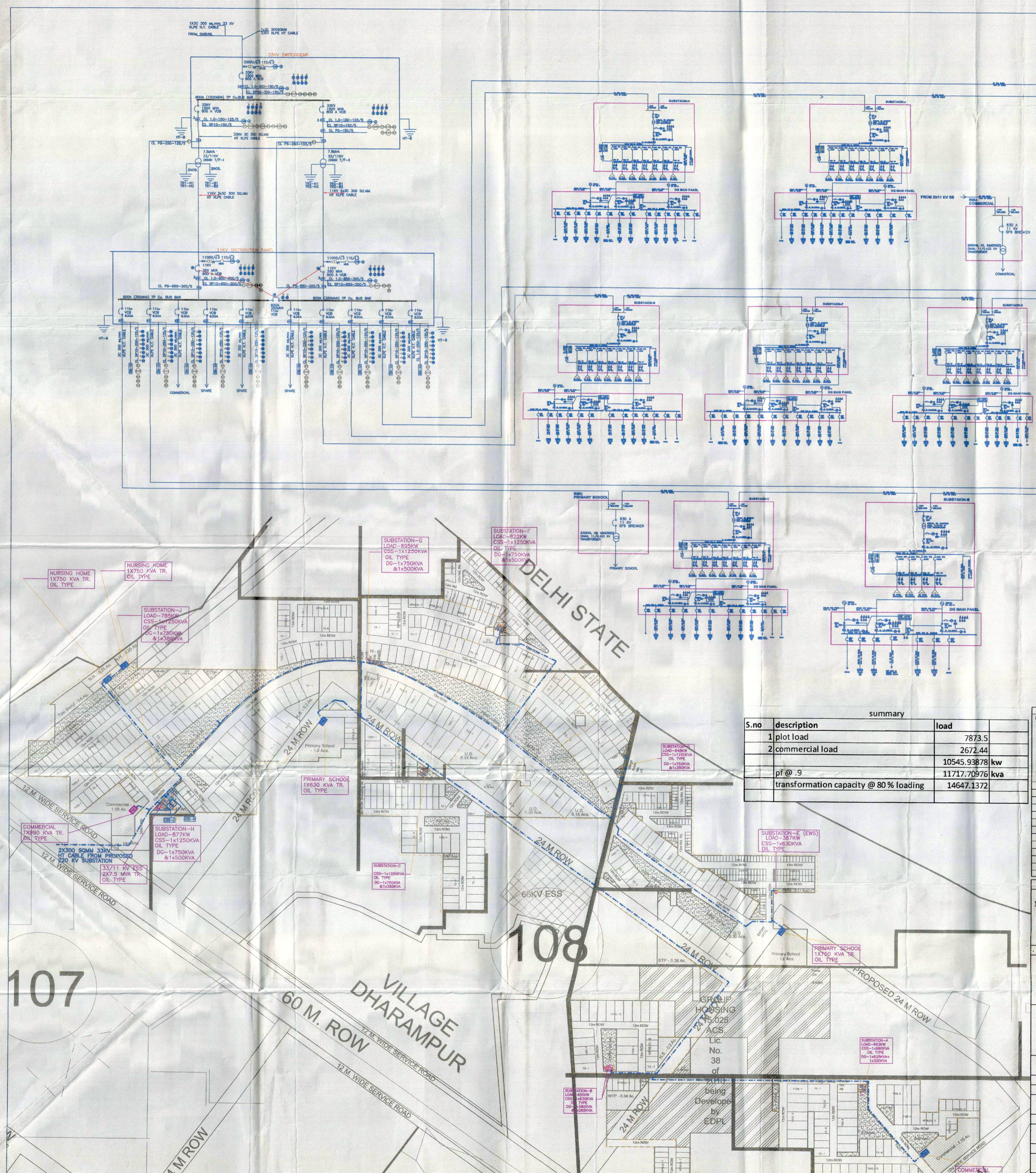

DETAIL OF RESIDENTIAL PLOTS – HOK							
S.NO.	PLOT NO.	SIZE (IN MTR.) W	L	AREA (IN SQ. MTR.)	NO.	TOTAL AREA (IN SQ. MTR.)	
1	EWS	8	18	30	187	5610	
2	NPHG(I)	12	18	180	153	27540	
3	NPHG(II)	15	20	300	27	8100	
4	T1	12	21	210	61	12810	
5	T2	12	30	300	117	35100	
6	T3	12.5	30.4	380	78	29640	
7	T4(I)	18	30.56	459	67	30753	
8	T4(II)	14	35	490	67	32830	
9	T5	15	44.33	665	50	33250	
10	T6	15	54	810	19	15390	
				TOTAL	779	207940	
AREA (Ac.)–						51.3730	
2 NO.s NURSING HOMES–						6.00	
TOTAL AREA (Ac.)–						57.3730	

AREA CALCULATIONS		
PARTICULARS	AREA IN ACRES	PERCENTAGE
TOTAL SCHEME AREA	84.48125	
AREA UNDER UNDEVELOPABLE LAND	2.3050	–
NET PLANNED AREA	84.3912	
AREA UNDER RESIDENTIAL PLOTS @ 100	50.77877	59.73%
AREA UNDER COMMERCIAL	3.1000	3.14%
TOTAL SALEABLE AREA	53.8220	54.82%
SALEABLE AREA IN SQ. YDS.	2501562.3885	

POPULATION CALCULATIONS					
EWS PLOTS	187	@5	Per/Hh	4.13	PERSONS
OTHER PLOTS	615	@4.5	Per/Hh	4.075	3989
ADDITIONAL	5000	Per/	85.10%	4.13	18.7 PPA

SCHEDULE OF EWS & NPHL PLOTS		
	REQUIRED	PROVIDED
EWS PLOTS @10%	156	187
NPHL PLOTS @10%	156	200

DETAIL OF FACILITIES		
	REQUIRED	PROVIDED
NURSERY SCHOOL		2
PRIMARY SCHOOL	2	2
HIGH SCHOOL	–	–
CRECHE	–	–
DISPENSARY	–	–
COMMUNITY CENTRE	–	–
TAXI STAND	–	1
POLICE POST	–	–
RELIGIOUS BUILDING	–	–
ELECTRIC SUB-STATION	1	1
MILK & VEGETABLE BOOTH	2	2
SUB-POST OFFICE (IN COMM.)	1	1
ATMS (IN COMMERCIAL)	2	2
MULTIPURPOSE BOOTH (IN COMM.)	2	2
CLINICS (IN COMMERCIAL)	2	2
BEAUTY PARLOUR (IN COMM.)	2	2
WATER WORKS	–	1
SEWAGE TREATMENT PLANT	–	1

GREEN AREA CALCULATIONS			
PARTICULARS	AREA IN ACRES	PERCENTAGE	REQUIRED
FORMAL GREEN	10.3	10.42%	4
INCIDENTAL GREEN	2.19	2.22%	1
TOTAL GREEN	12.49	12.64	5

LEGEND
- 18 M. WIDE SECONDARY TOWN SHALL/ TENCHO
- 24 M. & 12 M. WIDE
- COMMUNITY FACILITIES
- LAND TO BE HOLD AREA
- GREEN AREA
- COMMERCIAL
- 66 KV/220 KV LINE TO GIS/220 KV SUBSTATION
- 66 KV/220 KV GIS SUBSTATION
- EXISTING VILLAGE ABADI NOT PART OF THE PROJECT
- 66 KV & 11 KV
- 11 KV/0.433 KV SUBSTATION

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

DGM (PROJECT COORDINATION)

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

To be read with licence No. 59 of 2013 dated 11/7/2013

That the Layout Plan for an area of 208.48125 acres (Vide No. DLTP-3693 dated 23.08.2013) comprised of licensed which area is part of the Development Plan of Sector-108 Gurgaon Dharampur Village developed by Experion Developers Pvt. Ltd. in Sector 108, Gurgaon Mewat Zone-I Gurgaon District is hereby approved subject to the following conditions:

1. That the Layout Plan shall be read in conjunction with the conditions contained in the agreement executed under Rule 11 of the Haryana Rules, 1976.
2. That the added area of commercial use shall not exceed 10% of the net planned area of the colony. The area reserved for commercial purpose shall be used for the purpose specified in the application for the license.
3. That the demarcation plans in respect of all the residential, commercial and institutional site shall be got approved from the 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.
4. That the high tension line passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per Govt. norms.
5. That the proper provision and integration of services in the area adjacent to the colony, the owner shall abide by the directions of the DC/TCP for the acquisition of the required area of the colony.
6. That the owner shall be responsible for the development of the sector roads.
7. That the minimum distance as laid by the directions of the DC/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 adjoining projects of the colonies areas of the sectors as shown in the Development Plan.
8. That no permanent structure shall be allowed to be raised within the carriage way of 30 metres or more wide sector road.
9. All green belts provided in the layout plan shall be developed by the owner. Trees shall be developed by the concerned authority/colonizer in the direction of the Director General, Town & Country Planning Haryana or in such cases with the approval of the Director General, Town & Country Planning Haryana.
10. That the area of green belt, Recreational Open space, Community Facilities, EWS plots and the plots under infrastructure are reserved for the public purpose shall be retained in the ownership of the colonizer.
11. That the site area of commercial use shall be developed by the owner.
12. That the site area of community facilities under commercial use shall be developed by the owner.
13. That the colonizer shall be responsible for the development of the sector roads in accordance with the directions of the DC/TCP, Haryana.
14. That the proper access shall be provided to the colony from the sector roads.
15. That the plots of the commercial use area, 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 likes of section 3(1)(d) of the Act 1963 of 1975.
16. That the sale plan shall reveal EWS plots which are approved of standard dimensions and being approved subject to the condition that these plots should not have a frontage of less than 15% of the control frontage when demarcated and erected on the site within next 2 years.
17. That the owner shall be responsible for the implementation of the boundaries of the layout through pucca and raka walls. The boundary wall shall be a totally one to enquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
18. That the minimum shall abide by the directions/NOC as per the provisions of the Notification No. SO 3103 (E) dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the development of the project/commencement of the project.
19. That the site water harvesting structure shall be executed as per Central Ground Water Authority norms/Haryana Gov. notification as applicable.
20. That the installation of solar water heating system shall be as per norms specified by HAREDA and shall be made operational before applicant for occupation certificate.
21. That the internal/external lighting shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
22. That you shall convey the requisite power load requirement of your project utility to enable the provision of project to be made in the sub station/switching station /electric sub station as per the norms prescribed by the power utility or your project cannot be made functionally.

(P. K. SINGH) I.A.S. DIRECTOR GENERAL (PREM NAS) STP (HARYANA) (S. S. MEENA) CTP (HR) (ANURAG RASTOGI, IAS) COLTDP (HR)

summary			
S.no	description	load	
1	plot load	7873.5	
2	commercial load	2672.44	
		10545.93878	kw
	pf @ .9	11717.70976	kva
	transformation capacity @ 80 % loading	14647.1372	

Electrical Load(Summary)

Sno.	Type of plots	Size of plot (sqmtr)	size in marla: 1 sq mtr =0.0395368	size inkanal: 1 marla= 0.05000001 kanal	Size of plot (Marla/kanal)	No Of Plots	Electrical Load for Each plot(KW) for Gurgaon A+ class city	Total Load Factor (dXe)	Demand Factor	Total Load After D.F (KW) (fXg)
a	b	c	0.0395368			d	e	f	g	h
1	EWS	50	1.97684		2 marla	187	7.500	1178	0.4	471.0
2	NPNL 1	180	7.116624		8 marla	173	20	3460	0.4	1384.0
3	NPNL 2	200	7.90736		8 marla	27	20	540	0.4	216.0
4	T1	210	8.302728		10 marla	61	25	1525	0.4	610.0
5	T2	300	11.86104		14 marla	117	31.25	3656	0.4	1462.5
6	T3	380	15.023984	0.751200702	1 kanal	78	37.5	2850	0.4	1140.0
7	T4 1	460	18.186928	0.909348219	1 kanal	51	37.5	1913	0.4	765.0
8	T4 2	490	19.373032	0.968653537	1 kanal	67	37.5	2513	0.4	1005.0
9	T5	665	26.291972	1.314601229	2 kanal	22	50	1100	0.4	440.0
10	T6	810	32.024808	1.601243602	2 kanal	19	50	950	0.4	380.0
	Total					770		19684		7873.5 kw
										8748.333 kva

Electrical Load of common and commercial areas

S No:	Type of Plots	No of Plots	Size of Plot acre	Area of one (sqmtr)	Total Area	Total Load (KW) (fX21/ 100sq mtr)	Demand Factor	Total load in KW
a	b	c	d	e		g	h	i
1	Commercial Area Including ATM, Beauty Parlour, \multipurpose Booth, nursing home, post	1	1	4846.9	4847	1017.85	0.60	610.71
2	Commercial Area Including ATM, Beauty Parlour, \multipurpose Booth, nursing home , post	1.00	1.15	5573.9	5574	1170.52	0.60	702.31
4	primary school & nursery school	2.00	1.00	4846.9	9694	2035.69	0.60	1221.42
5	taxi stand	1.00				10.00	0.60	6.00
6	electric substation	1.00				10.00	0.60	6.00
7	milk and vegetable booth	2.00				10.00	0.60	6.00
8	water works	1.00				50.00	0.60	30.00
9	swerage treatment plant	1.00				50.00	0.60	30.00
10	fire fighting	1.00				50.00	0.60	30.00
11	External street lighting	1.00				50.00	0.60	30.00
	Total							2672.44 kw
								2969.376 kva

11/0.433 KV TRANSFORMER DETAIL

S.No.	Description	CSS Rating & No.
1	Substation - A	1X 990 KVA
2	Substation - B	1X 630 KVA
3	Substation - C	1X1250 KVA
4	Substation - D	1X 630 KVA
5	Substation - E (EWS)	1X1250 KVA
6	Substation - F	1X1250 KVA
7	Substation - G	1X1250 KVA
8	Substation - H	1X1250 KVA
9	Substation - J	1X1250 KVA

TOTAL INSTALLED CAPACITY FOR PLOTS & COMMERCIAL 3X630KVA+3X750KVA+3X990KVA+6X1250 KVA=14610 KVA

33/11 KV TRANSFORMER DETAIL

TOTAL INSTALLED CAPACITY FOR PLOTS & COMERCIAL 2X7.5 MVA TRANSFORMER

Electrification plan of M/S Experion Developers Pvt Ltd Sector-108 Gurgaon has been approved vide memo No-ch-215/CE-EP-177 dt-16-1-17 subject to compliance of guideline/conditions mention therein

CE Commercial DHBVN, Hisar

Xen Circle DHBVN, Gurgaon

SDO (OP) Kalu Pawan Vihar, DHBVN, Gurgaon

Consultants

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Engineers & Consultants

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XEN City / Dev Division DHBVN, Gurgaon