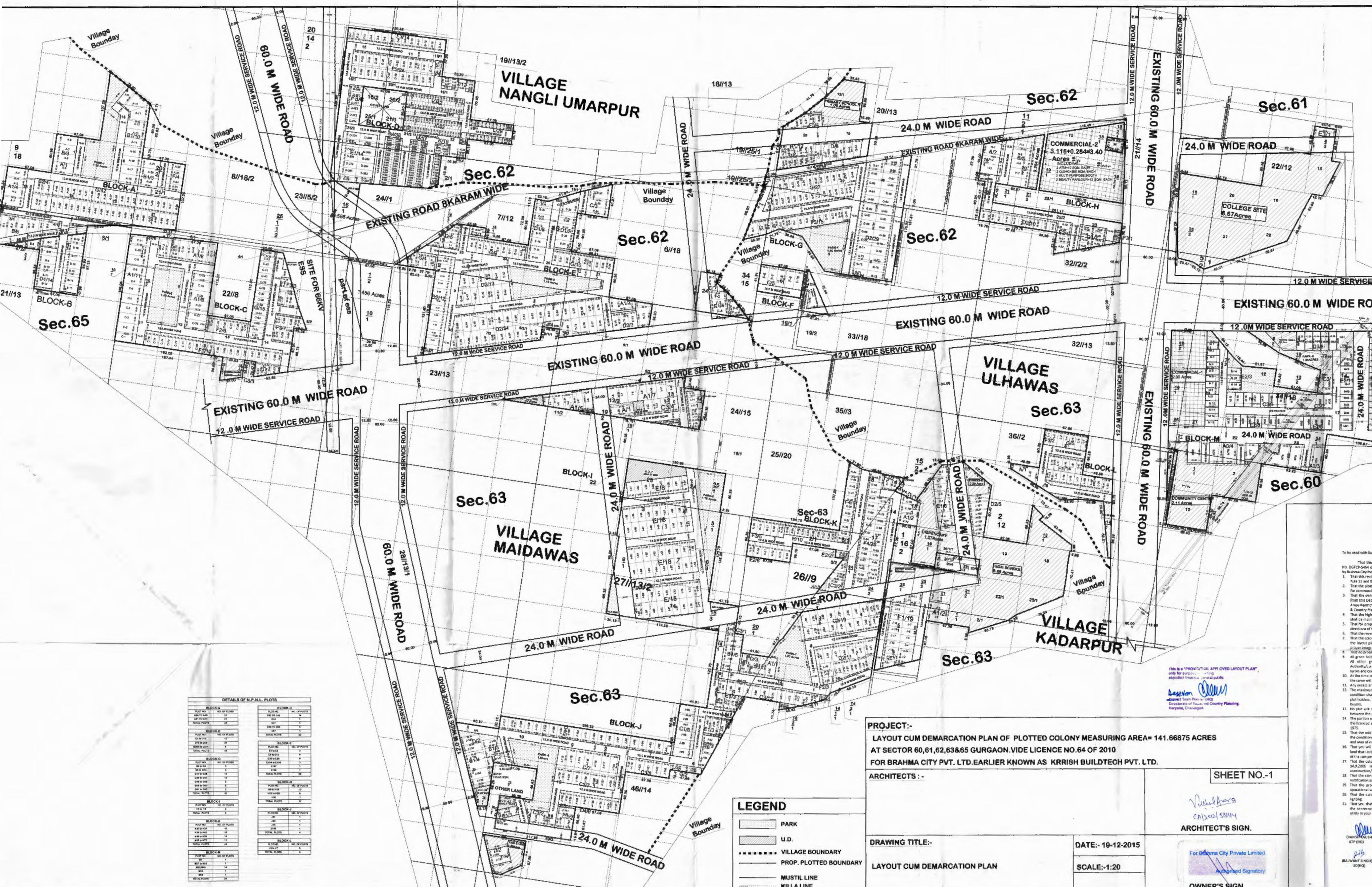

AREA OF SCHEME

DESCRIPTION	ACRES
TOTAL AREA OF THE SCHEME	141.66875
AREA UNDETERMINED USE	3.75
AREA UNDER COLLEGE & ESS	(6.67+1.23)=7.90
50% OF THE AREA UNDER COLLEGE & ESS	3.95
NET PLANNED AREA	[illegible]
AREA UNDER PLOTS	[illegible]
AREA UNDER COMMERCIAL	[illegible]
AREA UNDER NURSING HOME	[illegible]
TOTAL SALEABLE AREA	74.20

DENSITY CALCULATION

NUMBER OF PLOT OTHER THAN EWS	[illegible]	[illegible]
EWS PLOTS	[illegible]	[illegible]
TOTAL NO OF PLOTS =		1118
TOTAL AREA OF PLOTS =		[illegible]
POPULATION		

DENSITY = 14065/134.96875 = 104.56 PPA

GREEN AREA REQUIREMENT=14065X2.5 SQM./4046.85=8.70 ACRES

DETAIL OF GREEN AREA

	REQUIRED	PROVIDED(IN ACRES)
Park-1		1.240
Park-2		1.050
Park-3		1.190
Park-4		1.400
Park-5		1.190
Park-6		1.660
Park-7		1.090
Park-8		1.280
TOTAL	8.70ACRES	9.1[illegible]

DETAIL OF COMMUNITY SITES

	REQUIRED	PROVIDED
HIGH SCHOOL	1	1
PRIMARY SCHOOL	2	2
NURSERY SCHOOL	2	2
TAXI STAND	1	1
NURSING HOME	3	1
MILK & VEG. BOOTH	2	1
DISPENSARY	1	1
COMMUNITY CENTRE	1	1
RELIGIOUS BUILDING	1	1
CHRECHE	1	1

SUMMARY OF E.W.S. & N.P.N.L. PLOTS

	REQUIRED
E.W.S.	223.6
N.P.N.L.	279.5

DETAILS OF CATEGORY OF P

CATEGORY	SIZE	NO
A0	11.00X25.00	
A1	15.00X32.00	
B	14.00X33.20	
B1	14.00X30.20	
B2	14.00X24.18	
C	13.74X34.94	
C1	13.41X30.00	
C2	13.00X22.30	
C3	13.00X22.00	
D	12.00X30.00	
D1	12.50X27.50	
D2	12.75X27.00	
D3	12.11X18.18	
D4	12.63X20.12	
E	11.67X25.15	
E1	11.00X26.00	
E2	11.00X22.00	
E3	11.38X33.53	
F	10.90X28.06	
F1	10.75X25.30	
F2	10.18X26.05	
F3	10.00X22.00	
F4	10.50X20.24	
G	9.25X34.18	
G1	9.00X20.62	
H	8.00X18.16	
H1	8.60X17.00	
I	6.00X11.91	
J	4.94X12.70	
K	4.20X12.09	
L	5.59X9.08	
M	3.80X13.20	

DETAILS OF N.P.N.L. PLOTS

BLOCK-A

PLOT NO.	NO. OF PLOTS
A26 TO A46	21
A51 TO A71	21
TOTAL PLOTS	42

BLOCK-D

PLOT NO.	NO. OF PLOTS
D1 to D13	13
D15 to D38	24
D264 to D274	6
TOTAL PLOTS	43

BLOCK-G

PLOT NO.	NO. OF PLOTS
G3 to G5	3
G6 to G14	9
G17 to G28	12
G30 to G41	12
G48 to G53	6
G55 to G60	6
G91 to G93	3
TOTAL PLOTS	50

BLOCK-I

PLOT NO.	NO. OF PLOTS
I16 to I18	3
TOTAL PLOTS	3

BLOCK-K

PLOT NO.	NO. OF PLOTS
K20 to K29	10
K34 to K43	10
K46 to K59	14
K62 to K72	11
TOTAL PLOTS	45

BLOCK-M

PLOT NO.	NO. OF PLOTS
M1	1
M27 to M33	7
M35,M49	14
M34	1
M58	1
TOTAL PLOTS	24

BLOCK-C

PLOT NO.	NO. OF PLOTS
C30 TO C43	14
C44	1
C47	1
C49 TO C53	5
C67	1
TOTAL PLOTS	22

BLOCK-E

PLOT NO.	NO. OF PLOTS
E1 to E3	3
E8 to E13	6
E30 to E38	9
E104 to E106	3
E107	1
E109	1
TOTAL PLOTS	23

BLOCK-H

PLOT NO.	NO. OF PLOTS
H9 to H18	10
H23 to H28	6
H30	1
TOTAL PLOTS	17

BLOCK-J

PLOT NO.	NO. OF PLOTS
J21	1
J23	1
J35	1
J140	1
TOTAL PLOTS	4

BLOCK-L

PLOT NO.	NO. OF PLOTS
L5 to L7	3
TOTAL PLOTS	3

To be read with licence no. 64 of 2010 dated 21.08.2010.

That this Layout Plan for an area measuring 141.66875 acres for development of Residential Plotted Colon[y] No. DGTCP-5464 dated 31.12.2015) falling in Sector-60, 61, 62, 63 & 65, Gurgaon Manesar Urban Complex being dev[eloped] by Brahma City Pvt. Ltd. and others is hereby approved subject to the following conditions:-

1. That this revised Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed [...] Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area re[...] for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got ap[...] from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Con[...] Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General [...] & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the[...] shall be maintained as per ISI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide [...] directions of the DG,TCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout pla[...]
7. That the colonizer shall abide by the directions of the DG,TCP, Haryana and accordingly shall make necessary cha[...] the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation [...] proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development P[...]
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the co[...] All other green belts outside the licenced area shall be developed by the Haryana Urban Develo[...] Authority/colonizer on the directions of the Director General, Town & Country Planning Haryana or in accordan[...] terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are re[...] the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 19[...] condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the coloniser [...] plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with t[...] buyers.
13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 [...] between the plots.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form [...] the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) of the Act [...] 1975.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved su[...] the conditions that these plots should not have a frontage of less than 75% of the standard frontage when dema[...] and area of no plot shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take w[...] land that HUDA is finally able to acquire in the interest of planned development and integration of services. The d[...] of the competent authority shall be binding in this regard.
17. That the coloniser shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) [...] 14.9.2006 issued by Ministry of Environment and Forest, Government of India before startin[g] construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryan[a] notification as applicable.
19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be operational where applicable before applying for an occupation certificate.
20. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as C[...] lighting.
21. That you shall convey the ultimate power load requirement of your power utility to enable the provision of pr[...] the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the [...] utility in your project site within three months from the approval of zoning plan.

(RAJESH KAUSHIK) ATP (HQ) | (JASWANT SINGH) STP (M)HQ | (DILBAG SINGH SIHAG) CTP (HR) | (ARUN KUMAR GUPTA, IAS) DG,TCP (HR)

(BALWANT SINGH) SD(HQ)

This is a "PROVISIONAL APPROVED LAYOUT PLAN" only for purpose of inviting objection from the general public

District Town Planner (HQ)
Directorate of Town and Country Planning, Haryana, Chandigarh

PROJECT:-

LAYOUT CUM DEMARCATION PLAN OF PLOTTED COLONY MEASURING AREA= 141.66875 ACRES
AT SECTOR 60,61,62,63&65 GURGAON.VIDE LICENCE NO.64 OF 2010
FOR BRAHMA CITY PVT. LTD.EARLIER KNOWN AS KRRISH BUILDTECH PVT. LTD.

ARCHITECTS :-

SHEET NO.-1

Vishal Arora
CA/2012/54144

ARCHITECT'S SIGN.

DRAWING TITLE:-

LAYOUT CUM DEMARCATION PLAN

DATE:- 19-12-2015

SCALE:-1:20

For Brahma City Private Limited
Authorised Signatory

OWNER'S SIGN.