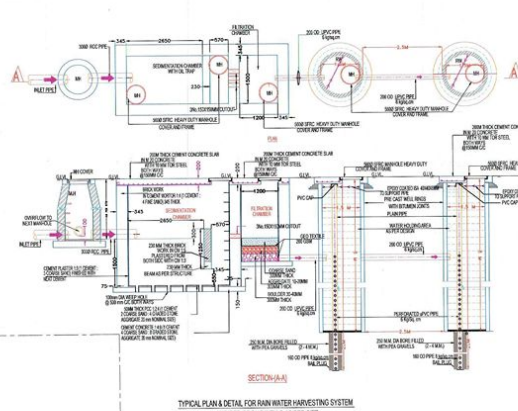
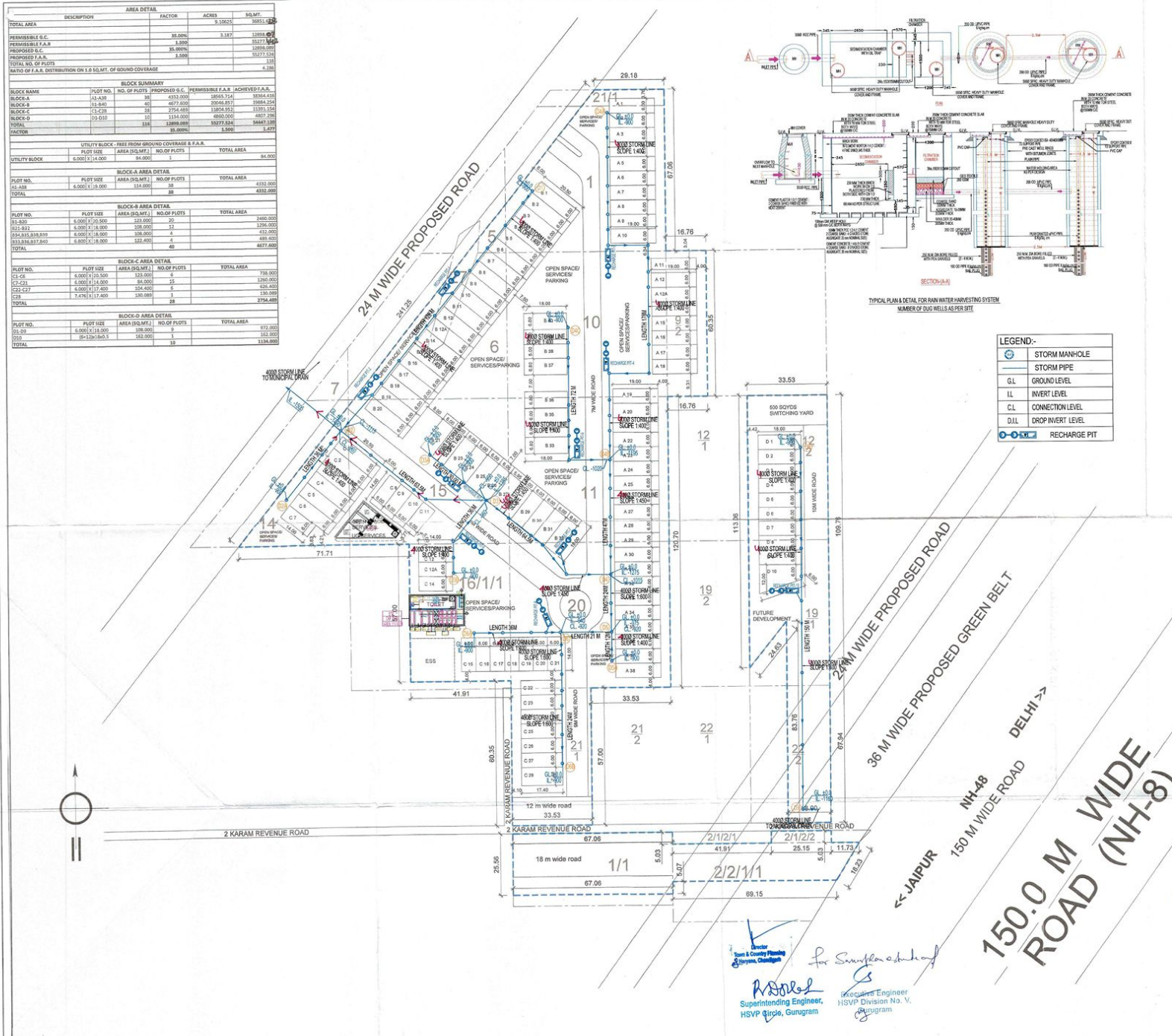


AREA DETAIL				
DESCRIPTION	FACTOR	ACRES	SQ.MT.	
TOTAL AREA		9.1023	3653.12	
PERMISSIBLE G.C.	85.00%	7.7367	3105.00	
PERMISSIBLE F.A.R.	3.00%		109.12	
PROPOSED G.C.	85.00%		109.12	
PROPOSED F.A.R.	3.00%		109.12	
TOTAL NO. OF PLOTS			110	
RATIO OF F.A.R. DISTRIBUTION ON F.A. SQ.MT. OF GROUND COVERAGE				
			1.00	
BLOCK SUMMARY				
BLOCK NAME	NO. OF PLOTS	PROPOSED G.C.	PERMISSIBLE F.A.R.	ACHIEVED F.A.R.
BLOCK-A	38	4332.000	1865.714	1865.436
BLOCK-B	38	4332.000	1865.714	1865.436
BLOCK-C	38	4332.000	1865.714	1865.436
BLOCK-D	38	4332.000	1865.714	1865.436
TOTAL	152	17328.000	7462.856	7462.856
BLOCK-A AREA DETAIL				
UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.				
UTILITY BLOCK	6.000	2.14.000	1.000	84.000
TOTAL AREA				84.000
BLOCK-B AREA DETAIL				
UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.				
UTILITY BLOCK	6.000	2.14.000	1.000	84.000
TOTAL AREA				84.000
BLOCK-C AREA DETAIL				
UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.				
UTILITY BLOCK	6.000	2.14.000	1.000	84.000
TOTAL AREA				84.000
BLOCK-D AREA DETAIL				
UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.				
UTILITY BLOCK	6.000	2.14.000	1.000	84.000
TOTAL AREA				84.000



To be read with Licence No. 241 of 2023 Dated 09/11/2023.

That this Layout plan for an area measuring 9.1023 acres (Drawing No. DGTCP-9774 dated 16-11-23) completed of license 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 in 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 plan of the colony.
5. That the revenue roads 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 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 licenses.
9. 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 transformed free of cost to the government on the lines of section 3(3)(ii) 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 (D) 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Signatures:
 (NARENDRA KUMAR) DTP(HQ)
 (HITESH SHARMA) STP(HQ)
 (P. K. SINGH) CH(HK)
 (T.L. SATYAPRAKASH, IAS) DGTCP(HK)
 (PANKAJ BENTWAL) ATP(HQ)
 (DINESH KUMAR) PA(HQ)

KEY PLAN

PRINCIPAL ARCHITECT:

ACPL

ACPL Design Ltd

PROJECT:-
 COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.1023 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY SEWAK DEVELOPERS PVT. LTD. & OTHERS IN COLLABORATION WITH EMAAR INDIA LTD.

EXECUTIVE ENGINEER (M) for Chief Engineer, HSPV, Panipat

Superintending Engineer, HSPV Circle, Gurugram

ARCHITECT'S SIGN

ARCHITECT'S SIGN

DRAWING TITLE: LAYOUT PLAN STORM WATER DRAINAGE SCHEME

DRAWING NO. 101 D-2 SCALE: 1:750