

To be read with Licence No. 13 of 2018 Dated 06.08.2019

That this Layout plan for an additional area measuring 16.25 acres in already licenced residential plotted colony measuring 164.0615 acres in (Licence No. 59 of 2011 dated 28.06.2011 and Licence No. 14 of 2012 dated 27.02.2012) total 180.3115 acres in (Drawing No. DTCP/ 6786 dated 05.12.2018) comprised of licence which was issued in respect of Residential Plotted Colony being developed by DLF (Lillities Limited and others in Sector-91 & 92 Gurugram, Manesar Urban Complex is hereby approved subject to the following conditions:-

1. That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 13 and the bilateral agreement.
2. 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.
3. 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, Town & Country Planning, Haryana.
4. 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.
5. 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.
6. That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments 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.
8. That no property shall derive access directly from the cartage way of 45 metres or more wide sector road.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/Colonizer on the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the license.
10. 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 colonizer in the licenced area.
11. Any access area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. The portion of the sector development plan/roads /green belts as provided in the Development Plan, which form part of the access area shall be transferred free of cost to the government on the lines of section 3(1)(a)(ii) of the Act No. 8 of 1975.
15. 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 demarcated and one of its plot shall exceed 2 karas.
16. 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 the regard.
17. That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2009 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode (LED) fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-PP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
21. That 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. 19/14/2016-5 Power dated 14.03.2016.
22. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2025-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.



DLF GARDEN CITY

DETAILS OF PLOTS

TYPE	LENGTH	WIDTH	CAT. GOVY	SQM.	SQYDS.	TOTAL NO. OF PLOTS	TOTAL AREA (SQM.)	% AGE
A	14.00	30.00	(GENERAL)	420.00	302	255	87750.00	
B	12.50	27.50	(GENERAL)	343.75	411	56	10150.00	
C	10.50	27.50	(GENERAL)	288.75	200	270	67725.00	
D	10.50	23.00	(GENERAL)	241.50	200	120	27900.00	
E	10.50	23.00	(GENERAL)	241.50	300	24	65715.00	
F	10.50	23.00	(GENERAL)	241.50	284	20	7450.00	
G	10.50	22.50	(GENERAL)	236.25	282	18	6480.00	
H	10.50	22.50	(GENERAL)	236.25	169	31	39750.00	
I	9.50	22.50	(GENERAL)	213.75	224	187	37560.00	2/87
J	8.50	22.00	(GENERAL)	187.00	150	140	33450.00	
K	8.50	17.00	(GENERAL)	144.50	100	98	16800.00	
L	7.50	12.00	(GENERAL)	90.00	60	23	13650.00	20/78
M	4.50	12.00	(GENERAL)	54.00	60	21	3210.00	
TOTAL PLOTS						2430	837360.00	
RESIDUAL HOME PLOTS						1000	330000.00	
GRAND TOTAL						1430	507360.00	

DETAIL OF AREA

DESCRIPTION	AREA (Acres)	% AGE
TOTAL LICENCED AREA	164.0615	
ADDITIONAL AREA APPLIED FOR LICENCE	16.2500	
TOTAL ACRES AREA	180.3115	
AREA UNDER SECTOR ROAD	0.0000	
UNDER TAKEN AREA TO BE PLANNED LATER	15.1200	
PLANNED AREA	165.1915	
50% OF AREA UNDER 60M SECTOR ROAD	0.0000	
NET PLANNED AREA	165.1915	
AREA UNDER COMMERCIAL	1.0000	2/80
AREA UNDER RESIDENTIAL PLOTS	81.1200	90.99/1
TOTAL SALEABLE AREA	82.1200	83.45/1
AREA UNDER OPEN AND SOFT GREENS	6.9300	4.38/1
AREA UNDER INCIDENTAL GREENS	7.0000	4.58/1
AREAS REQUIRED @ 1/3 SQ.MTS/ PERSON	10.3449	
AREAS PROVIDED	13.9300	

POPULATION

TYPE OF PLOT	NO.	PERSONS/ PLOT	TOTAL
A GENERAL PLOTS	117	138	16146
B EWS PLOTS	281	182	51162
TOTAL POPULATION			67308
POPULATION	17717	155.377	87.26

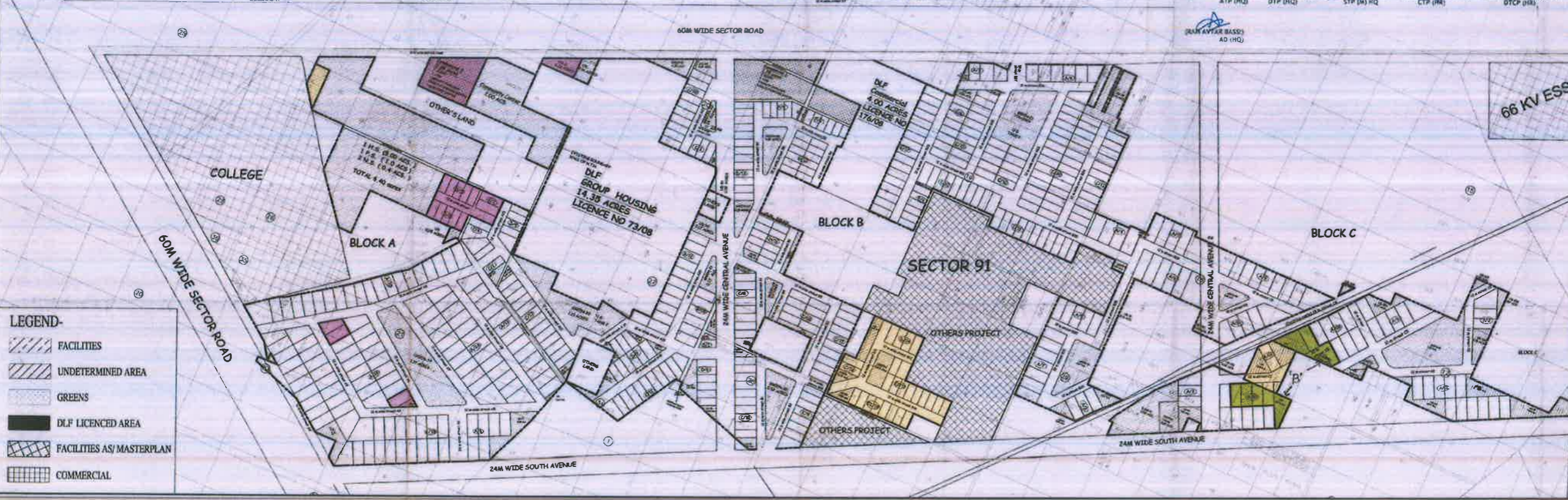
PROVISION OF INFRASTRUCTURE

S NO.	DESCRIPTION	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	1	1
2	PRIMARY SCHOOL	1	1
3	HIGH SCHOOL	1	1
4	COMMUNITY CENTRE	1	1
5	CLUB-HOUSE	1	1
6	DISPENSARY	1	1
7	RELIGIOUS BUILDING	1	1
8	CLUB-HOUSE	1	1
9	BEAUTY PARLOUR	2	2
10	CLINIC	1	1
11	MULTIPURPOSE BOOTH	1	1
12	ABLE & VEGETABLE BOOTH	1	1
13	SUB-POST OFFICE	1	1
14	TAXI STAND/STP	1	1
15	J.E.S.	0	2

CHANGES FROM PREVIOUSLY APPROVED LAYOUT
 ADDITIONAL AREA APPLIED FOR LICENCE 16.25 ACS.
 CHANGES FROM LAYOUT PLAN ISSUED WITH LOT



KEY PLAN
 REVISED LAYOUT PLAN FOR RESIDENTIAL PLOTTED COLONY AREA MEASURING 180.3115 ACRES IN SECTOR-91 & 92 VILLAGE MEWKA, DHORKA, BHANGROLA & HAYATPUR, GURUGRAM



LEGEND

- FACILITIES
- UNDETERMINED AREA
- GREENS
- DLF LICENCED AREA
- FACILITIES AS/ MASTERPLAN
- COMMERCIAL

SCALE: 1:5000 DATE: 30/10/2018
 NORTH
 APPROVED SIGNATURE