLAN		108.333	1	108.333
20	H	169-170	8.500	17.000	144.500	2	289.000
21	O14	171	AS / PLAN		149.133	1	149.133
22	J	172-180	7.000	16.500	115.500	9	1039.500
23	O15	186	AS / PLAN		149.512	1	149.512
24	K	193, 194-205, 206-216	7.230, 7.500, 7.350	17.500, 17.500, 16.500	126.525, 131.250, 121.275	12, 11	126.525, 1575.000, 1334.025
25	L	217	AS / PLAN		121.275	1	121.275
TOTAL						217	29277.37
IN ACRE							7.23460

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		12.14028	49129.929
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	7.40557	29969.256
3	PROPOSED AREA UNDER PLOTTING	59.59%	7.23460	29277.370
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.21403	4912.993
5	PROVIDED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.21409	4913.230
6	REQUIRED MIN. GREEN AREA.	7.5%	0.91052	3684.745
7	PROVIDED GREEN AREA	7.53%	0.91438	3700.369
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.48561	1965.197
9	PROPOSED AREA UNDER COMMERCIAL	2.99%	0.36327	1470.081
10	PERMISSIBLE POPULATION	240-400	2913.67	4856.112
11	PROPOSED POPULATION	217 X 13.5	2929.5	241 PERSONS /ACRE

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	849.676	0.20996
2	GREEN 2	698.139	0.17251
3	GREEN 3	2152.554	0.53191
TOTAL AREA		3700.369	0.91438



PROJECT: REVISED LAYOUT PLAN OF LAND MEASURING 12.14028 ACRE (LICENCE NO. 123 OF 2023 DATED- 07-06-2023) AT VILL: GOPALPUR, SECTOR-99A, GURUGRAM, HARYANA UNDER DEEN DAYAL JAN AWAS YOJNA 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, Haryana

DGP ARCHITECTS LLP E-MAIL: info@dgparchitects.com Phone: 011-24-833474

Architecture Interior Planning Vastu

TITLE :- REVISED LAYOUT PLAN

SCALE:- 1:750

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.