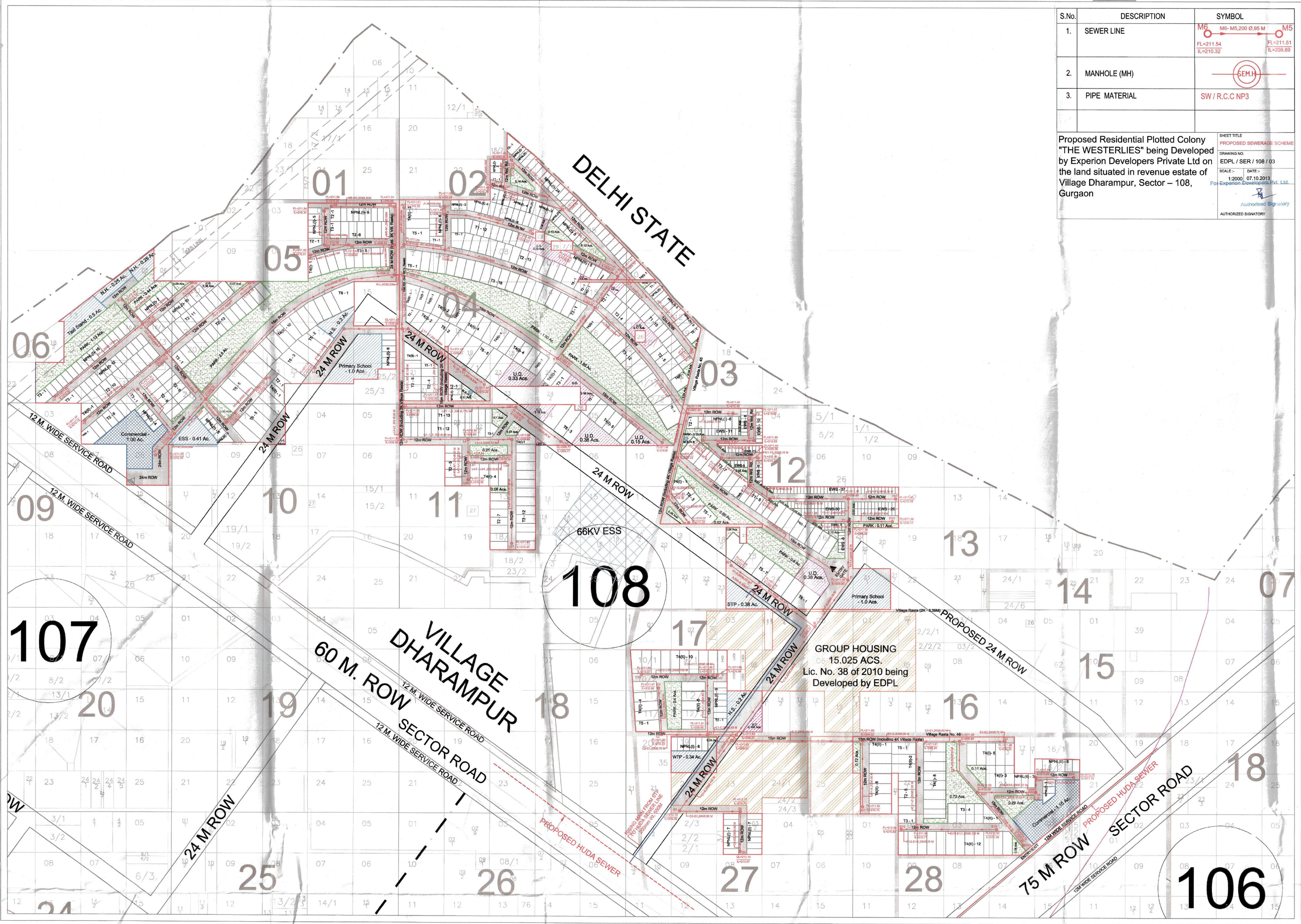
(3) SEWERAGE SCHEME



LEGEND

S.No.	DESCRIPTION	SYMBOL
1.	SEWER LINE	M6 — M6- M5,200 Ø,95 M — M5; FL=211.54, IL=210.32; FL=211.51, IL=209.89
2.	MANHOLE (MH)	S.E.M.H
3.	PIPE MATERIAL	SW / R.C.C NP3

Proposed Residential Plotted Colony "THE WESTERLIES" being Developed by Experion Developers Private Ltd on the land situated in revenue estate of Village Dharampur, Sector – 108, Gurgaon

SHEET TITLE: PROPOSED SEWERAGE SCHEME
DRAWING NO.: EDPL / SER / 108 / 03
SCALE :- 1:2000 DATE :- 07.10.2013
For Experion Developers Pvt. Ltd.
Authorised Signatory
AUTHORIZED SIGNATORY

DETAIL OF RESIDENTIAL PLOTS – HOK

S.NO.	TYPE	SIZE (Sq. Mtr.) W	L	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)
1	EWS	5	10	50	157	7850
2	NPNL(I)	10	18	180	173	31140
3	NPNL(I)	10	20	200	27	5400
4	T1	10	21	210	61	12810
5	T2	10	30	300	117	35100
6	T3	12.5	30.4	380	76	28880
7	T4(I)	15	30.66	460	51	23460
8	T4(II)	14	35	490	67	32830
9	T5	15	44.33	665	22	14630
10	T6	15	54	810	19	15390
				TOTAL	770	207690
AREA (Acs.):–						51.2720
2 NO.s NURSING HOMES:–						0.50
TOTAL AREA (Acs.):–						51.7720

AREA CALCULATIONS

PARTICULARS	AREA IN ACRES	PERCENTAGE
TOTAL SCHEME AREA	100.48125	
AREA UNDER UNDETERMINED USE	2.3000	–
NET PLANNED AREA	98.1813	–
AREA UNDER RESIDENTIAL PLOTS & NH	51.771977	52.73%
AREA UNDER COMMERCIAL	2.1500	2.19%
TOTAL SALEABLE AREA	53.9220	54.92%
SALEABLE AREA IN SQ. YDS.	280952.3555	

POPULATION CALCULATIONS

EWS PLOTS	157	@9	Per/DU	1413	PERSONS
OTHER PLOTS	613	@13.5	Per/DU	8275	9688
DENSITY	9689 Per/		98.1813 Ac.		98.7/PPA

SCHEDULE OF EWS & NPNL PLOTS

	REQUIRED	PROVIDED
EWS PLOTS @20%	154	157
NPNLPLOTS @25%	193	200

DETAIL OF FACILITIES

	REQUIRED	PROVIDED
NURSERY SCHOOL	2	2
PRIMARY SCHOOL	2	2
HIGH SCHOOL	–	–
CRECHE	–	–
DISPENSARY	–	–
COMMUNITY CENTRE	–	–
TAXI STAND	1	1
POLICE POST	–	–
RELIGIOUS BUILDING	–	–
ELECTRIC SUB–STATION	–	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	10.43%	4
INCIDENTAL GREEN	2.19	2.22%	1
TOTAL GREEN	12.49	12.65%	5

LEGEND:
- SITE BOUNDARY/ TOW-WALL/ FENCING
- H. T. LINE
- COMMUNITY FACILITIES
- UNDETERMINED AREA
- GREEN AREA
- COMMERCIAL
- ALREADY LICENCED GROUP HOUSING COLONY (LIC. NO. 38 OF 2010)
- LICENCE APPLIED NOW – 100.48125ACS.
- KILA NO.
- RECTANGLE NO.

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–1, MG Road, Gurgaon, Haryana–122002

LC 2755 Vol III

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

That this Layout Plan for an area of 100.48125 acres (Drg. No. DG.TCP-3935 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 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 11 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 General, 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 DG,TCP for the modification of layout plans of the colony.
6. That the revenue rasta 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 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.
8. That no property/plot shall derive access directly from the carriage way of 30 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 General, Town & Country Planning Haryana or in accordance with the terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess 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 69 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 coloniser 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 licenced area shall be transferred free of cost to the government on the lines of section 3(3)(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 conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 kanals.
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 this regard.
17. 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.
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 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.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. 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.

(P. K. SINGH) STP (HQ) | (MADHUSMITA DANDA) STP (M'SHQ) | (J. S. REDDY) CTP (HR) | (ANURAG RASTOGI, IAS) DG,TCP (HR)

Sub Divisional Engineer HUDA Division No. 1 Gurgaon

Executive Engineer HUDA Division No. 5 Gurgaon