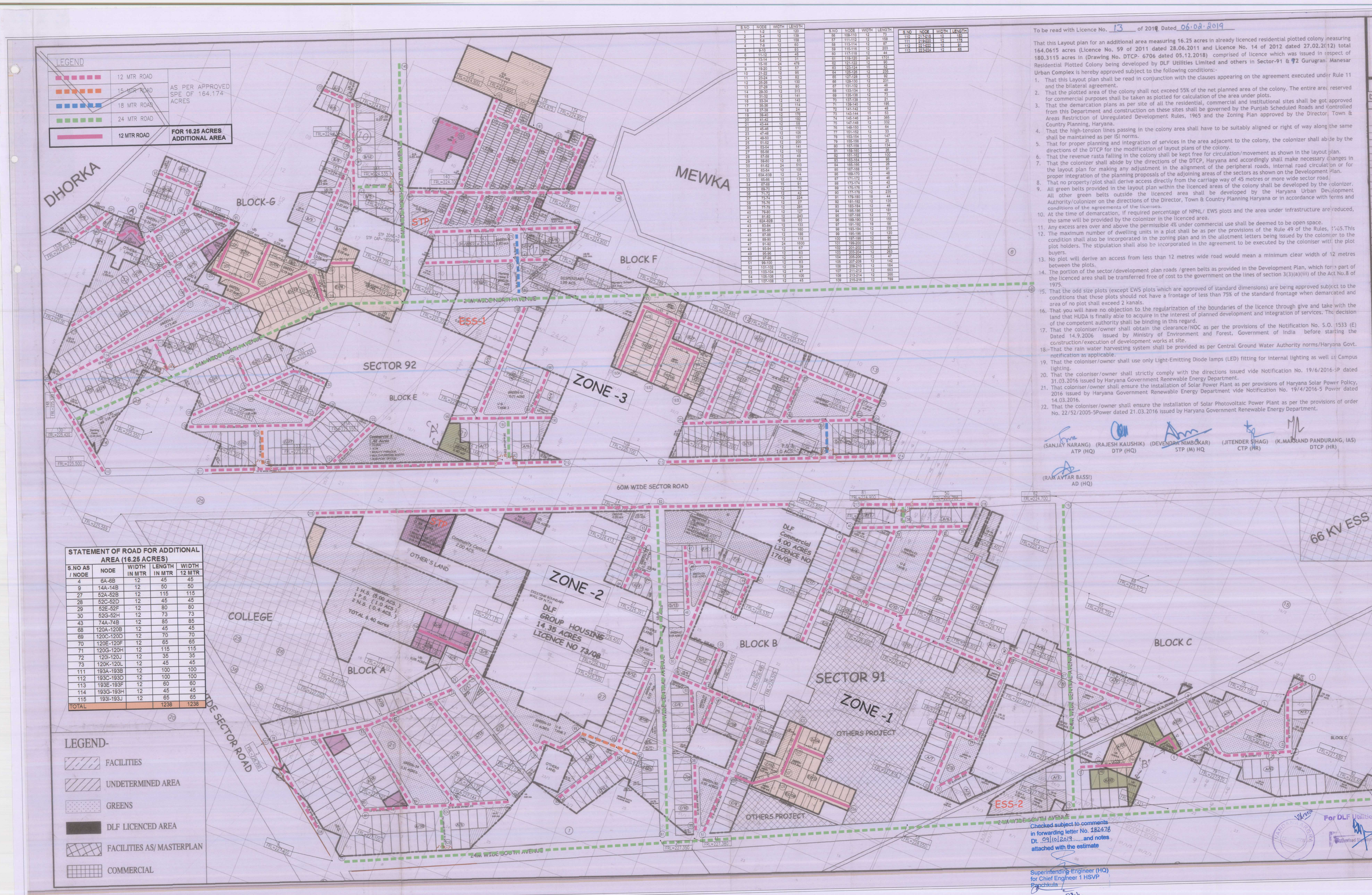


S.NO	NODE	WIDTH	LENGTH
1	1-4	12	120
2	5-7	12	139
3	8-11	12	158
4	7-8	12	60
5	8-10	12	53
6	11-12	12	48
7	13-14	12	33
8	15-16	24	478
9	19-20	12	87
10	21-22	12	95
11	23-24	12	82
12	25-26	12	130
13	27-28	12	80
14	28-30	12	313
15	31-32	12	141
16	33-34	12	143
17	35-36	12	114
18	37-38	12	24
19	39-40	12	138
20	41-42	12	192
21	43-44	12	58
22	45-46	12	110
23	47-48	12	105
24	48-50	12	150
25	51-52	12	200
26	53-54	12	141
27	55-56	12	102
28	57-58	12	49
29	59-60	12	65
30	61-62	24	510
31	63-64	12	105
32	65-66	12	24
33	66-68	12	135
34	67-68	12	91
35	69-70	12	70
36	71-72	12	40
37	73-74	12	224
38	75-76	12	137
39	77-78	12	291
40	79-80	12	137
41	81-82	12	143
42	82A-82B	18	60
43	83-84	12	103
44	85-86	12	160
45	87-88	12	187
46	89-90	12	118
47	91-92	24	1600
48	93-94	12	87
49	95-96	12	83
50	97-98	12	41
51	99-100	12	53
52	101-102	12	39
53	103-104	12	41
54	105-106	12	105
55	107-108	12	44

S.NO	NODE	WIDTH	LENGTH
56	109-110	12	73
57	111-112	12	159
58	113-114	12	87
59	115-116	12	203
60	117-118	12	44
61	119-120	24	1703
62	121-122	12	90
63	123-124	12	52
64	125-126	12	238
65	127-128	12	50
66	129-130	12	231
67	131-132	12	46
68	133-134	12	49
69	135-136	12	73
70	137-138	12	25
71	139-140	12	198
72	141-142	12	48
73	143-144	12	51
74	145-146	24	365
75	147-148	12	333
76	149-150	12	88
77	151-152	12	51
78	153-154	12	147
79	155-156	12	25
80	157-158	12	134
81	159-160	12	35
82	161-162	12	100
83	163-164	12	98
84	165-166	12	55
85	167-168	12	91
86	169-170	12	48
87	171-172	12	46
88	173-174	12	53
89	175-176	12	47
90	177-178	12	215
91	179-180	18	44
92	181-182	12	155
93	183-184	12	48
94	185-186	12	51
95	187-188	12	73
96	189-190	12	165
97	191-192	18	56
98	193-194	12	155
99	195-196	12	120
100	197-198	12	90
101	199-200	12	72
102	201-202	12	237
103	203-204	12	283
104	205-206	12	47
105	207-208	12	142
106	209-210	12	184
107	211-212	12	555
108	213-214	12	355
109	215-216	12	789

S.NO	NODE	WIDTH	LENGTH
110	217-218	12	183
111	219-220	12	176
112	221-222	12	91
113	223-224	12	88

STATEMENT OF ROAD FOR ADDITIONAL AREA (16.25 ACRES)

S.NO AS / NODE	NODE	WIDTH IN MTR	LENGTH IN MTR	WIDTH 12 MTR
4	6A-6B	12	45	45
9	14A-14B	12	50	50
27	52A-52B	12	115	115
28	52C-52D	12	45	45
29	52E-52F	12	80	80
30	52G-52H	12	73	73
43	74A-74B	12	85	85
68	120A-120B	12	45	45
69	120C-120D	12	70	70
70	120E-120F	12	65	65
71	120G-120H	12	115	115
72	120I-120J	12	36	36
73	120K-120L	12	45	45
111	193A-193B	12	100	100
112	193C-193D	12	100	100
113	193E-193F	12	60	60
114	193G-193H	12	45	45
115	193I-193J	12	65	65
TOTAL			1238	1238

LEGEND-

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

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

That 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. That no property/plot shall derive access directly from the carriage way of 45 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 licenses.
10. At the time of demarcation, if required percentage of NPNL/ 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)(iii) 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 coloniser/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.
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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the coloniser/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.
21. That coloniser/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.
22. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

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

(RAM AVTAR BASSI) AD (HQ)

Checked subject to comments in forwarding letter No. 182476 Dt. 01/10/2019 ..... and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula

For DLF Utilities Ltd.

Authorised Signatory

DLF

BUILDING INDIA

Head Office : DLF Center, Sansad Marg, New Delhi-110001
Website : www.dlf.in

DLF GARDEN CITY

DETAILS OF PLOTS

TYPE	SIZE LENGTH	SIZE WIDTH	CATEGORY	AREA SQM.	AREA SQYDS.	TOTAL NO OF PLOTS	TOTAL AREA(SQM.)	% AGE
A	14.00	30.00	(GENERAL)	420.00	502	255	107100.00	
B	12.50	27.50	(GENERAL)	343.75	411	56	19250.00	
C	10.50	27.87	(GENERAL)	292.54	350	228	66730.78	
D	10.00	25.08	(GENERAL)	250.80	300	110	27588.00	
E	10.50	23.89	(GENERAL)	250.85	300	26	6521.97	
E1	10.50	23.68	(GENERAL)	248.64	297	30	7459.20	
E2	10.50	22.50	(GENERAL)	236.25	282	19	4488.75	
F	10.00	22.50	(NPNL)	225.00	269	31	6975.00	
G	9.50	23.68	(NPNL)	224.96	269	167	37568.32	27.87
H	9.50	22.00	(NPNL)	209.00	250	160	33440.00	
H1	9.50	17.50	(NPNL)	166.25	199	36	5985.75	
I	4.00	12.50	(EWS)	50.00	60	272	13600.00	20.78
J	4.55	11.00	(EWS)	50.05	60	21	1051.05	
TOTAL PLOTS						1410	337591.82	
NURSING HOME PLOTS				1000	1196	3	3000.00	
				GRAND TOTAL		1413	340591.82	
							84.160 acs.	

DETAIL OF AREA

	AREA (Acre)	% AGE
TOTAL LICENSED AREA	164.0615	
ADDITIONAL AREA APPLIED FOR LICENSE	16.2500	
TOTAL SCHEME AREA	180.3115	
AREA UNDER 60M SECTOR ROAD	0.0300	
UNDETERMINED AREA / TO BE PLANNED LATER	15.1200	
PLANNED AREA	165.1615	
ADD 50% OF AREA UNDER 60M SECTOR ROAD	0.0150	
NET PLANNED AREA	165.1765	
AREA UNDER COMMERCIAL	4.0620	2.4592
AREA UNDER RESIDENTIAL PLOTS	84.1600	50.9516
TOTAL SALEABLE AREA	88.2220	53.4107
AREA UNDER ORGANISED GREENS	6.9100	4.1834
AREA UNDER INCIDENTAL GREENS	7.0500	4.2682
GREEN REQUIRED @ 2.5 SQ.MTS / PERSON	10.9449	
GREEN PROVIDED	13.9600	

POPULATION

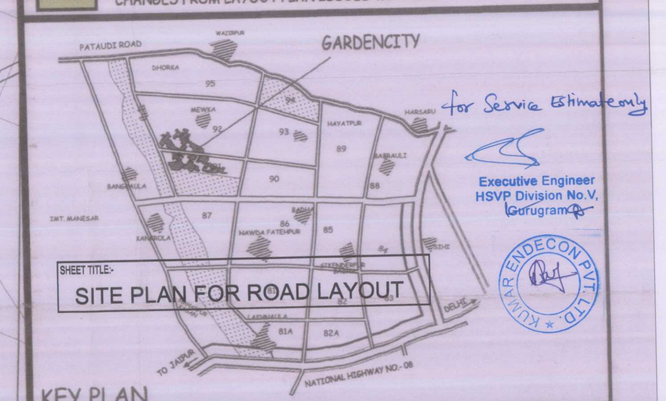
	TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
A	GENERAL PLOTS	1117	13.5	15080
B	EWS PLOTS	293	9	2637
			TOTAL POPULATION	17717

	POPULATION	AREA	PERSONS PER ACS.
DENSITY PLOTTED	17717	168.177	107.26

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	RELEGIOUS 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

- CHANGES FROM PREVIOUSLY APPROVED LAYOUT
- ADDTIONAL AREA APPLIED FOR LICENCE 16.25 ACS.
- CHANGES FROM LAYOUT PLAN ISSUED WITH LOI



for Service Estimate only

Executive Engineer HSVP Division No.V Gurugram

SHEET TITLE:- SITE PLAN FOR ROAD LAYOUT

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: 1:600 | DATE :10/10/2018 | DRG. NO: LAY/91-92/05 (90)

NORTH | 1:2400@A1

Superintending Engineer, HSVP Circle-I, Gurugram

ARCHITECT/TOWN PLANNER | AUTHORIZED SIGNATORY

Director Town & Country Planner Haryana, Chandigarh

Addl. Superintendent Engineer HSVP, Gurugram