



AREA STATEMENT				
S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
1	TOTAL AREA OF THE SCHEME	158.02625	ACRES	
2	Area under group Housing(A)	8.6300	ACRES	
3	AREA UNDER PLOTTED	186.6063	ACRES	
4	AREA UNDER UNDETERMINED USE	11.7140	ACRES	
5	Net area for Plotted	176.7923	ACRES	
6	AREA UNDER PLOTS (B)	84.2140	ACRES	47.78%
7	AREA UNDER NURSING HOME (C)	0.9684	ACRES	0.56%
8	AREA UNDER COMMERCIAL (D)	7.07	ACRES	4.00%
9	TOTAL SALEABLE AREA (B+C+D)	92.6347	ACRES	58.34%

DETAIL OF PLOTS						
S.NO.	CATEGORY OF PLOT	SIZE OF PLOT (Sq. Mtr)	WIDTH	DEPTH	AREA OF PLOTS (SQM)	TOTAL
1	TYPE A	19.8	19.8	32	633.600	30
2	TYPE A1	11.60	45	645.000	18	
3	TYPE A2	11.08	16.75	56.3	926.275	16
4	TYPE A3	1177	18.4	53.5	984.400	7
5	TYPE B	500	15.24	27.43	418.033	123
6	TYPE B1	698	16.55	35.25	583.588	17
7	TYPE B2	468	14.62	25.87	332.108	8
8	TYPE C	400	12.2	27.43	334.646	113
9	TYPE D	351	10.69	27.43	293.227	333
10	TYPE E	151	6.45	14.95	126.328	90
11	TYPE F	267	10.45	21.34	223.003	264
12	TYPE G (EWS)	60	4.56	11	50.160	263
13	TOTAL NO. OF PLOTS					1288
14	NET AREA UNDER PLOTS (IN ACRES)					341853.530
15	TOTAL POPULATION PPA					64.4746

DETAIL OF NPNL & EWS PLOTS			
TYPE	REQUIRED	PROVIDED	
EWS	258	263	
NPNL	322	322	
POPULATION			
NO. OF PLOTS OTHER THAN EWS	1026	x	13.6
EWS PLOTS	263	x	18
TOTAL POPULATION			13837.6
DENSITY	16204.6	/	176.7923 = 91.8848 PPA PER/ACRE

Density for Community facilities
 Total of Plot 4 = 2382.5
 CH @ 250 PPA = 1857

COMMUNITY FACILITIES					
S.No.	REQUIRED	PROVIDED	Area	Total Area requirement	
1	NURSERY SCHOOL	4	4	0.2	0.80
2	PRIMARY SCHOOL	2	2	1	2.00
3	High School	1	1	5	5.00
4	Dispensary	1	1	1.25	1.25
5	Creche	1	1	0.2	0.20
6	Religious Building	1	1	0.2	0.20
7	Community Centre	1	1	2	2.00
8	Post Office	1	1	0.01	0.01
9	Nursing Home	4	4	0.247	0.99
10	Taxi Stand	2	2	0.5	1.00
					13.46

DETAILS OF PARKS		
DESCRIPTION	AREA (Sq.Mtr)	Area (Acre)
Park-1	4068	1.005
Park-2	4068	1.013
Park-3	4063	1.009
Park-4	4725	1.188
Park-5	7840	1.959
Park-6	4437	1.099
TOTAL	29206	7.230
Consolidated Park Area of Total Site 4.09%		

SECTOR 62

LEGEND

	52.351 Acres
	42.94405 Acres
	102.7412 Acres

Handwritten signature: *Harish Kumar*
 B.A. CA/2004/33677

LAYOUT PLAN OF RESIDENTIAL COLONY
 IN SECTOR - 62 & 65, GURGAON, HARYANA
 W/S BILARUP L&D LTD.
 DRAWING TITLE: LAYOUT PLAN
 SCALE: 1:1500
 DATE: -

- LC 2170 Vol III / L.No. 113 of 2011 Dated: 22/12/2011
- This Layout Plan for an area of 158.02625 acres (Org. No. DG.TCP-2789 dated 20.9.2011) comprised of licenses which were issued in respect of Residential Colony being developed by M/S Enaar MGF Land Ltd. in Sector-62 & 65, Gurgaon Manesar Urban Complex 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 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 as per site 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 Controlled Areas Restriction of Unregulated Development Rules, 1965 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 ISI 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 DG, TCP for the modification of layout plans of the colony.
 - That the revenue roads 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 DG, TCP, 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 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 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 Corporation and in accordance with the terms and conditions of the agreements of the licenses.
 - At the time of demarcation, if required percentage of NPNU, EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer 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 colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer 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 transferred free of cost to the government on the lines of section 3(3)(a)(iii) 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 their plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of plot shall exceed 2 kanals.
 - 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.
 - That the colonizer 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.
 - 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 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.
 - That the colonizer/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.

(JITENDER SIHAG) DTP (HQ)
 (J. S. REDHU) CTP (HR)
 (T. C. GUPTA, IAS) DG, TCP (HR)