

DLF15236



DETAILS OF PLOTS

TYPE	SIZE	SQM.	SQYDS.	TOTAL PLOTS	TOTAL AREA(SQM.)	%AGE
A	12.50M X 33.52M	419.00	501.12	138	57822.00	
B	11.00M X 27.18M	298.98	357.58	605	180882.29	
C	10.00M X 22.50M	225.00	269.10	420	94500.00	25.83%
C2	10.84M X 25.00M	263.50	315.15	133	35045.50	
D	5.00M X 10.00M	50.00	59.80	330	16500.00	20.30%
				1626	384749.79	
					95.07	ACS

DETAILS OF AREA

DETAILS OF AREA	AREA(ACS.)	% AGE
TOTAL AREA OF LAND	248.18925	
AREA UNDER UNDETERMINED LAND USE	0.212	
AREA FOR GROUP HOUSING	56.877	
NET PLANNED AREA	191.10025	
AREA UNDER RESIDENTIAL PLOTS	95.07	49.75 %
AREA UNDER COMMERCIAL	7.644	3.92%
TOTAL SALEABLE AREA	102.714	53.75 %

POPULATION FOR CALCULATION OF COMMUNITY SITES

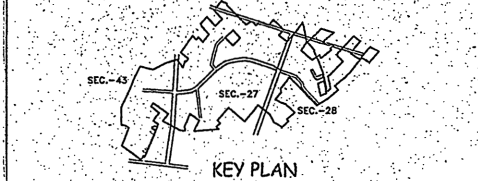
A PLOTTED COLONY			
S.NO.	NOS.	PERSON/PLOT	TOTAL
1	NON-EWS PLOTS	1296 NOS. @ 13.8 FPP	17,496
2	EWS PLOTS	330 NOS. @ 9 FPP	2970
TOTAL			20,466
B GROUP HOUSING			
	8198	9790	3650
	(24,645 ACS)	(18,916 ACS)	(13,316 ACS)
TOTAL POPULATION			35,014

PROVISION OF INFRASTRUCTURE

S.NO.	DESCRIPTION	SYMBOL	REQUIRED	PROVISION	TOTAL
				PLOTTED COLONY	GROUP HOUSINGS
1	NURSERY SCHOOL	[Symbol]	14	11	3
2	PRIMARY SCHOOL	[Symbol]	7	4	3
3	H.S.SCHOOL	[Symbol]	2	0	2
4	CLUB/COMMUNITY BLDG.	[Symbol]	2	1	1
5	DISPENSARY	[Symbol]	2	1	1
6	CRECHE	[Symbol]	2	2	0
7	RELIGIOUS BUILDING	[Symbol]	2	2	0
8	SPO	[Symbol]	2	2	0
9	HEALTH CENTRE	[Symbol]	1	1	0
10	POLICE POST	[Symbol]	1	1	0
TOTAL			35	25	10

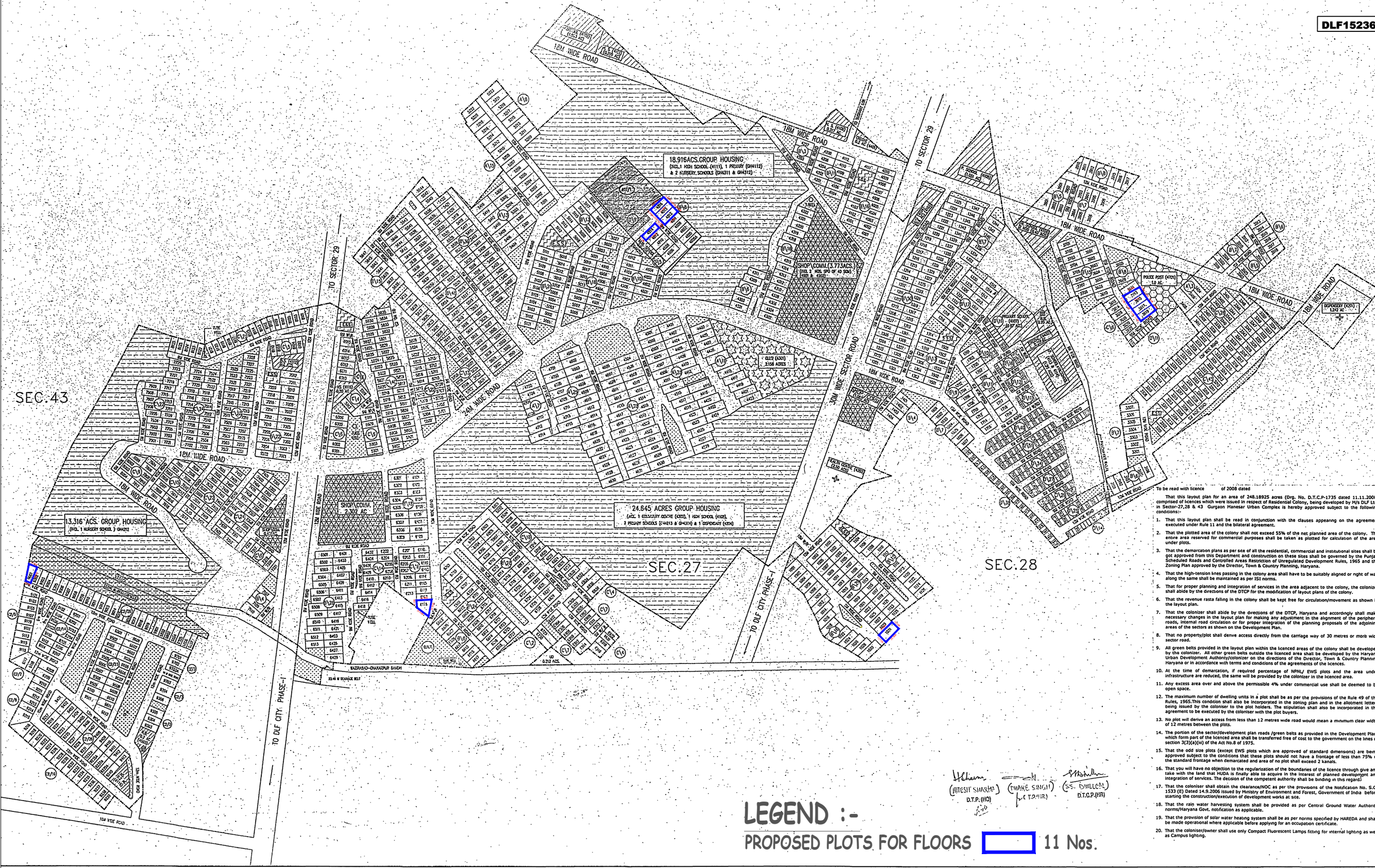
LEGEND:

- SCHEME BOUNDARY
- UNLICENCED POCKETS SHOWN AS
- INCIDENTAL GREENS/PARKS SHOWN AS
- INTERNAL ROAD OF GROUP HOUSING SHOWN AS
- AREA APPLIED FOR LICENCE



TOWN PLANNER
SCALE: 1:2000
DATE: APRIL, 2008
REV. NO: QE/4/32

REVISED LAYOUT PLAN OF
PHASE IV, DLF CITY, GURGAON



LEGEND :-
PROPOSED PLOTS FOR FLOORS [Blue Box] 11 Nos.

- To be read with licence of 2008 dated _____
- This layout plan for an area of 248.18925 acres (D.P. No. D.T.C.P-1735 dated 11.11.2008) comprising of licenses which were issued in respect of Residential Colony, being developed by M/s DLF Ltd. in Sector-27, 28 & 43 Gurgaon Manesar Urban Complex 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 bilateral agreement.
 - 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.
 - That the demarcation plans as per size 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.
 - 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.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DTPC, 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
 - 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 licences.
 - At the time of demarcation, if required percentage of EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
 - Any excess area 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, 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.
 - 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.
 - 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.
 - 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.
 - That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (G) DATED 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. modification as applicable.
 - 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.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

Hellam (RITESH SHARMA) D.T.P.(HO)
Chahle Sangeet (CHAHLE SANGEET) F.C.T.(AIR)
S.S. GILLER (S.S. GILLER) D.T.C.P.(AIR)