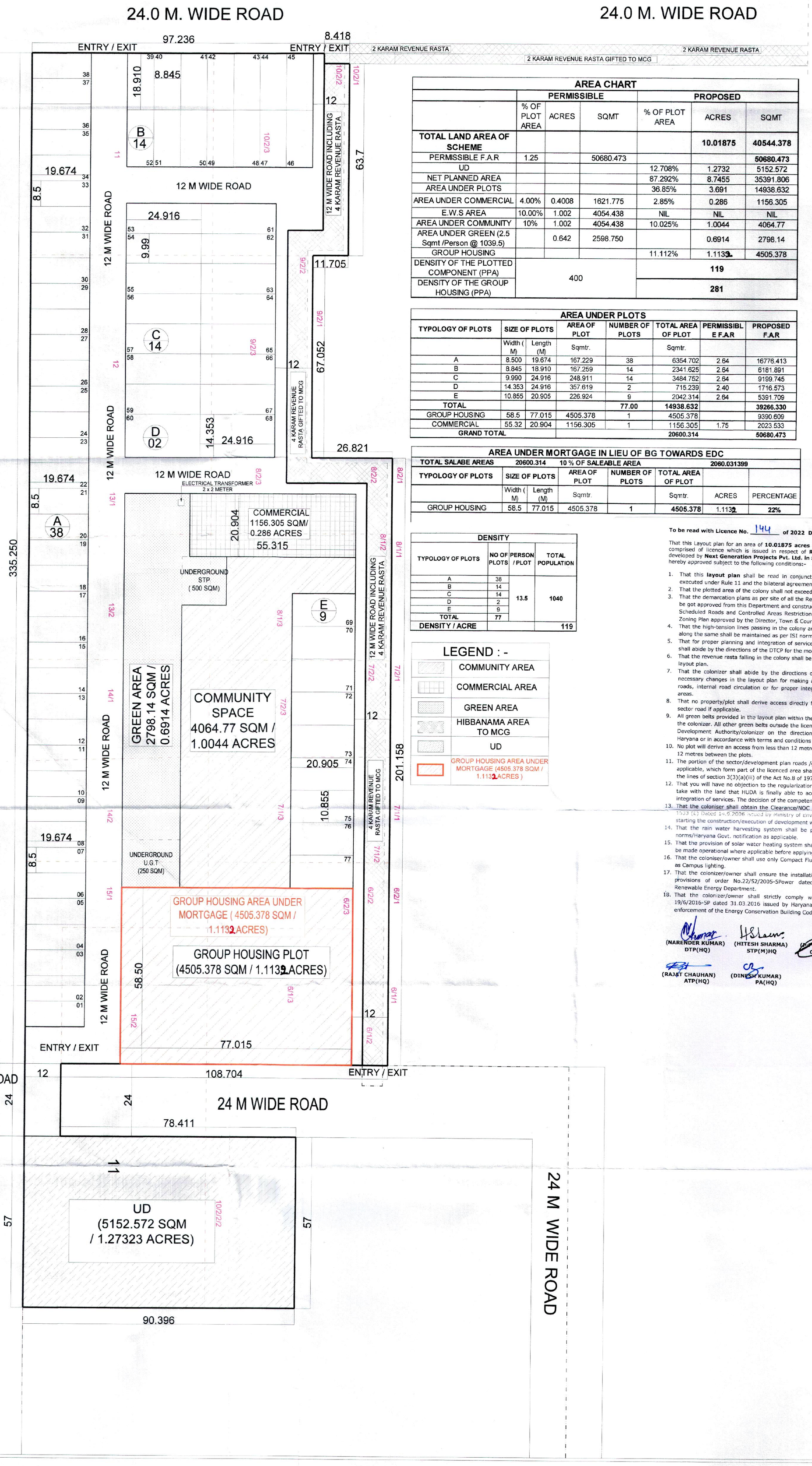

AREA CHART

	PERMISSIBLE			PROPOSED		
	% OF PLOT AREA	ACRES	SQMT	% OF PLOT AREA	ACRES	SQMT
TOTAL LAND AREA OF SCHEME					**10.01875**	**40544.378**
PERMISSIBLE F.A.R	1.25		50680.473			**50680.473**
UD				12.708%	1.2732	5152.572
NET PLANNED AREA				87.292%	8.7455	35391.806
AREA UNDER PLOTS				36.85%	3.691	14938.632
AREA UNDER COMMERCIAL	4.00%	0.4008	1621.775	2.85%	0.286	1156.305
E.W.S AREA	10.00%	1.002	4054.438	NIL	NIL	NIL
AREA UNDER COMMUNITY	10%	1.002	4054.438	10.025%	1.0044	4064.77
AREA UNDER GREEN (2.5 Sqmt /Person @ 1039.5)		0.642	2598.750		0.6914	2798.14
GROUP HOUSING				11.112%	1.1132	4505.378
DENSITY OF THE PLOTTED COMPONENT (PPA)	400			**119**		
DENSITY OF THE GROUP HOUSING (PPA)				**281**		

AREA UNDER PLOTS

TYPOLOGY OF PLOTS	SIZE OF PLOTS		AREA OF PLOT	NUMBER OF PLOTS	TOTAL AREA OF PLOT	PERMISSIBLE F.AR	PROPOSED F.AR
	Width (M)	Length (M)	Sqmtr.		Sqmtr.		
A	8.500	19.674	167.229	38	6354.702	2.64	16776.413
B	8.845	18.910	167.259	14	2341.625	2.64	6181.891
C	9.990	24.916	248.911	14	3484.752	2.64	9199.745
D	14.353	24.916	357.619	2	715.239	2.40	1716.573
E	10.855	20.905	226.924	9	2042.314	2.64	5391.709
TOTAL				**77.00**	**14938.632**		**39266.330**
GROUP HOUSING	58.5	77.015	4505.378	1	4505.378		9390.609
COMMERCIAL	55.32	20.904	1156.305	1	1156.305	1.75	2023.533
GRAND TOTAL					**20600.314**		**50680.473**

AREA UNDER MORTGAGE IN LIEU OF BG TOWARDS EDC

TOTAL SALABE AREAS 20600.314 **10 % OF SALEABLE AREA** 2060.031399

TYPOLOGY OF PLOTS	SIZE OF PLOTS		AREA OF PLOT	NUMBER OF PLOTS	TOTAL AREA OF PLOT		
	Width (M)	Length (M)	Sqmtr.		Sqmtr.	ACRES	PERCENTAGE
GROUP HOUSING	58.5	77.015	4505.378	**1**	**4505.378**	1.1132	**22%**

DENSITY

TYPOLOGY OF PLOTS	NO OF PLOTS	PERSON / PLOT	TOTAL POPULATION
A	38	13.5	1040
B	14		
C	14		
D	2		
E	9		
TOTAL	77		
DENSITY / ACRE			119

LEGEND : -

- COMMUNITY AREA
- COMMERCIAL AREA
- GREEN AREA
- HIBBANAMA AREA TO MCG
- UD
- GROUP HOUSING AREA UNDER MORTGAGE (4505.378 SQM / 1.1132ACRES)

To be read with Licence No. 144 **of 2022 Dated** 27/09/2022 LC-4841

That this Layout plan for an area of **10.01875 acres** (Drawing No. DGTCP-8625 dated 28-09-22) comprised of licence which is issued in respect of **Residential Plotted Colony (under NILP)** being developed by **Next Generation Projects Pvt. Ltd. in Sector-88A, Gurugram Manesar Urban Complex** hereby approved subject to the following conditions:-

1. That this **layout plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed as allowed under NILP policy 2016.
3. That the demarcation plans as per site of all the Residential and Commercial and Community 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.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same 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 by the directions of the DTCP 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 plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 liences.
10. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
11. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced 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.
12. 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.
13. That the coloniser 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. 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.
16. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(NARENDER KUMAR) DTP(HQ) | (HITESH SHARMA) STP(M)HQ | (B.R. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DGTCP(HR)

(RAJAT CHAUHAN) ATP(HQ) | (DINESH KUMAR) PA(HQ)

PROJECT TITLE:

PROPOSED LOCATION PLAN FOR LAND MEASURING 10.01875 ACRES AT VILLAGE - HARSARU, SECTOR-88A FOR M/S NEXT GENERATION PROJECTS PVT. LTD.

M/S NEXT GENERATION PROJECTS PVT. LTD.

Next Generation Projects Private Limited

Authorised Signatory

AUTHORIZED SIGNATORY

K. Gaurav Sharma
Ar.(B. Arch., AIIA, MCA)
Regn. No. CA/2001/27075

ARCHITECT SIGNATURE

DRAWING TITLE:

88A LAYOUT PLAN

DRAWING NUMBER

SEC/RDL/88A/100A

SCALE	DATE	NORTH
1:600	01-09-2022	

DRAWN BY: ADITYA BATISH

CHECKED BY: K.GAURAV SHARMA