



AREA STATEMENT		NO.	UNIT
1	TOTAL AREA OF THE SCHEME	108.0000	ACRES
2	Area under proposed development	108.0000	ACRES
3	AREA UNDER FLOTTING	108.0000	ACRES
4	AREA UNDER FLOTTING	108.0000	ACRES
5	AREA UNDER FLOTTING	108.0000	ACRES
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12	TOTAL AREA UNDER FLOTTING	108.0000	ACRES
13	TOTAL AREA UNDER FLOTTING	108.0000	ACRES
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95	TOTAL AREA UNDER FLOTTING	108.0000	ACRES
96	TOTAL AREA UNDER FLOTTING	108.0000	ACRES
97	TOTAL AREA UNDER FLOTTING	108.0000	ACRES
98	TOTAL AREA UNDER FLOTTING	108.0000	ACRES
99	TOTAL AREA UNDER FLOTTING	108.0000	ACRES
100	TOTAL AREA UNDER FLOTTING	108.0000	ACRES

200 MT WIDE COMMERCIAL BELT

SECTOR 62

LEGEND

[Blue outline]	52.351 Acres
[Red outline]	42.94405 Acres
[Green outline]	102.7412 Acres

LETTER IN AN ENVELOPE
B.A. CADEWELL
DATE: 22/11/2011

- Le 2170 VOL III / No. 113 of 2011 Dated: 22/11/2011.
- This Layout Plan for an area of 108.0000 acres (D.P. No. 50/TP-2189 dated 20/3/2011) comprised of various which were issued in respect of Residential Colony being developed by M/s. Green Hill Land Ltd. in Sector 62 & 65, Gurgaon, Manesar & Sector 62 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 Deed of Conveyance.
 - That the plot area of the colony shall not exceed 50% of the net planned area of the colony. The written area reserved for recreational purposes shall be taken as planned for calculation of the area under plan.
 - That the demarcation plans as per site of all the residential, commercial and institutional sites shall get approved from the Development and construction of these sites shall be governed by the Punjab Scheduled Areas and Controlled Areas Regulations of Land Acquisition Development Rules, 1962 and the Control Plan approved by the Director, Gurgaon, 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 CI norms.
 - That for proper planning and integration of services in the area adjacent to the colony, the contractor shall abide by the directions of the DCTP for the modification of layout plan of the colony.
 - That the revenue roads falling in the colony shall be kept for circulation/throughput as shown in the layout plan.
 - That the contractor shall abide by the directions of the DCTP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the proposed main, internal road/corridor or for proper siting of the existing structures of the adjoining areas of the colony as shown on the Development Plan.
 - That no proprietor shall derive access directly from the carriage way of 30 meters or more wide road.
 - All green belts as provided in the layout plan within the planned area of the colony shall be developed by the contractor. All other green belts outside the planned area shall be developed by the Haryana Urban Development Authority/Division of the Director, Gurgaon, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the borrower.
 - At the time of construction, if required percentage of tree/ EWS plots and the area under infrastructure are reduced, the same will be provided by the contractor in the planned area.
 - Any access in/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, 1962. This condition shall also be incorporated in the zoning plan and in the agreement being entered by the contractor to the plot holders. The objection shall be incorporated in the agreement to be entered by the contractor with the plot holder.
 - No plot will derive an access from less than 12 meters wide road which means a minimum 36.17 width of 12 meters between the plots.
 - The provision of the water development plan roads, green belts as provided in the Development Plan, which form part of the project area shall be transferred free of cost to the government on the basis of section 53(3)(a) of the Act No. 1975.
 - That the road side plots (except 2nd plots which are proposed 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 detached and area of 60 sq. m. and above.
 - That the DCTP will have no objection to the regularization of the borrower of the borrower through give and take with the DCTP/UDA is finally also to approve the intended of planned development and integration of services. The decision of the DCTP/UDA shall be binding on the borrower.
 - That the borrower shall obtain the clearance from the Ministry of Environment and Forest, Government of India before starting the construction/development of development works in the plot.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority requirements. G.C.W.A. notification is applicable.
 - That the provision of solar water heating system shall be as per norms specified by Haryana and shall be made operational where applicable before applying for an occupation certificate.
 - That the contractor/owner shall use Compact Fluorescent Lamp fitting for internal lighting as well as Compact lighting.
 - That the contractor shall provide the ultimate power load requirement of the project to enable the provision of project to the concerned user for transformer/switching station. (A/N/C) 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 SHAG) DTP (HQ)
(D. S. REDHU) CTP (HR)
(T. C. GUPTA, IAS) DG, TCP (HR)