



LC-2523-K

To be read with Licence No. 13 of 2019, Dated 06.02.2019

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 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, 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 on the Development Plan.
8. All green belts provided in 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.
9. At the time of demarcation, if required percentage of NPNU/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. 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.
12. 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.
13. 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)(iii) of the Act No.8 of 1975.
14. 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 the area of no plot shall exceed 2 kanals.
15. 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. This decision of the competent authority shall be binding in this regard.
16. That the colonizer/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.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
19. That the colonizer/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.
20. 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. 19/4/2016-5 Power dated 14.03.2016.
21. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

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

(RAM AVTAR BASSI)
 AD (HQ)



DLF GARDEN CITY

DETAILS OF PLOTS

TYPE	LENGTH	WIDTH	CATEGORY	SQ.M.	SQ.FT.	TOTAL NO. OF PLOTS	TOTAL AREA (SQ.M.)	% AGE
A	14.00	30.00	(GENERAL)	420.00	502	256	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	25.00	(GENERAL)	250.00	300	130	27988.00	
E	10.50	23.89	(GENERAL)	250.85	300	25	65219.77	
E1	10.50	23.68	(GENERAL)	248.64	297	30	7459.20	
E2	10.50	22.50	(GENERAL)	236.25	282	19	4408.75	
F	10.00	22.50	(NPPL)	225.00	269	31	6975.00	
G	9.00	23.68	(NPPL)	213.12	269	167	37568.32	27.87
H	9.50	22.00	(NPPL)	209.00	250	160	33440.00	
H1	9.00	17.50	(NPPL)	157.50	199	15	6818.75	
I	4.00	12.80	(EWS)	51.20	60	272	13600.00	20.78
J	4.55	11.00	(EWS)	50.05	60	21	10510.00	
TOTAL PLOTS							1410	337981.82
NURSING HOME PLOTS							1000	1196
GRAND TOTAL							1413	340181.82
							84.196	acc.

DETAIL OF AREA

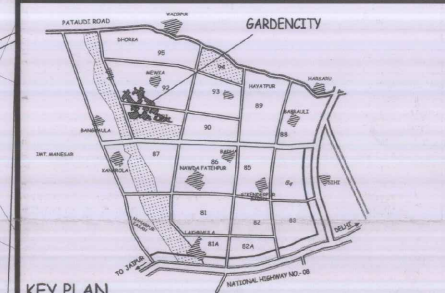
	AREA (Acres)	% AGE
TOTAL LICENCED AREA	164.0615	
ADDITIONAL AREA APPLIED FOR LICENCE	16.2500	
TOTAL SCHEME AREA	180.3115	
AREA UNDER COMMERCIAL ROAD	0.0850	
UNDETERMINED AREA / TO BE PLANNED LATER	15.1200	
PLANNED AREA	165.1615	
ADD 50% OF AREA UNDER 60M SECTOR ROAD	0.0180	
NET PLANNED AREA	165.1795	
AREA UNDER COMMERCIAL	4.3600	2.4502
AREA UNDER RESIDENTIAL PLOTS	94.1600	50.9216
TOTAL SALEABLE AREA	88.2220	53.4107
AREA UNDER ORGANISED GREENS	6.9100	4.1854
AREA UNDER UNORGANISED GREENS	7.0500	4.2682
GREEN REQUIRED @ 2.5 SQ MTS / PERSON	10.9449	
GREEN PROVIDED	13.9600	

POPULATION

TYPE OF PLOT	NOS.	PERSONS/PLOT	TOTAL
A GENERAL PLOTS	1117	12.5	13962.5
B EWS PLOTS	193	9	1737
TOTAL POPULATION			17717
POPULATION PER ACRES			105.37

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	RELIGIOUS 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.	0	2



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: 1:1500 DATE: 30/10/2018 DRG NO: LAY/91-92/05 (R)

NORTH

(Signature) ARCHITECTURE PLANNER

(Signature) AUTHORIZED SURVEYOR

LEGEND-

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

Licence no. 13 of 2019, Dt. 06.02.2019 (16.25 acs.)