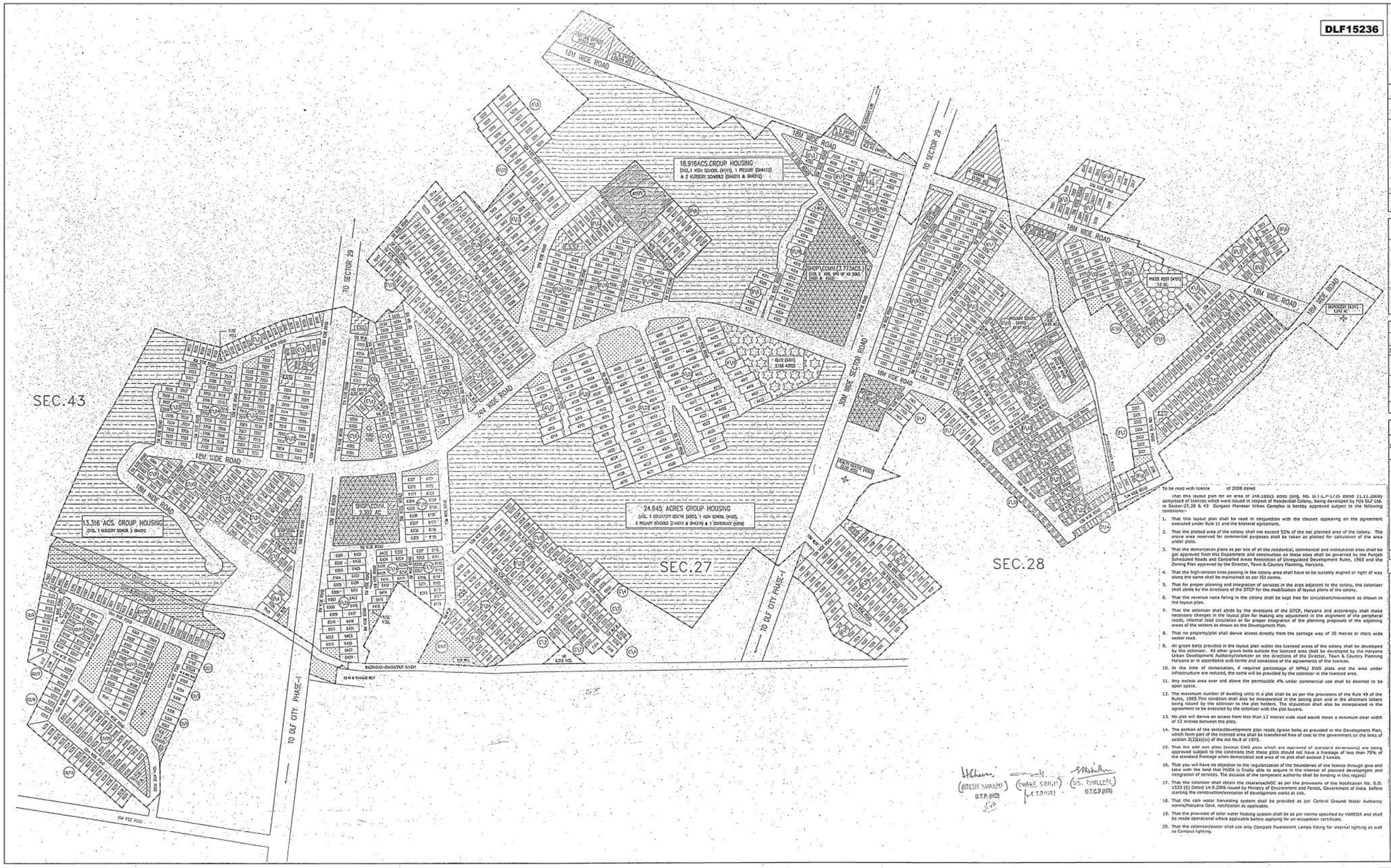
DLF15236




# DLF
BUILDING INDIA

## DETAILS OF PLOTS

| TYPE | SIZE | AREA SQM. | AREA 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 | 600 | 180882.29 | |
| C | 10.00M. X 22.50M. | 225.00 | 269.10 | 420 | 94500.00 | 25.83% |
| C2 | 10.54M. 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 | 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 | 4.00% |
| 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. @ 13.5 PPP | | 17,496 |
| 2 | EWS PLOTS | 330 NOS. @ 9 PPP | | 2970 |
| | | TOTAL | | 20,466 |

B GROUP HOUSING 5128 (24.645 acs.) + 5790 (18.916acs.) + 3630 (13.316acs.) = 14,548

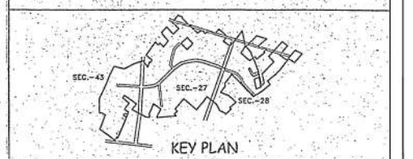
TOTAL POPULATION 35,014

## PROVISION OF INFRASTRUCTURE

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

## LEGEND:-

1. SCHEME BOUNDARY
2. UNLICENCED POCKETS SHOWN AS
3. INCIDENTAL GREENS/PARKS SHOWN AS
4. INTERNAL ROAD OF GROUP HOUSING SHOWN AS
5. AREA APPLIED FOR LICENCE ..... 1.625 ACRES




KEY PLAN

N

TOWN PLANNER

SCALE : 1:2000 | DATE : APRIL, 2008 | REV.NO. : QE4/32

# REVISED LAYOUT PLAN OF PHASE IV, DLF CITY , GURGAON

To be read with licence of 2009 dated

That this layout plan for an area of 248.18925 acres (Orig. No. D.T.C.P-1720 dated 11.11.2008) comprised of licences 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:-

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. 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, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licences.
10. At the time of demarcation, if required percentage of NPHU/ 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 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 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.

(JITESH SHARMA) D.T.P.(HQ)

(PARAS SINGH) Jt. D.T.P.(HQ)

(S.S. DHILLON) D.T.C.P.(HQ)