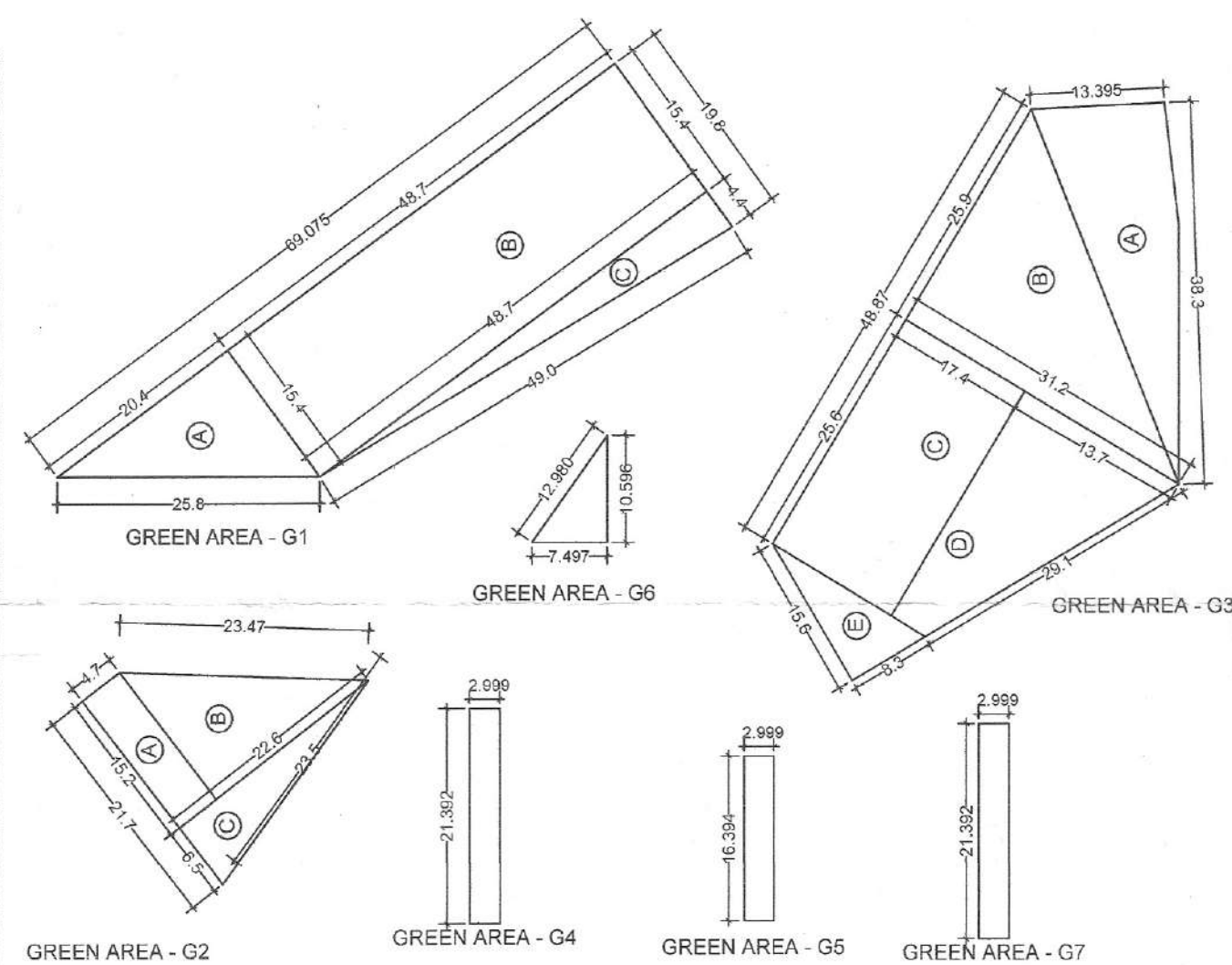


GREEN AREA DETAIL									
S.NO	TYPE	SHAPE	FORMULA	PLOT DIMENSIONS IN (M)			AREA	NO OF UNIT	TOTAL AREA (IN SQM)
				L	D				
GREEN AREA -G1									
1	A	TRI	1/2XLXD	20.4	15.4	0.50	157.08	1	157.08
2	B	REC	LXD	48.7	15.4	1	749.98	1	749.98
3	C	TRI	1/2XLXD	48.7	4.4	0.50	107.14	1	107.14
TOTAL									1014.2
GREEN AREA -G2									
1	A	REC	LXD	5	15	1	75	1	75
2	B	TRI	1/2XLXD	23	15	0.50	172.5	1	172.5
3	C	TRI	1/2XLXD	23	6	0.50	69	1	69
TOTAL									316.5
GREEN AREA -G3									
1	A	TRI	1/2XLXD	13.4	38.3	0.50	256.61	1	256.61
2	B	TRI	1/2XLXD	31.2	25.9	0.50	404.04	1	404.04
3	C	TRI	1/2XLXD	25.7	13.7	0.50	176.045	1	176.045
4	D	REC	LXD	25.6	17.4	1	445.44	1	445.44
5	E	TRI	1/2XLXD	15.6	8.3	0.50	64.74	1	64.74
TOTAL									1346.875
GREEN AREA -G4									
1	A	REC	LXD	3	21.4	1	64.2	1	64.2
TOTAL									64.2
GREEN AREA -G5									
1	A	REC	LXD	3	16.4	1	49.2	1	49.2
TOTAL									49.2
GREEN AREA -G6									
1	A	TRI	1/2XLXD	7.5	10.6	0.50	39.75	1	39.75
GREEN AREA -G7									
1	A	REC	LXD	3	21.4	1	64.2	1	64.2
TOTAL									64.2
GRAND TOTAL									2855.175



## LAYOUT PLAN FOR MORTGAGE

MORTGAGE THE 10% SALABLE AREA AGAINST THE BG IN COMPLIANCE OF EDC						
S.NO	PLOT NO	SHAPE	PLOT DIMENSIONS		PLOT AREA	NO OF PLOTS
			L	D		
1	68	REC	7	21.4	149.8	1
2	69	REC	7	21.4	149.8	1
3	70	REC	7	21.4	149.8	1
4	71	REC	7	21.4	149.8	1
5	72	REC	7	21.4	149.8	1
6	73	REC	7	21.4	149.8	1
7	74	REC	7	21.4	149.8	1
8	75	REC	7	21.4	149.8	1
9	76	REC	7	21.4	149.8	1
10	77	REC	7	21.4	149.8	1
						10
						1498
						(0.37 Acre)

MORTGAGE THE 10% SALABLE AREA AGAINST THE IDW						
S.NO	PLOT NO	SHAPE	PLOT DIMENSIONS IN (M)		PLOT AREA	NO OF PLOTS
			L	D		
1	88	REC	8.6	13.1	112.66	1
2	89	REC	8.6	13.1	112.66	1
3	90	REC	8.6	13.1	112.66	1
4	91	REC	8.6	13.1	112.66	1
5	92	REC	8.6	13.1	112.66	1
6	93	REC	8.6	13.1	112.66	1
7	94	REC	8.6	13.1	112.66	1
8	95	REC	8.6	13.1	112.66	1
9	96	REC	8.6	13.1	112.66	1
10	97	REC	8.6	13.1	112.66	1
11	98	REC	8.6	13.1	112.66	1
12	99	REC	8.6	13.1	112.66	1
13	100	REC	8.6	13.1	112.66	1
14	101	REC	8.6	13.1	112.66	1
						14
						1577.24
						(0.39 Acre)

To be read with Licence No. 106 of 2023 Dated 13.05.2023

That this layout plan for an area measuring 6.6625 acres (Drawing No. DTCP/106/23 dated 09-12-23) comprised of licence no. 106 of 2023 dated 13.05.2023 in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sh. Arvinder Singh S/o Sh. Raghubeer Singh and others in collaboration with Agrante Realty Ltd. in the revenue estate of village Bhamrapur & Babupur, Sector-106, Gurugram, is hereby approved subject to the following conditions:-

- 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 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plots for calculation of the area under plots.
- 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.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road, if applicable.
- 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 terms and conditions of the agreements of the licence.
- 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.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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 3(3)(a)(ii) of the Act No.8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSP 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 rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government, Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government, Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH DUTT) SD(HQ) (HARANVI) ATP(HQ) (ASHISH SHARMA) DTP(HQ) (VIJENDER SINGH) STP(HQ) (JITENDER SINGH) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR)

FOR M/S AGRANTE REALTY & OTHERS			
AREA STATEMENT			
		ACRE	SQM
1	TOTAL SITE AREA	6.6625	26962.20
2	PERMISSIBLE MAX AREA FOR RESIDENTIAL + COMMERCIAL	65%	4.33
3	PERMISSIBLE MAX AREA COMMERCIAL	4%	0.2665
4	PERMISSIBLE AREA FOR RESIDENTIAL	61%	4.064
5	AREA REQUIRED FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	10%	0.67
6	REQUIRED AREA UNDER GREEN = 7.5% OF THE PLOT	7.5%	0.50
7	PROPOSED AREA FOR COMMERCIAL	3.90%	0.26
8	PROPOSED AREA FOR RESIDENTIAL PLOT	51.18%	3.41
9	TOTAL AREA PROPOSED FOR RESIDENTIAL + COMMERCIAL	55.08%	3.67
10	ACHIVED DENSITY (PPA)		273
11	AREA PROPOSED FOR COMMUNITY FACILITIES (10%)	10.00%	0.67
12	AREA PROPOSED UNDER GREEN	10.65%	0.71
13	PROPOSED NUMBER OF RESIDENTIAL PLOT		101

PPA CALCULATION			
A	TOTAL NO OF PLOTS	101	NOS
B	NO OF UNITS PER PLOT	4	NOS
C	POPULATION ALLOWED PER UNIT	4.5	PERSONS
D	TOTAL POPULATION	1818	PERSONS
E	PERCENTAGE PER ACRE (PPA)=1818/6.6625	273	PERSONS

PROPOSED MORTGAGE AREA			
A	MORTGAGE THE 10% SALABLE AREA AGAINST THE BG IN COMPLIANCE OF EDC	PLOT NO. 68 TO 77	
B	MORTGAGE THE 10% SALABLE AREA AGAINST THE IDW	PLOT NO. 88 TO 101	

PLOT AREA DETAIL						
S.NO	PLOT NO	SHAPE	PLOT DIMENSIONS IN (M)		PLOT AREA	NO OF PLOTS
			L	D		
1	1	POLYGON	AS/DRG		149.16	1
2	2	POLYGON	AS/DRG		114.83	1
3	3	POLYGON	AS/DRG		126.06	1
4	4 TO 11	REC	7	20.9	146.3	8
5	12	POLYGON	AS/DRG		77.63	1
6	13	POLYGON	AS/DRG		108.72	1
7	14	POLYGON	AS/DRG		143.11	1
8	15 TO 24	REC	7	21.4	149.8	10
9	25 TO 30	REC	7.7	19.4	149.38	6
10	31 TO 42	REC	7	21.4	149.8	12
11	43 TO 45	REC	7	16.4	114.8	3
12	46	POLYGON	AS/DRG		118.97	1
13	47	POLYGON	AS/DRG		120.75	1
14	48	POLYGON	AS/DRG		149.01	1
15	49	REC	9.4	15.9	149.46	1
16	50 TO 53	REC	7	21.4	149.8	4
17	54	REC	7	16.5	115.5	1
18	55 TO 62	REC	6.6	21.4	141.24	8
19	63	POLYGON	AS/DRG		143.49	1
20	64	POLYGON	AS/DRG		143.79	1
21	65	POLYGON	AS/DRG		133.36	1
22	66 TO 77	REC	7	21.4	149.8	12
23	78 TO 87	REC	7	17	119	10
24	88 TO 101	REC	8.6	13.1	112.66	14
						101
						13794.48

AREA SCHEDULE		
S.NO	TYPE	AREA
1		PROPOSED COMMERCIAL PLOT AREA
2		PROPOSED COMMUNITY PLOT AREA
3		PROPOSED GREEN AREA
4		MORTGAGE THE 10% SALABLE AREA AGAINST THE BG IN COMPLIANCE OF EDC
5		MORTGAGE THE 10% SALABLE AREA AGAINST THE IDW

OWNERS SIGN  
AGRANTE REALTY LTD

*Rajesh*  
Auth. Signatory

ARCHITECTS SIGN

*Ar. PANKAJ NEGI*  
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## NOTE :-

- LOCATION OF STP/UCT CAN BE MODIFIED AS PER REQUIREMENT OF HSPV
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HYPN/JOHV/NL
- PRIMA-FACIE NO PLOT IS EFFECTED BY HT LINES. HOWEVER, AT THE TIME OF DEMARCATION PLAN IF ANY PLOT EFFECTED BY ANY HT LINE THEN THE SAME SHALL BE FREEZE ACCORDINGLY.

PROJECT  
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016 OVER AN AREA MEASURING 6.6625 ACRES FALLING UNDER LICENSE NO 106 OF 2023 AT SECTOR -106, GURUGRAM BEING DEVELOPED SH. ARVINDER S/O SH. RAGHUBEER SINGH & OTHERS IN COLLABORATION WITH AGRANTE REALTY LTD.

**VASTU DECORE**  
We Design Your Dreams

## ARCHITECTS, INTERIORS, CONSTRUCTION

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