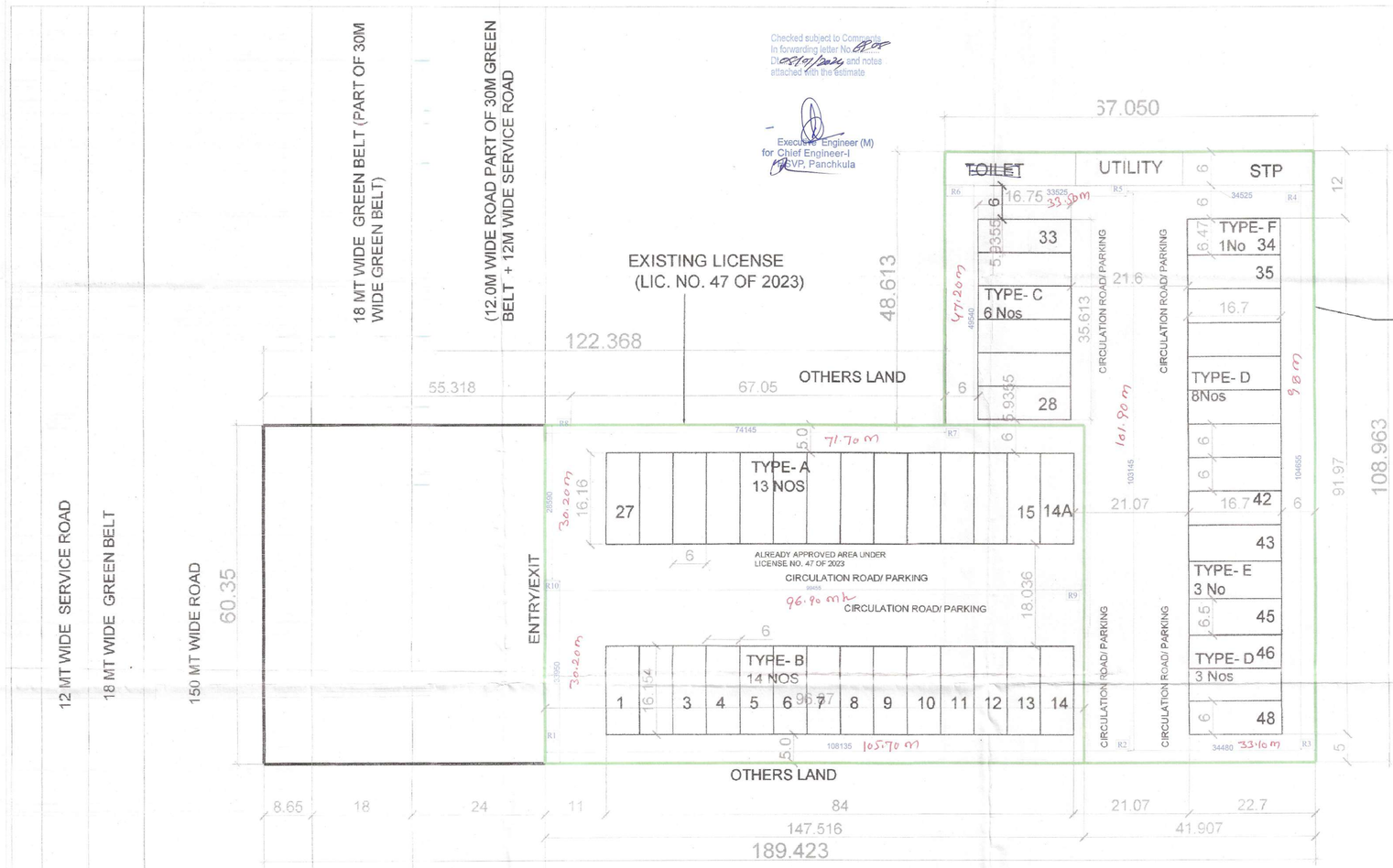

Checked subject to Comments in forwarding letter No. ..... Dt. 27/7/2023 and notes attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula

ADDL. APPLIED AREA (1.43125 ACRS)

DESCRIPTION	ACRE			
	EXISTING	PROPOSED	TOTAL	
TOTAL SITE AREA	2.20	1.43125	3.63125	
AREA UNDER 12M WIDE SERVICE ROAD (PART OF 30M WIDE GREEN BELT) (A)	0.177	0.00	0.177	
AREA UNDER 18M WIDE GREEN BELT (PART OF 30M WIDE GREEN BELT) (B)	0.266	0.00	0.266	
AREA UNDER 150M WIDE SECTOR ROAD (NPR) (C)	0.129	0.00	0.129	
TOTAL AREA UNDER ROADS & GREEN BELT (A + B + C)	0.572	0.00	0.572	
BALANCE AREA (X)	1.628	1.43125	3.05925	
10% OF THE SITE (D)	0.00	0.00	0.363125	
NET PLANNED AREA OF THE SCHEME (X+D)	3.422375 (13849.838 SQM)			
HENCE THE NET PLAN AREA FOR THE SCHEME	3.422375 (13849.838 SQM)			
DESCRIPTIONS	PERMISSIBLE	EXISTING	PROPOSED	TOTAL
GROUND COVERAGE	4847.44 (35%)	2617.42 SQM	2229.37 SQM	4846.79 (34.99%)
F.A.R	20774.75 (150%)	11211.130 SQM	8917.48 SQM	20055.05 (145.33%)
PARKING, SERVICES / OPEN SPACES	9002.3947 (65%)	4861.82 SQM	4141.228 SQM	9003.048 (65.0%)

To be read with Licence No. 203 **of 2023 Dated** 09/10/2023

That this Layout plan for an additional area **measuring 1.43125 acres in the Commercial Plotted Colony over an area measuring 2.20 acres (Licence No. 47 of 2023 dated 02.03.2023), thereby making total area measuring 3.63125 acres (Drawing No. DGTCP-** 9685 **dated**12-10-23) comprised of licence which is issued in respect Commercial Plotted Colony being developed by **Eternal Housing Infra LLP, Sector-37-D, 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 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 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 llences.
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)(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 (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 coloniser/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.

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

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

LEGEND:-

1. CHANGE IN APPROVED/LICENSED AREA SHOWN THUS (2.20 ACRS) (LIC. NO. 47 OF 2023)
2. PROPOSED AREA SHOWN THUS (1.43125 ACRS) (APPLIED AREA)

ROAD LAYOUT

DETAIL OF SCO'S					
TYPE & Nos	SIZE - MT		PLOT AREA IN SQMT	NO. OF SCO	TOTAL PLOT AREA IN SQMT
TYPE A (1-14)	6	16.16	96.96	14	1357.44
TYPE B (14A-27)	6	16.154	96.924	14	1356.936
TYPE C (28-33)	16.75	5.9355	99.42	6	596.52
TYPE D (35-42) & (46-48)	16.7	6.00	100.20	11	1102.20
TYPE E (43-45)	16.7	6.5000	108.55	3	325.65
TYPE F (34)	16.7	6.4700	108.05	1	108.05
TOTAL				**49**	**4846.79**

For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. 41,
Gurugram

Superintending Engineer,
HSVP Circle, Gurugram

Director
Town & Country Planning
Haryana, Chandigarh

PROJECT:	DRAWING TITLE :-	NORTH POINT:
LAYOUT PLAN FOR ADDITIONAL LAND AREA FOR COMMERCIAL PLOTTED COLONY ON AN AREA MEASURING 1.43125 ACRES IN CONTINUATION OF LICENSE NO 47 OF 2023 (2.20 Acres) FALLING IN VILLAGE HARSARU ,SECTOR-37D, GURGAON, HARYANA.	LAYOUT PLAN SCALE 1:100	N
DEVELOPER M/S ETERNAL HOUSING INFRA LLP REGISTERED OFFICE AT PLOT NO. 32, BACK PORTION GFL, BLOCK-A, NARAINA INDUSTRIAL AREA , NEW DELHI PIN - 110028	ARCHITECT SIGNATURE Architect PUNEET SHARMA MCA/2012/68868	OWNER SIGNATURE ETERNAL HOUSING INFRA LLP Authorised Signatory

For ETERNAL HOUSING INFRA LLP

ARCHITECT
DHARAMVIR SINGH
CA/2012/66605

Authorised Signatory