

ROAD LAYOUT PLAN

LEGEND:

- COMMERCIAL
- GREEN
- COMMUNITY FACILITIES
- UNDETERMINED USE
- LICENCE BOUNDARY
- LAND APPLIED FOR LICENCE (22.914 ACS.)
- LAND APPLIED FOR LICENCE (27.169 ACS.)

- ALL THE SERVICES (i.e. ROAD, SEWER, STORM WATER DRAINAGE, WATER SUPPLY, RECYCLED WATER SUPPLY AND STREET LIGHTING LAID / COMPLETED AT SITE IS SHOWN AS FOR AN AREA OF 125.37 ACRES OUT OF 152.973 ACRES.
- ALL THE PUBLIC HEALTH SERVICES LAID/COMPLETED AT SITE EXCEPT ROADS IS SHOWN AS FOR AN AREA OF 7.38 ACRES APART FROM 125.37 ACRES OUT OF 152.973 ACRES AND TRANSFERRED TO HOUSING BOARD HARYANA
→ GREEN & HORTICULTURE PLANTATIONS
→ STREET LIGHTING.
- UN DEVELOPED AREA = 20.223 ACRES

If it is certified that all the internal services of the plotted colony shown on the plan have been laid by the plan (colonized) in full respect and are as per approved service plan and estimate, the services laid are operational functional and suit with the Master Services laid to be laid by HUDA.

- To be read with Licence No. 12 of 2011 dated 22/11/2012.
- This layout plan for an area of 152.973 acres (22.914 + 27.169) comprising of Licences which were issued in respect of Residential Plotted Colony being developed by M/s New Age Town Planners (Formerly known as M/s B.D. Housing Ltd) in Sector-77 & 78, Faridabad is hereby approved subject to the following conditions:-
1. That the layout plan shall be read in conjunction with the existing approved layout plan issued under rule 12 and the related agreements.
 2. That the plotted area of the colony shall not exceed 55% of the net planned area. The entire area reserved for commercial purposes shall be taken as per the calculation of the area under plan.
 3. That the development plan as per site of all the Industrial, Residential and Commercial plots shall be got approved from this Department and construction on these sites shall be governed by the Punjab (Scheduled Roads and Controlled Areas) Act, 1956 and the Building Plan approved by the Director General, Town & Country Planning, Haryana.
 4. That for process planning and operation of services in the residential plots, the colony shall abide by the directions of the D.C.T.P for the application of layout plans of the colony.
 5. That the revenue roads falling in the colony shall be kept free for the entire movement of traffic in the layout plan.
 6. That the colonizer shall abide by the directions of the D.C.T.P, Haryana and accordingly make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal roads or for proper regulation of the parking spaces of the adjoining areas.
 7. That no property shall derive access directly from the carriage way of 30 metres or wider road if applicable.
 8. All green belts provided in the layout plan within the licensed area 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 General, Town and Country Planning, Haryana in accordance with the conditions of the agreements of the licences.
 9. At the time of development plan, if required percentage of HUDA plots and the area under infrastructure is reduced, the area will be provided by the colonizer at the lowest rate.
 10. No plot will derive an access from less than 12 metres wide road which means a minimum clear width of 12 metres between the plots.
 11. Any access area over and above the permissible 4% under commercial use shall be developed to open space.
 12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule, 1955. This condition shall also be incorporated in the zoning plan and in the allotment letter being issued by the colonizer to the plot holders. The provision shall also be incorporated in the agreement to be executed by the colonizer with the occupants.
 13. The position of the sector development plan roads (green belts) provided in the layout plan if applicable, which form part of the licensed area shall be transferred free of cost to the Government of India on 01/01/2015 of the Act No. 8 of 1975.
 14. That the colonizer shall provide the approved percentage of green belts in the layout plan being approved subject to the condition that the green belts shall not have a coverage of less than 75% of the standard coverage as determined and area of no plots shall exceed 7 lands.
 15. That you will have to obtain the regularization of the boundaries of the licensed through the plan with the land that HUDA is ready 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/NOCC as per the provisions of the Notification No. S.O. 1533 (I) 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 (CGWA) norms, notification as applicable.
 18. That the provision of water heating system shall be as per norms specified by HANCO and shall be energy operational where applicable before applying for an occupation certificate.
 19. That the colonizer/owner shall use only Compact Fluorescent Lamp (CFL) for internal lighting as well as Campus lighting.
 20. That you shall exchange the land shown with red hatch on the layout plan bearing G.P. No. 17/11 (I) Kanali with HUDA.
 21. That the colonizer/owner shall comply the ultimate green belt requirement of the project. In the absence of green belts to enable the provision of the rain water harvesting system, the colonizer shall be responsible for the cost incurred by the power utility in the project before submission of building plan not later than 3 months from the approval of zoning plan.

AREA STATEMENT

AREA ALREADY LICENSED	AREA APPLIED FOR LICENCE	NET DEVELOPABLE AREA
22.914 ACRES	27.169 ACRES	50.083 ACRES

DETAILS OF PLOTS

AREA IN PLOT	NO. OF PLOTS	TOTAL AREA	NO. OF PLOTS	TOTAL AREA
100.00	100	100.00	100	100.00
...
TOTAL	100	100.00	100	100.00

DETAILED CALCULATIONS FOR SECTOR-77

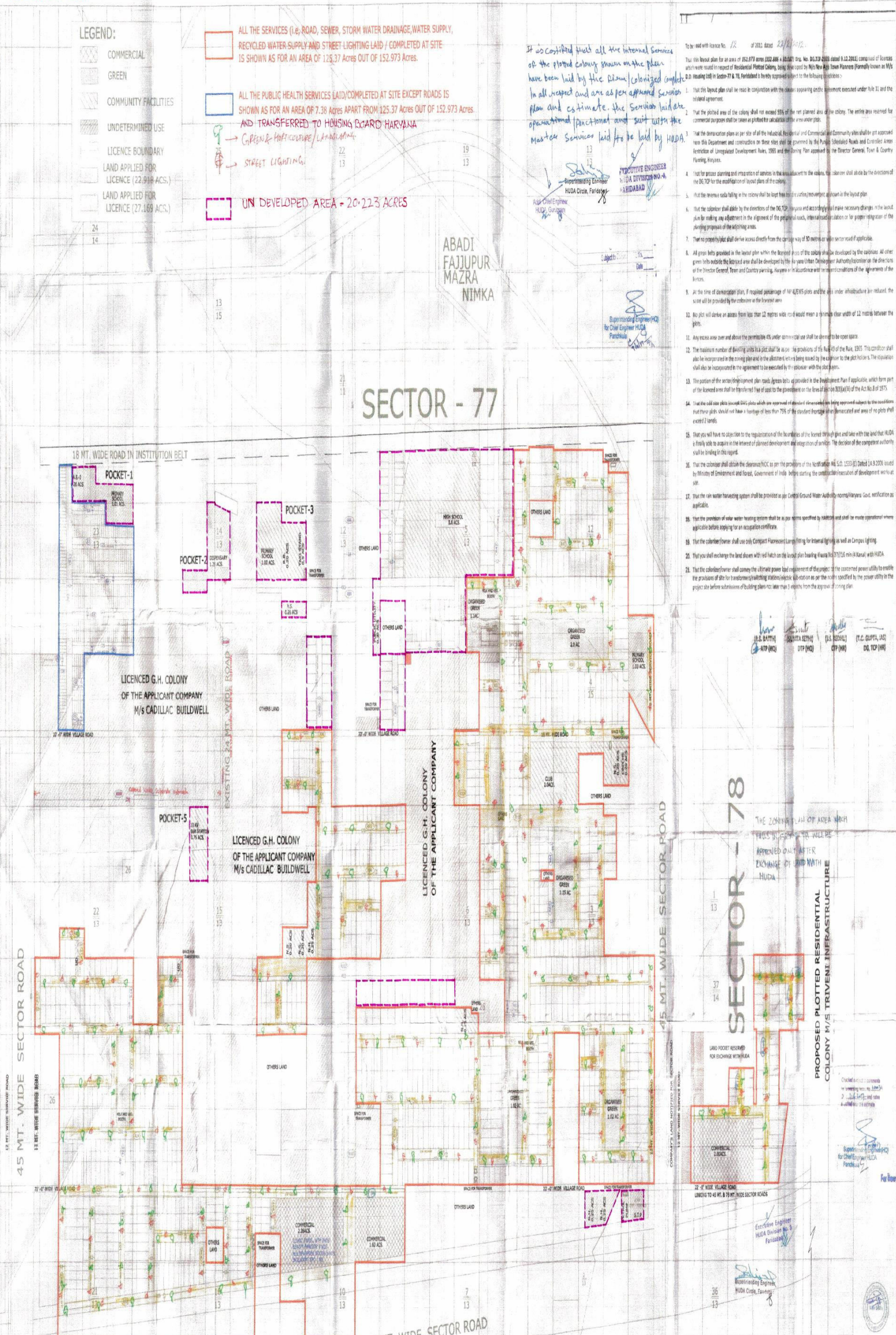
GENERAL FLOOR	NO. OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
...
TOTAL

DETAILED CALCULATIONS FOR SECTOR-78

GENERAL FLOOR	NO. OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
...
TOTAL

DETAILS OF COMMUNITY SITES

Sl. No.	Community Site	Area (Ac.)	Required	Provided
1	Primary School	1.00	1.00	1.00
2	High School	3.00	3.00	3.00
3	Senior High School	3.00	3.00	3.00
4	Daycare	1.00	1.00	1.00
5	Club	2.00	2.00	2.00
6	Indoor Sports Ground	1.00	1.00	1.00
7	Open Sports Ground	2.00	2.00	2.00
8	Open Sports Ground	3.00	3.00	3.00
9	Open Sports Ground	3.00	3.00	3.00
10	Open Sports Ground	3.00	3.00	3.00
11	Open Sports Ground	3.00	3.00	3.00
12	Open Sports Ground	3.00	3.00	3.00
13	Open Sports Ground	3.00	3.00	3.00
14	Open Sports Ground	3.00	3.00	3.00
15	Open Sports Ground	3.00	3.00	3.00
16	Open Sports Ground	3.00	3.00	3.00
17	Open Sports Ground	3.00	3.00	3.00
18	Open Sports Ground	3.00	3.00	3.00



SECTOR - 78

THE ZONING PLAN OF AREA WITH THESE REGULATIONS WILL BE APPROVED ONLY AFTER EXCHANGE OF LAND WITH HUDA.

PROPOSED PLOTTED RESIDENTIAL COLONY M/S TRIVENI INFRASTRUCTURE

ROAD LAYOUT

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

Authorised Signatory:
[Signature]
Authorised Signatory

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