



LEGEND

SL.No.	DESCRIPTION	SYMBOL
1.	ROAD	A17 12 M/15 M/24 M A18 NODE
2.	FORMATION LEVELS	A17 211.51 A18 211.50
3.	GROUND LEVEL	AVERAGE GROUND LEVEL

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 ROAD LEVELS
DRAWING NO: EDPL/PC/108/01
SCALE: 1:2000
DATE: 07.10.2013
For Experion Developers Pvt. Ltd.

①ROADS LAYOUT

DETAIL OF RESIDENTIAL PLOTS - HOK

S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)
1	DWS	5 10	50	157	7850
2	NPPL(0)	10 10	100	173	17340
3	NPPL(0)	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	28860
7	T4(0)	15 30.66	460	51	23460
8	T4(0)	14 35	490	67	32820
9	T5	15 44.33	665	22	14630
10	T6	15 54	810	19	15390
			TOTAL	770	207490

AREA (Ac.):-

2 NO. NURSING HOMES:-

TOTAL AREA (Ac.):-

51.2720

0.50

51.7720

AREA CALCULATIONS

PARTICULARS	AREA IN ACRES	PERCENTAGE
TOTAL SCHEME AREA	100.48125	-
AREA UNDER UNDERTAKEN USE	2.3000	-
NET PLANNED AREA	98.1813	-
AREA UNDER RESIDENTIAL PLOTS & NH	51.771977	52.73%
AREA UNDER COMMERCIAL	2.1500	2.18%
TOTAL SALEABLE AREA	53.9220	54.92%
SALEABLE AREA IN SQ. YDS.	26082.3685	-

POPULATION CALCULATIONS

EWIS PLOTS	157	09	Par/DU	1413	PERSONS
OTHER PLOTS	613	012.5	Par/DU	8275	9689
DENSITY	98.1813 Ac. 98.7 PPA				

SCHEDULE OF EWIS & NPPL PLOTS

EWIS PLOTS	0205	54	157
NPPL PLOTS	0225	183	200

DETAIL OF FACILITIES

PARTICULARS	REQUIRED	PROVIDED
NURSERY SCHOOL	2	2
PRIMARY SCHOOL	2	2
HIGH SCHOOL	-	-
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 WALLS / FENCINGS

- H-1 LINE
- ▨▨▨▨ COMMUNITY FACILITIES
- ▨▨▨▨ UNDER TAKEN AREA
- ▨▨▨▨ GREEN AREA
- ▨▨▨▨ COMMERCIAL
- ▨▨▨▨ ALBERTS BLENCHES GROUP HOUSING COMPLEX (G.C. NO. 38 OF 2018)
- ▨▨▨▨ LICENCE AFFIRED NPO - 106.0432ACR
- ▨▨▨▨ K&A NO. 1
- ▨▨▨▨ 2/- STATIONER NO. 1

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-I, MG Road, Gurgaon, Haryana-122002

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

This Layout Plan for an area of 100.48125 acres (Eng. No. DCT/CP-1915 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 Municipal Corporation is hereby approved subject to the following conditions:-

- That the Layout Plan shall be read in conjunction with the license covering the area under plan and the relevant 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 plan.
- That the development plan as per site of all the residential, commercial and industrial sites shall be approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Control & Country Planning, Haryana.
- That the high tension lines existing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per 15 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 DCT/CP for the modification of layout plan as shown in the layout plan.
- That the retention area along the colony shall be left free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the provisions of the Punjab Scheduled Roads and Control & Country Planning, Haryana for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of building proposals of the adjoining area of the sector as shown in the Development Plan.
- That no property/plot shall have direct access from the carriage way of 30 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Department on the direction of the Director General, Town & Country Planning Haryana or in accordance with the terms and conditions of the agreements of the license.
- At the time of demarcation, if required percentage of NPPL plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed 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 45 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 holders.
- No plot will derive an access from less than 32 metres wide road which means 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 licensed area shall be transferred free of cost to the government on the lines of section 3(3)(4) of the Act No. 6 of 1975.
- That the odd size plots (except EWIS 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 acres.
- That you will leave no objection to the registration of the license through give and take with the HUDA is finally to be acquired in the interest of the Government of Haryana.
- That the colonizer shall submit the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (D) Dated 14-2-2008 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- The rain water harvesting system shall be provided as per Central Ground Water Authority/Ministry/Haryana Govt. notification 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 occupancy certificate.
- That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That you shall convey the ultimate power need requirement of your power utility to enable the provision of project to the concerned site for installation/maintaining 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.

Sub Divisional Engineer
HUDA Sub Div. No. 1
GURGAON

Executive Engineer
HUDA Division No. 5
Gurgaon