

DLF15236



DETAILS OF PLOTS

TYPE	SIZE	AREA		TOTAL PLOTS	TOTAL AREA(SQM)	%AGE
		SQM	SQYDS.			
A	12.50M X 33.52M	419.00	501.12	138	57822.00	
B	11.00M X 27.18M	298.98	357.58	600	160882.29	
C	10.00M X 22.50M	225.00	269.10	420	94900.00	25.83%
C2	10.54M X 25.00M	263.50	315.10	133	35045.50	
D	5.00M X 10.00M	50.00	59.80	330	169000.00	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	3.92%
TOTAL SALEABLE AREA	102.714	53.75 %

POPULATION FOR CALCULATION OF COMMUNITY SITES

A PLOTTED COLONY			
S.NO.	NOS.	PERSON/PILOT	TOTAL
1	NON-EWS PLOTS	1295 NOS. @ 13.9 PPP	17,956
2	EWS PLOTS	330 NOS. @ 9 PPP	2970
		TOTAL	20,666
B GROUP HOUSING			
	5128	3790	3650
	(24,640 ACS)	(18,916 ACS)	(13,316 ACS)
		TOTAL POPULATION	35,014

PROVISION OF INFRASTRUCTURE

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

LEGEND:-

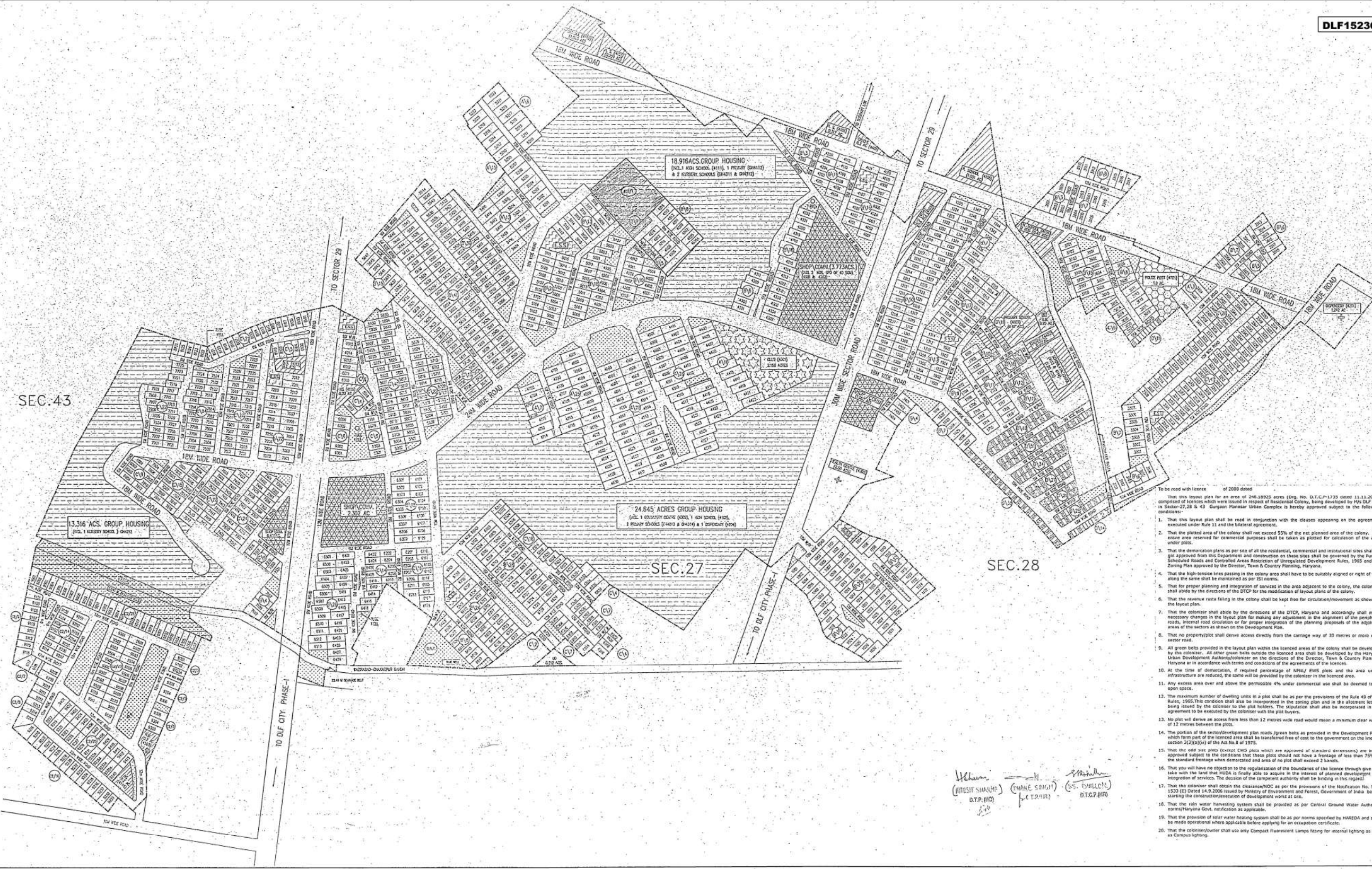
- 1. SCHEME BOUNDARY
- 2. UNLICENSED POCKETS SHOWN AS
- 3. INCIDENTAL GREENS/PARKS SHOWN AS
- 4. INTERNAL ROAD OF GROUP HOUSING SHOWN AS
- 5. AREA APPLIED FOR LICENCE



TOWN PLANNER

SCALE: 1:2000 DATE: APRIL, 2008 REVNO: Q6/4/32

REVISED LAYOUT PLAN OF PHASE IV, DLF CITY, GURGAON



- To be read with license of 2008 dated
- That this layout plan for an area of 246.28925 acres (DPL No. Q.T.C.-1/20 dated 11.11.2008) comprised 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 the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 13 and the historical 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 2005.
  - 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 at all times.
  - 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.
  - That the revenue rates 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 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.
  - That no property/plot shall derive access directly from the cartage way of 30 metres or more wide motor road.
  - All green belts provided in the layout plan within the licensed areas 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/Colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
  - At the time of demarcation, if required percentage of EWS/EWS 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 48 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 redevelopment plan roads/gray 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(2)(a)(iv) of the Act No.8 of 1975.
  - That the red line plots (except CWS 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 hectares.
  - That you will have no objection to the regularization of the boundaries of the licensee through gas 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.
  - 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/extension of development works at site.
  - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/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 occupation certificate.
  - That the colonizer/owner shall use only Compact Fluorescent Lamps for interior lighting as well as Campus lighting.

H. Khan (DIRECTOR) D.T.P. (HARYANA)

M. Singh (CHIEF ENGINEER) D.T.P. (HARYANA)

S. S. Shrivastava (SPECIAL OFFICER) D.T.P. (HARYANA)

## 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	615	183872.70	
C	10.00M X 22.50M	225.00	269.10	424	95400.00	25.85%
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	20.12%
				1640	388640.20	
					96.035 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	55.252	
NET PLANNED AREA	192.72525	
AREA UNDER RESIDENTIAL PLOTS	96.035	49.83 %
AREA UNDER COMMERCIAL	7.644	3.97 %
TOTAL SALEABLE AREA	103.679	53.80 %

## POPULATION

A PLOTTED COLONY				
S.NO.	DESCRIPTION	NOS.	PERSON/PLOT	TOTAL
1	NON-EWS PLOTS	1310 NOS. @ 13.5 PPP		17,685
2	EWS PLOTS	330 NOS. @ 9 PPP		2,970
		TOTAL		20,655
		5128 * 5790 + 3630		= 14,548
B GROUP HOUSING (24.645 ACS.) (17.251 ACS.) (13.316 ACS.)				TOTAL POPULATION
				35,203

## PROVISION OF INFRASTRUCTURE

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

## LEGEND:-

- SCHEME BOUNDARY
- UNLICENCED POCKETS SHOWN AS
- INCIDENTAL GREENS/PARKS SHOWN AS
- INTERNAL ROAD OF GROUP HOUSING SHOWN AS
- REVISION FROM APPROVED LAYOUT

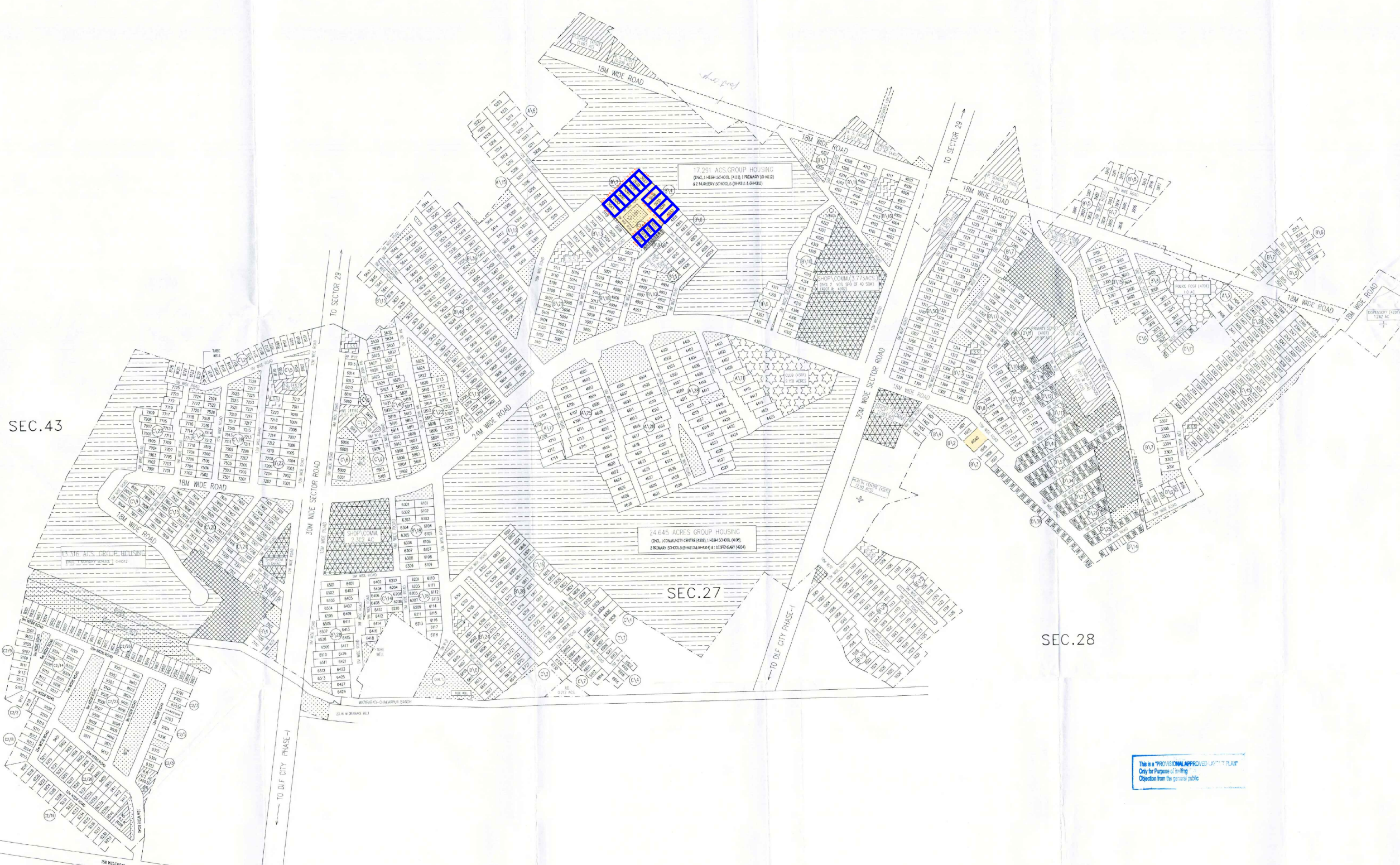
Area under Residential Plotted Colony = 191.10025 ACS.  
 Organized Green/Incidental Green required (4%+1%) = 9.555 acres  
 Organized Green/Incidental Green already provided (4%+1%) = 9.60 acres  
 Additional area added after conversion of Group Housing to Residential Plotted Colony = 1.625 acres  
 New plots proposed in this colony = 14 nos.  
 Population of new plots (14X 13.5) = 189 persons  
 Green required new plots (2.5 Sqm. per person i.e. 189 x 2.5) = 472.5 Sqm.  
 Green provided = 875.2 Sqm.  
 = 0.216 ACRES  
**TOTAL GREEN PROVIDED (9.60+0.216) = 9.816 ACRES**

FOR DLF LTD

Authorised Signatory: [Signature] Architect: [Signature]

SCALE: 1:2000 DATE: JULY, 2021 REV.NO. QE4/33

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



SEC.43

SEC.27

SEC.28

**LEGEND :-**  
 PROPOSED PLOTS FOR FLOORS  15 Nos.

This is a PROVISIONAL APPROVED LAYOUT PLAN  
 Only for Purpose of inviting  
 Objection from the general public

D.R.G. No. - 7958 Dated: 14-07-2021

- (RAM ANJAN BASIS) AD (HQ)
- (INA VERMA) ATP (HQ)
- (LAL BANSAL) OTP (HQ)
- (HITESH SHARMA) STP (HQ)
- (P. SINGH) CTP (HR)
- (K. MAHARAJ PANDURANG, IAS) DTP (HR)