

DLF ALAMEDA

DETAILS OF PLOTS (SECTOR 73)

TYPE	LENGTH	WIDTH	CATEGORY	SQM.	SQYDS.	TOTAL NO. OF PLOTS	TOTAL AREA(SQM.)	% AGE
A	46.42	18.00	(GENERAL)	835.56	998.958	11	9191.16	
B	30.00	15.00	(GENERAL)	450.00	518.000	319	14395.00	
B1	30.00	15.00	(GENERAL)	450.00	699.400	95	32178.00	
B2	25.65	9.75	(GENERAL)	250.09	298.994	5	1250.44	
C	20.90	10.00	(NPNL)	209.00	249.871	84	17556.00	25.11
C1	17.06	7.31	(NPNL)	125.05	149.504	95	11879.75	
D	4.00	12.50	(EWS)	50.00	59.778	140	7000.00	20.20
D1	5.87	8.52	(EWS)	50.01	59.792	4	200.05	
TOTAL PLOTS						713	222802.40	
NURSING HOME PLOTS						2	2141.19	
GRAND TOTAL						715	224943.59	

DETAIL OF AREA

DESCRIPTION	AREA (Acres)	% AGE
AREA ALREADY LICENCED	113.837	
AREA BEING MIGRATED	0.175	
UNAVAILABLE AREA UNDER 50 M SECTOR ROAD TOWARD SECTOR 71	1.688	
BALANCE AREA OF SCHEME	111.974	
AREA UNDER SECTOR ROAD	6.97	
BALANCE AREA (A)	105.004	
50 % OF AREA UNDER SECTOR ROAD (B)	3.485	
PLANNED AREA (A+B)	108.489	
AREA UNDER UNDETERMINED USE	1.679	
NET PLANNED AREA	106.810	
AREA UNDER COMMERCIAL	2.23	
AREA UNDER RESIDENTIAL PLOTS	55.585	52.04
TOTAL SALEABLE AREA	57.815	54.13
AREA UNDER ORGANISED GREENS	5.000	4.58
AREA UNDER INCIDENTAL GREENS	4.548	4.26

POPULATION

TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
A GENERAL PLOTS	549	13.5	7412
B EWS PLOTS	144	9	1296
TOTAL POPULATION			8708

DENSITY PLOTTED: POPULATION 8708, AREA 106.810, PERSONS PER ACRES 84.06

PROVISION OF INFRASTRUCTURE

S.NO.	DESCRIPTION	REQUIRED	PROVIDED
1	NURSERY SCHOOL	1	1
2	PRIMARY SCHOOL	2	2
3	ATM	2	2
4	BEAUTY PARLOUR	2	2
5	CLINIC	2	2
6	MULTIPURPOSE BOOTH	2	2
7	MILK & VEGETABLE BOOTH	2	2
8	TAXI STAND	1	1
9	ESS	0	1
10	STP	0	1

LICENCED AREA 113.837 ACS. (A)
 AREA BEING MIGRATED 0.175 ACS. (B)
 (TO LICENCE NO. 139 OF 2022)
 BALANCE AREA (A-B) **113.662 ACS.**



KEYPLAN

SCALE: 1:1500 DATE: 06.04.2023 DRAWING LAYOUT/17307 Rev.

ARCHITECT/TOWN PLANNER:

AUTHORISED SIGNATORY:



LEGEND :-

- COMMERCIAL
- FACILITIES
- UNDETERMINED AREA
- GREENS

L.No-237 Dt. 03/11/2023

This revised Layout Plan for an area measuring 111.662 acres bearing Drawing No. DLF/ICP-9725 dated 06/11/2023 comprised of license (License No. 88 of 2019 dated 28.10.2019, License No. 21 of 2012 dated 20.03.2012, License No. 199 of 2012 dated 20.10.2012 and License No. 81 of 2018 dated 01.12.2018) which was issued in respect of Residential Plotted Colony being developed by DLF Home Developers Ltd. in collaboration with land owners in Sector-73, Gurugram Mansarovar Urban Complex is hereby approved subject to the following conditions:

- That this revised Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the related agreement.
- That the plotted area of the colony shall not exceed 50% 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.
- That the demarcation plans as per set of all the Residential Plots and Commercial 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 General, Town & Country Planning, Haryana.
- 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 IS norms.
- 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 sewerage lines 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 planning proposals of the adjoining areas.
- That no property/plot shall have access directly from the cartage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be deemed to be open spaces.
- Buildings 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 or in accordance with terms and conditions of the agreements of the license.
- At the time of demarcation, if required percentage of NPNL/DWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- No plot will have an access from less than 12 metres wide road would mean a minimum clear width of 9 metres between the plots.
- The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the agreement to be executed by the colonizer with the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot holders.
- Any excess area over and above the permissible 4% under commercial use shall be provided by the colonizer in the licensed area.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which forms part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(ii) of the Act No. 19 of 1975.
- The old site plan (EWS) plots which are approved of standard dimensions 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 and area of no plot shall exceed 21 ksqm.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the Jan. 2018 HSNP 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 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.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2016-5 Power 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.

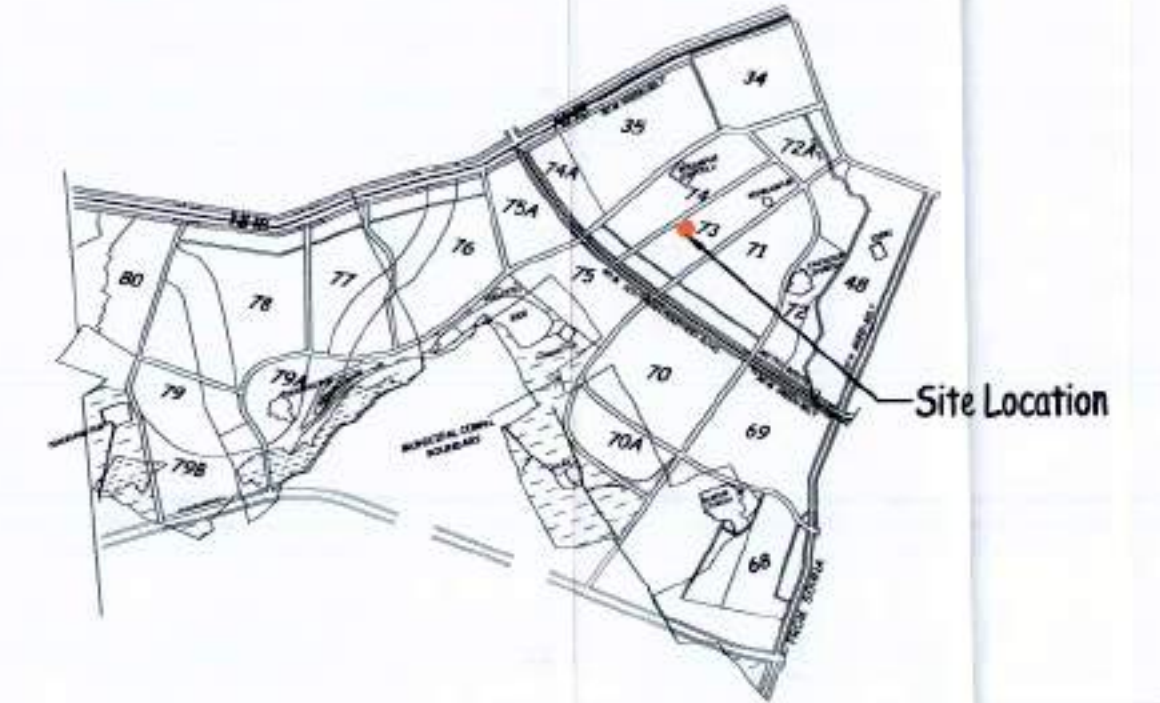
(SANJAY ARANG) ATP (HQ) (R.S. BATTI) STP (HQ) (HITESH SHARMA) STP (HQ) (P.P. SINGH) CTP (HQ) (J.L. SATTI/RAMESH IAS) DTCP (HQ) (RAM AVTAR BASSI) JD (HQ)

REVISED LAYOUT PLAN OF PLOTTED COLONY SECTOR 73, GURGAON (HARYANA)

60m wide Sector road

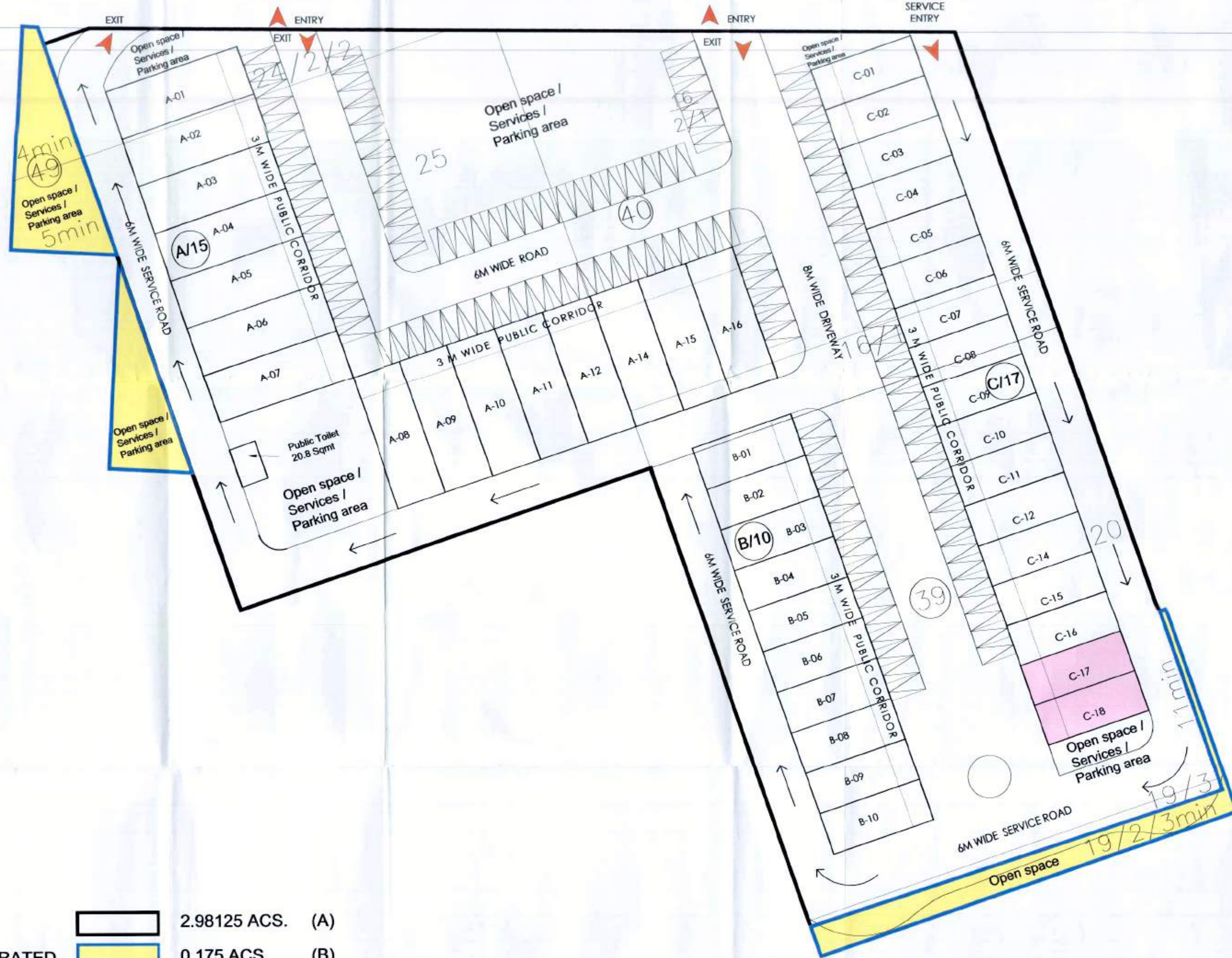
Issued L.No-237 Dt. 03/11/2023

(RAM AVTAR BASSI) JD (HQ) (SANJAY NARANG) ATP (HQ) (R.S. BATHI) DTP (HQ) (Hitesh Sharma) (HITESH SHARMA) STP (HQ) (P.P. SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DG, TCP (HR)



12m wide West Avenue Road

DRG NO:- D4TCP 9784 DATED:- 06-11-2023



KEY PLAN

AREA DETAILS OF SCO's 3.15625 Acre SECTOR 73

AREA DESCRIPTION					
DESCRIPTION	FACTOR	ACRES	MIGRATED AREA (Acs)	TOTAL AREA (Acs)	SQ. MT.
SITE AREA		2.98125	0.175	3.15625	12772.89
PERMISSIBLE G.C.	35%			1.105	4470.51
PERMISSIBLE F.A.R	1.50				19159.33
PROPOSED G.C.	34.40%				4393.66
PROPOSED F.A.R	1.50				18831.23
TOTAL NO. OF PLOTS					42
RATIO OF F.A.R DISTRIBUTION ON 15Q.MT. OF GROUND COVERAGE					4.286

DETAILS OF SCO'S (SECTOR 73)

TYPE	SIZE (M)		AREA		TOTAL NO OF	TOTAL AREA(SQM.)
	LENGTH	WIDTH	SQM.	SQYDS.		
A	19.45	7.00	136.15	163	15	2042.25
B	14.70	6.00	88.20	105	10	882.00
C	14.70	5.88	86.436	103	17	1469.41
GRAND TOTAL					42	4393.66

Sheet Title :-

LAYOUT PLAN

Project

REVISED LAYOUT PLAN FOR PLOTTED COMMERCIAL (SCO) AN AREA MEASURING 3.15625 ACS. IN SECTOR 73, VILLAGE BEGUMPUR KHATOLA, GURUGRAM (HARYANA)

SCALE	DATE	DRG NO.	NORTH
NTS	06.04.2023	SCO/Comm. 73	

LICENCED AREA 2.98125 ACS. (A)
 AREA BEING MIGRATED 0.175 ACS. (B)
TOTAL AREA (A+B) 3.15625 ACS.

REVISION IN EARLIER APPROVED LAYOUT

ARCHITECT
FAHAD SHAHBAZ
CA/2006/38330

ARCHITECT

AUTHORISED SIGNATORY