



|                               | ACRE   |
|-------------------------------|--------|
| TOTAL AREA OF THE SCHEME      | 52.218 |
| AREA UNDER SECTOR ROAD        | 0.30   |
| 50% OF AREA UNDER SECTOR ROAD | 0.15   |
| AREA UNDER G.H.               | 9.943  |
| NET PLANNED AREA              | 42.125 |
| AREA UNDER PLOTS              | 20.607 |
| AREA UNDER COMMERCIAL         | 1.685  |
| AREA UNDER NURSING HOME       | 0.495  |
| TOTAL SALEABLE AREA           | 22.787 |
|                               | 54.09% |

| DETAIL OF PLOTS |                |        |      |           |  |
|-----------------|----------------|--------|------|-----------|--|
| CATEGORY        | SIZE           | AREA   | NOS. | TOTAL     |  |
| A               | 12.50 X 26.000 | 325.00 | 48   | 15600.000 |  |
| B               | 12.00 X 25.000 | 300.00 | 15   | 4500.000  |  |
| C               | 12.75 X 27.500 | 350.63 | 97   | 34010.825 |  |
| D               | 10.20 X 22.000 | 224.4  | 91   | 20420.40  |  |
| E               | 15.10 X 46.400 | 700.64 | 8    | 5605.120  |  |
| F               | 4.400 X 11.385 | 50.09  | 65   | 3256.11   |  |
|                 |                |        | 324  | 83392.255 |  |

|                               |                            |   |      |   |        |
|-------------------------------|----------------------------|---|------|---|--------|
| NO. OF PLOTS OTHER THAN EWS   | 259                        | X | 13.5 | = | 3496.5 |
| EWS PLOTS                     | 65                         | X | 9    | = | 585    |
| TOTAL POPULATION              |                            |   |      |   |        |
| DENSITY=4081.5/42.125 = 96.89 | AGAINST 97.124 PERMISSIBLE |   |      |   |        |

|                 | REQUIRED | PROVIDED |
|-----------------|----------|----------|
| E.W.S           | 64.8     | 65       |
| N.P.N.L         | 81       | 81       |
| ORGANISED GREEN | 1.685    | 2.1      |

| DETAIL OF COMMUNITY SITE |                        |          |          |
|--------------------------|------------------------|----------|----------|
| S.No.                    | NAME OF COMMUNITY SITE | REQUIRED | PROVIDED |
| 1                        | PRIMARY SCHOOL         | 1        | 1        |
| 2                        | TAXI STAND             | 1        | 1        |
| 3                        | NURSING HOME           | 2        | 2        |
| 4                        | MILK & VEG. BOOTH      | 2        | 2        |
| 5                        | NURSARY SCHOOL         | 2        | 2        |

**PROJECT :**  
 LAYOUT PLAN OF RESIDENTIAL COLONY MEASURING 52.218 ACRES AT SECTOR -26, REWARI BEING DEVELOPED BY M/S. B.M. GUPTA DEVELOPERS PVT. LTD.

**ARCHITECT**  
 H. V. S. DTP (HQ)

**OWNER**  
 For B.M. Gupta Developers Pvt. Ltd.  
 Director

- To be read with licence** of 2009 dated \_\_\_\_\_ (Drg. No. D.T.C.P. .... dated .....)
- That this layout plan for an area of 52.218 acres (Drg. No. D.T.C.P. .... dated .....)
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
  - That the plotted 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 plotted for calculation of the area under plots.
  - That the demarcation plans as per site of all the residential, commercial and institutional 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.
  - 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.
  - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
  - 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 of the sectors as shown on the Development Plan.
  - That no property/plot shall drive access directly from the carriage way of 45 metre or more wide sector road.
  - 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 in accordance with the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licences.
  - At the time of demarcation, if required percentage of NPRL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
  - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
  - The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the agreement to be executed by the colonizer with the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
  - No plot will derive an access from less than 12 metre wide road would mean a minimum clear width of 12 metre between the plots.
  - The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed 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.
  - 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 75% of the standard frontage when demarcated and area of no plot shall exceed 2 canals.
  - 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.
  - 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.
  - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - 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.
  - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
  - That the colonizer shall obtain NOC from Irrigation Department regarding execution of culvert on 24 metre wide road before approval of zoning plan.
  - That you shall convey the ultimate power load requirement of your project to the concerning power authority to enable the provision of site for transformer/switching station/electric sub-station as per the norms prescribed by the power utility in your project site before submissions of building plan not later than two months from the approval of zoning plan.

Sd/-  
 DTP (HQ)

Sd/-  
 CTP(HR)

Sd/-  
 T. C. Gupta, I. A. S.  
 DTCP(HR)