LC-2583-K

To be read with Licence No. 13 of 2019 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 (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- 6706 dated 05.12.2018)** comprised of licence which was issued in respect of Residential Plotted Colony being developed by **DLF Utilities Limited and others** in **Sector-91 & 92 Gurugram Manesar Urban Complex** is hereby approved subject to the following conditions:-

1. That ths 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 ths 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 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 DTCP, 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 or the Development Plan.
8. That no property/plot shall derive access directly from the carriage 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 agreements of the licensees.
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 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 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 forms part of the licenced area shall be transferred free of cost to the government on the lines of section 7(3)(a)(iii) 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 those 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 coloniser/owner 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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for interna lighting as well as Campus lighting.
20. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-IP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
21. That coloniser/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. 19/4/2016-5 Power dated 14.03.2016.
22. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/12/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(SANJAY NARANG) ATP (HQ) | (RAJESH KAUSHIK) DTP (HQ) | (DEVENDRA NIMBOKAR) STP (M) HQ | (JITENDER SHAG) CTP (HR) | (K.MARKAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)

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DLF GARDEN CITY

DETAILS OF PLOTS

TYPE	SIZE LENGTH	SIZE WIDTH	SIZE CATEGORY	AREA SQM.	AREA SQYDS.	TOTAL NO OF PLOTS	TOTAL AREA(SQM.)	% AGE
A	14.00	30.00	(GENERAL)	420.00	502	255	107100.00	
B	12.50	27.50	(GENERAL)	343.75	411	56	19250.00	
C	10.50	27.87	(GENERAL)	292.64	350	228	66720.78	
D	10.00	25.08	(GENERAL)	250.80	300	110	27588.00	
E	10.50	23.89	(GENERAL)	250.85	300	26	6521.97	
E1	10.50	23.68	(GENERAL)	248.64	297	30	7459.20	
E2	10.50	22.50	(GENERAL)	236.25	282	19	4488.75	
F	10.00	22.50	(NPNL)	225.00	269	31	6975.00	
G	9.50	23.68	(NPNL)	224.96	269	167	37568.32	27.87
H	9.50	22.00	(NPNL)	209.00	250	160	33440.00	
H1	9.90	17.50	(NPNL)	164.25	196	38	6828.75	
I	4.00	12.50	(EWS)	50.00	60	272	13600.00	20.78
J	4.55	11.00	(EWS)	50.05	60	21	1051.05	
TOTAL PLOTS						1410	137581.82	
NURSING HOME PLOTS				1000	1196	3	3000.00	
				GRAND TOTAL		1413	140581.82	
							84.160 acs.	

DETAIL OF AREA

	AREA (Acre)	% AGE
TOTAL LICENSED AREA	164.0615	
ADDITIONAL AREA APPLIED FOR LICENSE	16.2500	
TOTAL SCHEME AREA	180.3115	
AREA UNDER 60M SECTOR ROAD	0.0300	
UNDETERMINED AREA / TO BE PLANNED LATER	15.1200	
PLANNED AREA	165.1615	
ADD 50% OF AREA UNDER 60M SECTOR ROAD	0.0150	
NET PLANNED AREA	165.1765	
AREA UNDER COMMERCIAL	4.0620	2.4592
AREA UNDER RESIDENTIAL PLOTS	84.1600	50.9516
TOTAL SALEABLE AREA	88.2220	53.4107
AREA UNDER ORGANISED GREENS	6.9100	4.1824
AREA UNDER INCIDENTAL GREENS	7.0500	4.2682
GREEN REQUIRED @ 2.5 SQ.MTS / PERSON	10.9449	
GREEN PROVIDED	13.9600	

POPULATION

	TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
A	GENERAL PLOTS	1117	13.5	15080
B	EWS PLOTS	293	9	2637
			TOTAL POPULATION	17717

	POPULATION	AREA	PERSONS PER ACS.
DENSITY PLOTTED	17717	165.177	107.26

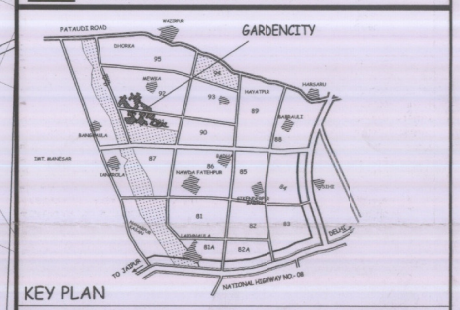
PROVISION OF INFRASTRUCTURE

S.NO.	DESCRIPTION	REQUIRED	PROVIDED
1	NURSERY SCHOOL	4	4
2	PRIMARY SCHOOL	2	2
3	HIGH SCHOOL	1	1
4	COMMUNITY CENTRE	1	1
5	CRECHE	1	1
6	DISPENSARY	1	1
7	RELEGICUS BUILDING	1	1
8	ATM	3	3
9	BEAUTY PARLOUR	3	3
10	CLINIC	3	3
11	MULTIPURPOSE BOOTH	3	3
12	MILK & VEGETABLE BOOTH	3	3
13	SUB POST OFFICE	1	1
14	TAXI STAND/STP	2	2
15	E.S.S	3	2

CHANGES FROM PREVIOUSLY APPROVED LAYOUT

ADDITIONAL AREA APPLIED FOR LICENCE 16.25 ACS.

CHANGES FROM LAYOUT PLAN ISSUED WITH LOI



KEY PLAN

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

SCALE : 1:1600 | DATE :10/10/2018 | DRG. NO: LLV/91-92/05 (R0)

NORTH

VIKAS DUBEY ARCHITECT/TOWN PLANNER

AUTHORISED SIGNATORY