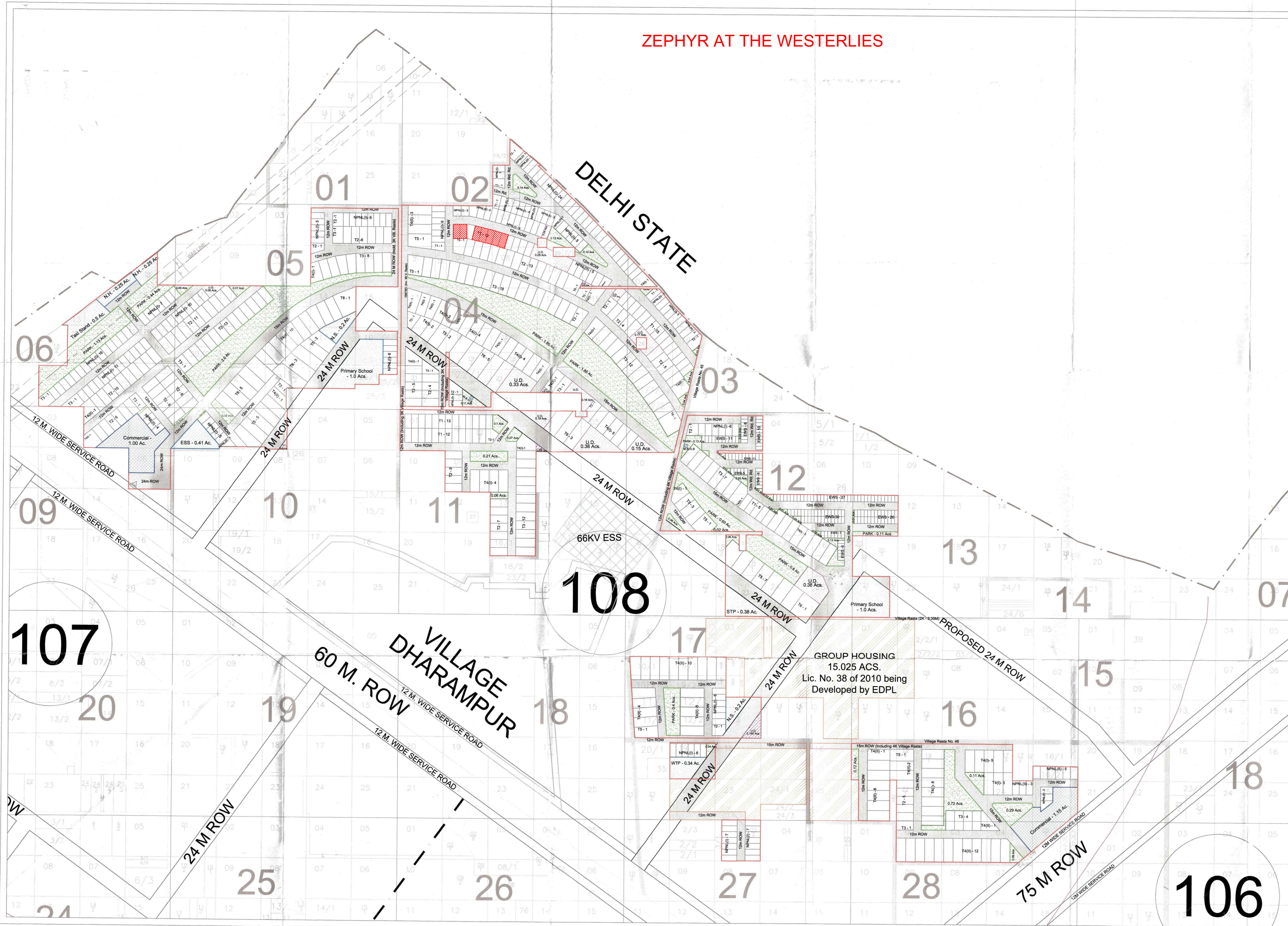


ZEPHYR AT THE WESTERLIES



DETAIL OF RESIDENTIAL PLOTS - HOK				DETAIL OF FACILITIES			
S.NO.	TYPE	SIZE (Sq. Mtr.)	NO.	TOTAL AREA		REQUIRED	PROVIDED
1	DWS	5 10 50	157	7850	NURSERY SCHOOL	2	2
2	NPL(0)	10 18 180	173	31140	PRIMARY SCHOOL	2	2
3	NPL(0)	10 20 200	27	3400	HIGH SCHOOL	-	-
4	T1	10 21 210	61	12810	CRCHC	-	-
5	T2	10 30 300	117	35100	DISPENSARY	-	-
6	T3	12 30.4 360	76	28880	COMMUNITY CENTRE	-	-
7	T4(0)	15 30.66 460	91	23460	TAX STAND	1	1
8	T5	14 35 490	67	32830	POLICE POST	-	-
9	T6	15 44.33 665	22	14630	RELIGIOUS BUILDING	-	-
10	T7	15 54 810	19	18390	ELECTRIC SUB-STATION	-	-
TOTAL					MILK & VEGETABLE BOOTH	2	2
TOTAL AREA (Ac.)					SUB-POST OFFICE (IN COMM.)	1	1
TOTAL AREA (Ac.)					ATMS (IN COMMERCIAL)	2	2
TOTAL AREA (Ac.)					MULTIPURPOSE BOOTH (IN COMM.)	2	2
TOTAL AREA (Ac.)					CLINIC (IN COMMERCIAL)	2	2
TOTAL AREA (Ac.)					BEAUTY PARLOUR (IN COMM.)	2	2
TOTAL AREA (Ac.)					WATER WORKS	-	-
TOTAL AREA (Ac.)					SEWAGE TREATMENT PLANT	-	-

AREA CALCULATIONS				GREEN AREA CALCULATIONS			
PARTICULARS	AREA IN ACRES	PERCENTAGE		PARTICULARS	AREA IN ACRES	PERCENTAGE	REQUIRED
TOTAL SCHEME AREA	100.48125	-		FORMAL GREEN	10.3	10.3%	4
AREA UNDER UNDEVELOPED USE	2.3000	-		INCIDENTAL GREEN	2.19	2.22%	1
NET PLANNED AREA	98.1813	-		TOTAL GREEN	12.49	12.49%	5
AREA UNDER RESIDENTIAL PLOTS & NH	51.771977	52.73%					
AREA UNDER COMMERCIAL	2.1500	2.19%					
TOTAL SALEABLE AREA	53.9220	54.82%					
SALEABLE AREA IN SQ. YDS.	20992.3685						

POPULATION CALCULATIONS			
EWS PLOTS	157	89	1413 PERSONS
OTHER PLOTS	615	813.5	8275 PERSONS
DENSITY	9669	98183	98.7 PPA

SCHEDULE OF EWS & NPL PLOTS			
EWS PLOTS @20%	154	157	
NPLPLOTS @25%	193	200	

PROJECT: Proposed Residential Plotted Colony to be Developed by M/s Experion Developers Private Ltd on the land situated in revenue estate of Village Dharampur, Sector - 108, Gurgaon

SHEET TITLE: LAYOUT PLAN  
DRAWING NO.: EDPL/PC/108/03  
SCALE: 1:200  
DATE: Dec'12

AUTH. SIGNATORY: [Signature]

**EXPERION**  
THE POSITIVE SIDE OF LIFE  
EXPERION DEVELOPERS PRIVATE LIMITED  
First India Place, 1st floor, Block-B, Shastri Loka-1, MG Road, Gurgaon, Haryana-122002

**LAYOUT PLAN**

To be read with license No. 57, of 2013 dated 11/7/2013.

This Layout Plan for an area of 100.48125 acres (Drg. No. DG.TCP/3915 dated 22.06.2013) comprised of licenses which were issued in respect of residential Plotted Colony being developed by Experion Developers Pvt. Ltd in Sector-108, Gurgaon. The said licenses are hereby approved subject to the following conditions:

- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the lateral agreement.
- That the plotted area of the colony shall not exceed 55% 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 in all cases of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Control and 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 DR norms.
- That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DCT for the modification of the layout plan.
- That the collector shall align by the direction of the DCT, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the interest of the alignment of the proposed roads, internal road circulation or for integration of neighbouring projects of the adjoining areas of the sectors as shown on the Development Plan.
- That no property plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Collector on the directions of the Director General, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation, if required percentage of NPL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the collector in the licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the collector to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the collector with the plot buyers.
- 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.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be reserved free of cost to the government on the lines of section 33(3)(ii) of the Act No.8 of 1975.
- That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the condition that these plots should not have a frontage of less than 75% of the standard frontage when standardized and area of the plot shall exceed 2 aha.
- That you will have no objection to the registration of the boundaries of the license through the State Revenue Department and that HUDA is ready 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 collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (I) Dated 24.02.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of rain water harvesting system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupancy certificate.
- That the collector/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station/ electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

[Signatures and stamps of officials]