

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and 12 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% 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.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services the areas 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 wider sector road if applicable.
8. 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 on the directions of the Director, Town and Country planning, Haryana or in accordance with the terms and conditions of the agreement of the license.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 30(3a)(ii) of the Act No.8 of 1975.
13. That the odd size plots 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.
14. That you/we have no objection to the regularization of the boundaries of the licence through give and take with the lands that HSWP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.37/527/2003-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 13.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.





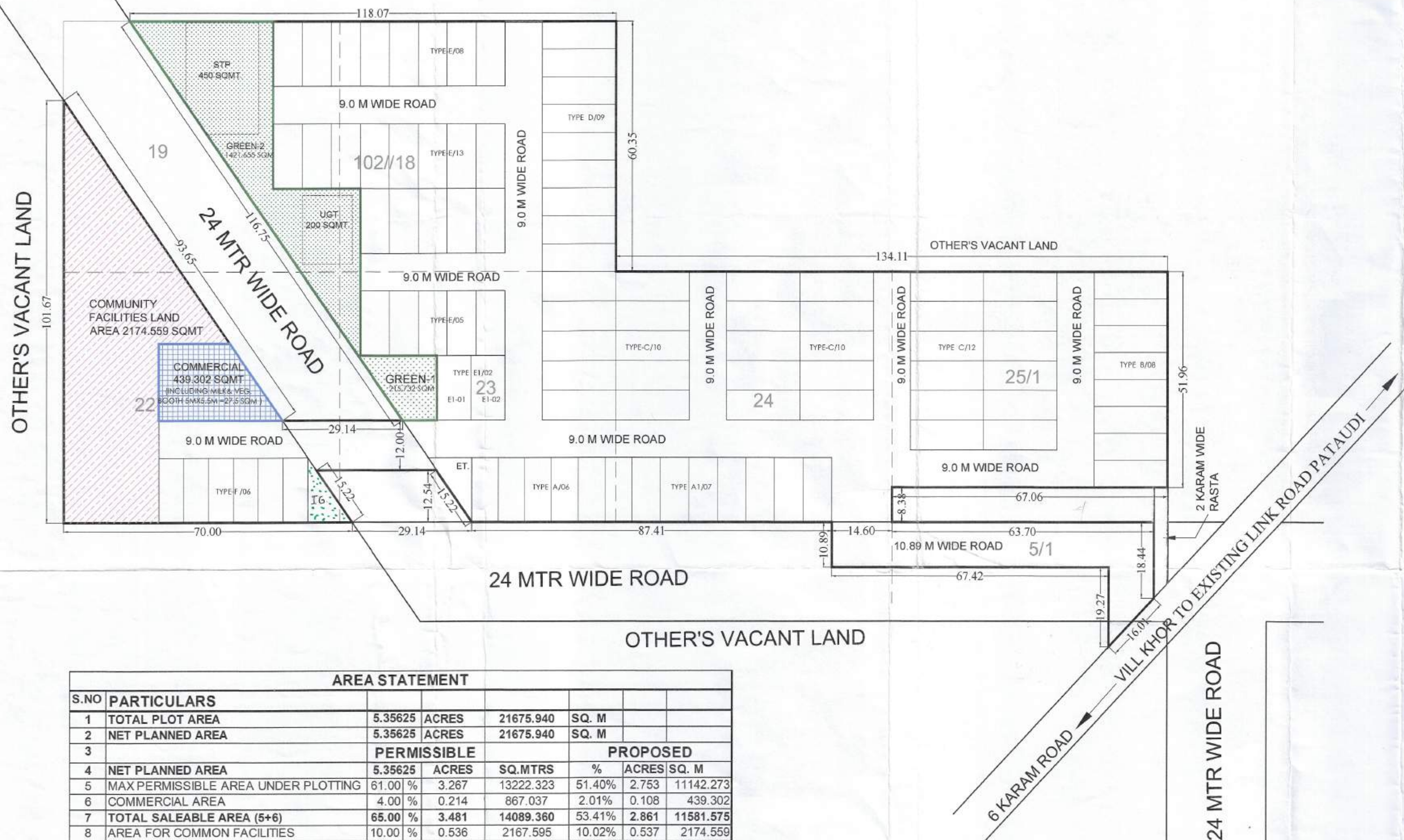

[SAMIR KUMAR] [ANURAJ BANSAL] [VIJENDER SINGH] [JITENDER SINGH]

ATP (H2) DTP (H2) STP (H2) CTP (H1)



[PARVEEN KUMAR]

SPH (5)



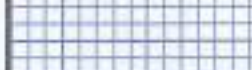
AREA STATEMENT								
S.NO	PARTICULARS							
1	TOTAL PLOT AREA	5.35625	ACRES	21675.940	SQ. M			
2	NET PLANNED AREA	5.35625	ACRES	21675.940	SQ. M			
3		PERMISSIBLE			PROPOSED			
4	NET PLANNED AREA	5.35625	ACRES	SQ.MTRS	%	ACRES	SQ. M	
5	MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	3.267	13222.323	51.40%	2.753	11142.273
6	COMMERCIAL AREA	4.00	%	0.214	867.037	2.01%	0.108	439.302
7	TOTAL SALEABLE AREA (5+6)	65.00	%	3.481	14089.360	53.41%	2.861	11581.575
8	AREA FOR COMMON FACILITIES	10.00	%	0.536	2167.595	10.02%	0.537	2174.559
9	OPEN AREA /GREEN AREA	7.5	%	0.402	1625.696	7.54%	0.404	1637.387
10	DENSITY CALCULATION (PPA)							
11	NO. OF PLOTS					96		
12	POPULATION ALLOWED PER DWELLING PLOT					18		
13	TOTAL POPULATION			PERSONS	96X18	1728		
14	DENSITY	240-400	PPA	1728/5.35625	322.61			

PLOT DETAIL						
S.NO	Plot Type & Number	Plot Size		Area	No of plots	Total Area (sq.mt)
		Width	Length	(Sq.mt)		
1	TYPE-A	6.475	15.535	100.589	6	603.534
2	TYPE-A1	6.940	15.535	107.812	7	754.690
3	TYPE-B	17.850	6.495	115.935	8	927.486
5	TYPE-C	17.850	7.160	127.806	32	4089.792
6	TYPE-D	17.850	6.705	119.684	9	1077.158
7	TYPE-E	7.055	15.630	110.269	26	2867.010
8	TYPE-E1	8.305	15.630	129.807	2	259.614
9	TYPE-F	6.040	15.535	93.831	6	562.988
				Total	96	11142.273
				Acres		2.753

GREEN AREA CALCULATION

=GREEN I+GREEN II
=215.732+1421.655
$\text{= 1637.387SQM OR =0.404 ACRE}$

ET= ELECTRICALTRANSFORMER
UGT =UNDER GROUND WATER TANK
UG STP = UNDER SEWAGE TREATMENT PLANT

COMMERCIAL	
LAND TO BE HANDED OVER TO GOVERNMENT FOR AMENITIES	
GREEN AREA	
STP (450 SQMT.) UGT (200 SQMT.)	

PROPOSED LAYOUY PLAN OF AFFORDABLE RESIDENTIAL
PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA
2016 OVER AN AREA MEASURING 5.35625 ACRES IN REVENUE
ESTATE OF VILLAGE PATAUDI SECTOR-4, GURUGRAM
3B FARMS N RESORT LLP.

3B FARMS N RESORTS LLP

LAYOUT PLAN

NORTH:

AP. SORIA AHUJA
Regd. No. CA/2010/40832,
AIAA - A17181
689, Sector-40
Gurgaon-122001 (HR.)

For 3B Farms N Resorts LLP
Manish Tyagi
 Authorised Signatory



SCALE :
1 : 600