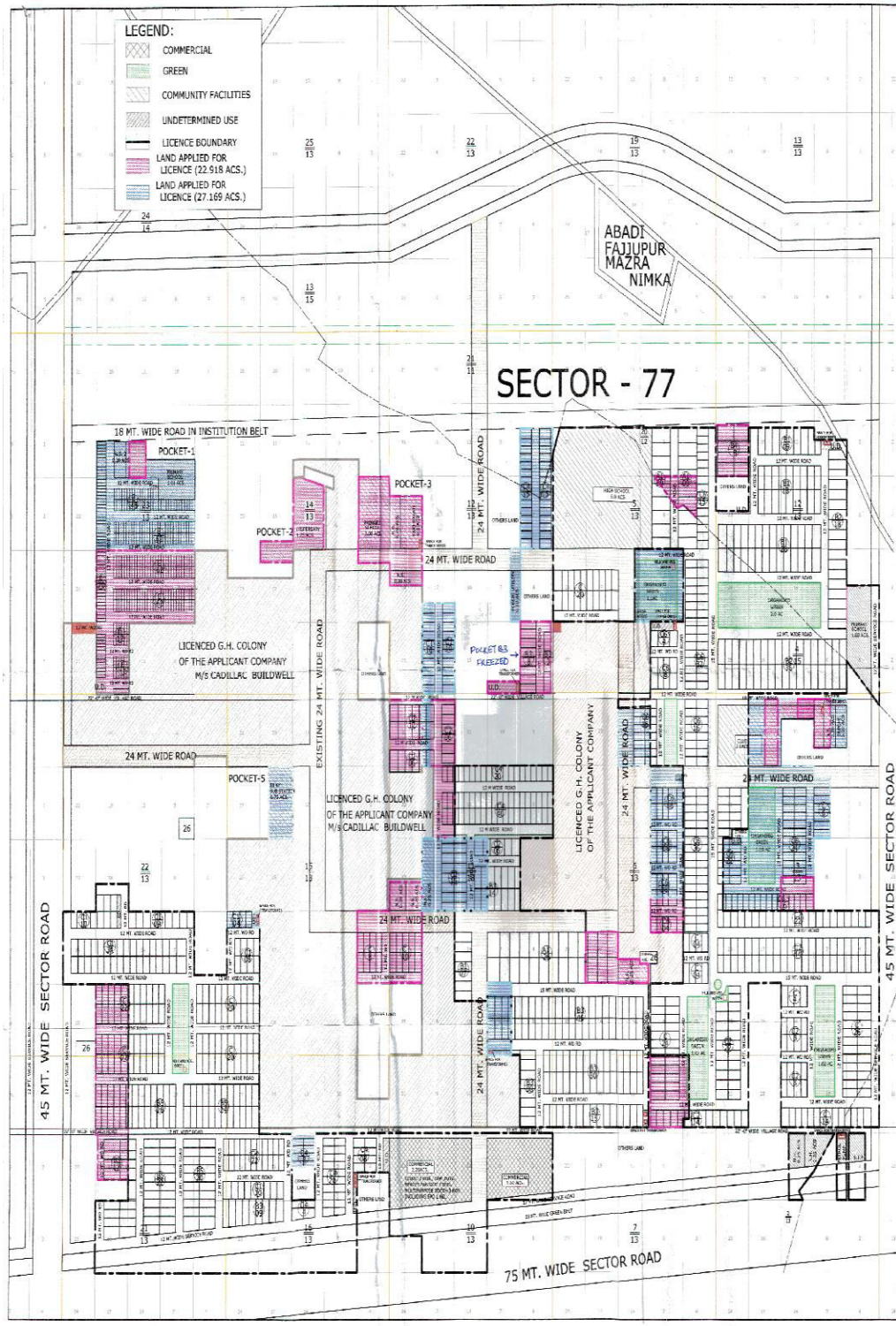

To be read with licence No. 12 of 2011 dated 22/2/2012.

That this layout plan for an area of 152.973 acres (102.686 + 50.067) Drg. No. DG.TCP-2913 dated 9.12.2011 consisting of five acres which were issued in respect of Residential Plotted Colony, being developed by M/s New Age Town Planners (Formally known as M/s D.D. Housing Ltd) in Sector-77 & 78, Faridabad 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 aforesaid agreement.
2. That the platted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as a whole for calculation of the area under plots.
3. That the demarcation plans as per site of all the industrial, Residential and Commercial and Communities sites of all the plots 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 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 DG TCP for the modification of layout plan of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/recovery as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DG, TCP, Haryana to incorporate/make necessary changes in the layout plan for providing area of entrance 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 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 as shown on the directions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
9. At the time of demarcation plan, if required percentage of NPH/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 12 metres wide road and the minimum clear width of 12 metres between the plots.
11. Any excess area over and above the permissible 4% under tot-mental use shall be deemed to be open space.
12. The maximum number of dwelling units on a plot shall be as per the provisions of the Rule 45 of the Rules, 1965. The condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The violation shall refer to incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. The portion of the sector/colony/site plan marked green in color as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government, within the meaning of sec. on 3(3)(c) (ii) of the Act No. 8 of 1975.
14. That the odd size plots (except EWS plots) which are approved of standard dimensions are being approved subject to the conditions that these plots should not have a frontage of less than 7.5% of the standard frontage when demarcated and area of no plots shall exceed 2 kanals.
15. That you will have no objection to the regularization of the boundaries of the licence through gore and jaila 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.
16. 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.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational before applicable before applying for an occupation certificate.
19. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
20. That you shall exchange the land shown with red hatch on the layout plan belonging to Khasra No. 33/16 min (4-Kanal) with HUDA.
21. That the colonizer/owner shall convey the ultimate power that requires roll of the project to the concerned power utility to include the provisions of site for transformer/substation/switch stations/etc. in addition to the terms specified by the power utility in the project site before submission of building plans not later than 3 months from the approval of zoning plan.

(U.K. GUPTA) ATP (HQ) | (SUMITA SETHI) DTP (HQ) | (J.S. KHICHI) CTP (HR) | (T.C. GUPTA, IAS) DG, TCP (HR)

AREA STATEMENT

AREA ALREADY LICENSED		102.686 ACRES	
AREA APPLIED FOR LICENCE	A	22.918 ACRES	
AREA APPLIED FOR LICENCE	B	27.169 ACRES	
NET SCHEME AREA		152.973	

DESCRIPTION	Area in Acres	Percentage
Gross area of the scheme	152.973	
Area under sector road	12.149	
Defence Economic Area (A)	142.824	
50% of the area falling under sector roads (B)	6.243	
Total (A+B)	141.581	
Parks under undetermined use	0.04	
Net Planned Area	148.44	Sector 77 = 102.24 Acs. Sector 78 = 46.204 Acs.
Area under plots	71.18	48.42%
Area under commercial	4.88	3.32%
TOTAL SALEABLE AREA	75.98	51.62 %

DETAIL OF PLOTS

TYPE	AREA IN Sq. M.	PLOT DIMENSION	PLOTS IN SQM.	AREA OF PLOTS IN SQM.	NO. OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS IN SQM.
A1	525.00	15.00	29.00	435.00	60.00	60.00	26100.00
B1	243.00	10.00	20.00	200.00	62.00	386.00	17856.00
B2	300.00	11.00	20.00	220.00	54.00		19200.00
B3	321.00	10.00	24.00	240.00	120.00		30960.00
B4	342.00	10.70	32.00	342.00	8.00		2872.00
B5	378.00	11.00	34.00	374.00	108.00		40392.00
C (NPH)	240.00	10.00	22.00	220.00	224.00	512.00	62720.00
C1	220.00	10.00	22.00	220.00	84.00		18480.00
C2	240.00	10.00	24.00	240.00	204.00		48960.00
C3 (NPH)	180.00	10.00	17.00	170.00	76.00	380.00	12920.00
C4 (NPH)	180.00	10.00	17.00	170.00	304.00		51680.00
E (EWS)	90.00	6.00	15.00	90.00	108.00	108.00	9720.00
				Total (plots)	1625.00		
NURSING HOME			1000.00	4.00			4000.00
							318564.00
TOTAL AREA UNDER PLOTS (ACS.)							78.70

DENSITY CALCULATIONS FOR SECTOR -77

PERMISSIBLE DENSITY @ 120 PPA + 30 % VARIATION

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	1234.00	15.50	19130.00
EWS	108.00	6.00	648.00
TOTAL POPULATION			19778.00 PERSON
DENSITY PERMISSIBLE	Gross Planned Area		164.00 PPA
DENSITY ACHIEVED	Planned Area		161.5 PPA

DENSITY CALCULATIONS FOR SECTOR -78

PERMISSIBLE DENSITY @ 120 PPA + 30 % VARIATION

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	391.00	15.50	6061.00
TOTAL POPULATION			6061.00 PERSON
DENSITY PERMISSIBLE	Gross Planned Area		164.00 PPA
DENSITY ACHIEVED	Planned Area		161.5 PPA

TOTAL POPULATION ACHIEVED (SECTOR 77 AND 78)

TOTAL POPULATION 25461.00 PERSON

DETAIL OF NPHL PLOTS AND EWS PLOTS

CATEGORY	PROPOSED No. of plots	%	PROVIDED No. of plots	%
NPHL	406.25	20.00	407.00	20.05
EWS	101.56	20.00	108.00	21.30

Sr. No.	Type	NO.	UNIT AREA	TOTAL IN ACS.	%
	Organised green				
A	Area under district green			3.24	4.28
	Residential green				
B	Residential			3.67	4.85
	TOTAL AREA IN Acs.			7.56	9.13

DETAILS OF COMMUNITY SITES

Sr. No.	Community Sites	Unit area (in Acs.)	Required	Provided
1	Nursery School	0.33	0.66	0.33
2	Primary School	1.33	2.66	3.00
3	High School	1.33	2.66	1.00
4	Creche	0.33	1.00	1.00
5	Religious building	0.33	1.00	1.00
6	Dispensary	0.33	1.00	1.00
7	Club	2.00	1.00	1.00
8	Post/Post Office/E-Sub		1.00	1.00
9	Electric Sub Station	0.75		1.00
10	Nursing Home	0.33	2.00	4.00
11	Civic Amenities	0.66	2.00	3.00
12	Office + Shops	-	2.00	2.00
13	Retail Pitches of 12 sqm	-	2.00	2.00
14	Multipurpose Shops 27.5 sqm.	-	2.00	2.00
15	Milk & Vegetable Booth	-	2.00	2.00
16	Post Box	0.00	1.00	1.00

CLIENT :

NEW AGE TOWN PLANNERS LTD.
M-11 CONNAUGHT CIRCUS
NEW DELHI

For New Age Town Planners Limited
Authorised Signatory

Amitabh Kumar
CA 2003/3/1821
Amitabh Kumar

LAYOUT PLAN OF RESIDENTIAL COLONY AT SECTOR 77 & 78 IN FARIDABAD, HARYANA.

SCALE :- 1:2500 | DATE :- NOV.2011 | DRG. NO. LDP2/77-FBD