

LEGEND
 - PART COMPLETION GRANTED BY DTC PVIDE
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The proposed development is situated in the revenue estate of Village Dharampur, Sector - 108, Gurugram District, Haryana. The land is owned by the Government of India. The development is proposed to be a residential colony. The plan shows the layout of the colony, including roads, plots, and utility structures. The development is proposed to be a residential colony. The plan shows the layout of the colony, including roads, plots, and utility structures.

AREA CALCULATIONS		AREA IN	PERCENTAGE
TOTAL LICENSED AREA		115.9235	
AREA UNDER UNDERDEVELOPMENT		1.756	
NET PLANNED AREA		114.1675	
AREA UNDER DEVELOPMENT		59.5885	51.991%
TOTAL SALEABLE AREA		51.991%	

POPULATION CALCULATIONS		NO. OF PERSONS	PERCENTAGE
EMPHOTS	197	197	
OTHER PLOTS	12492	12492	
TOTAL	12689	12689	

GREEN @ 2.5 SQM PER PERSON		REQUIRED PROVIDED	ACTUAL
GREEN @ 2.5 SQM PER PERSON	31722.5	31722.5	31722.5
ACTUAL	31722.5	31722.5	31722.5

S.NO.	TYPE	SIZE (SQ. MET.)	AREA (SQ. MET.)	NO.	TOTAL AREA (SQ. MET.)
1	RES.	10	380.00	197	76840.00
2	RES.	10	380.00	197	76840.00
3	RES.	10	380.00	197	76840.00
4	RES.	10	380.00	197	76840.00
5	RES.	10	380.00	197	76840.00
6	RES.	10	380.00	197	76840.00
7	RES.	10	380.00	197	76840.00
8	RES.	10	380.00	197	76840.00
9	RES.	10	380.00	197	76840.00
10	RES.	10	380.00	197	76840.00
11	RES.	10	380.00	197	76840.00
12	RES.	10	380.00	197	76840.00
13	RES.	10	380.00	197	76840.00
14	RES.	10	380.00	197	76840.00
15	RES.	10	380.00	197	76840.00
16	RES.	10	380.00	197	76840.00
17	RES.	10	380.00	197	76840.00
18	RES.	10	380.00	197	76840.00
19	RES.	10	380.00	197	76840.00
20	RES.	10	380.00	197	76840.00
21	RES.	10	380.00	197	76840.00
22	RES.	10	380.00	197	76840.00

DETAIL OF FACILITIES		REQUIRED	PROVIDED
MILITARY SCHOOL		1	1
PRIMARY SCHOOL		1	1
HIGH SCHOOL		1	1
CLUB		1	1
DISPENSARY		1	1
COMMUNITY CENTRE		1	1
POLICE STATION		1	1
RELIGIOUS BUILDING		1	1
ELECTRIC SUB-STATION		1	1
MILK & VEGETABLE BOOTH		1	1
SUB-POST OFFICE (IN COMM.)		1	1
MULTI-PURPOSE BOOTH (IN COMM.)		1	1
CLINIC (IN COMMERCIAL)		1	1
BEAUTY PARLOUR (IN COMM.)		1	1
WATER TREATMENT PLANT		1	1

PROPOSED RESIDENTIAL COLONY TO BE DEVELOPED BY M/S EXPORION DEVELOPERS PRIVATE LTD ON THE LAND SITUATED IN REVENUE ESTATE OF VILLAGE DHARAMPUR, SECTOR - 108, GURUGRAM.

APPROVED LAYOUT PLAN

DATE: 12/01/2022

SCALE: 1:1000

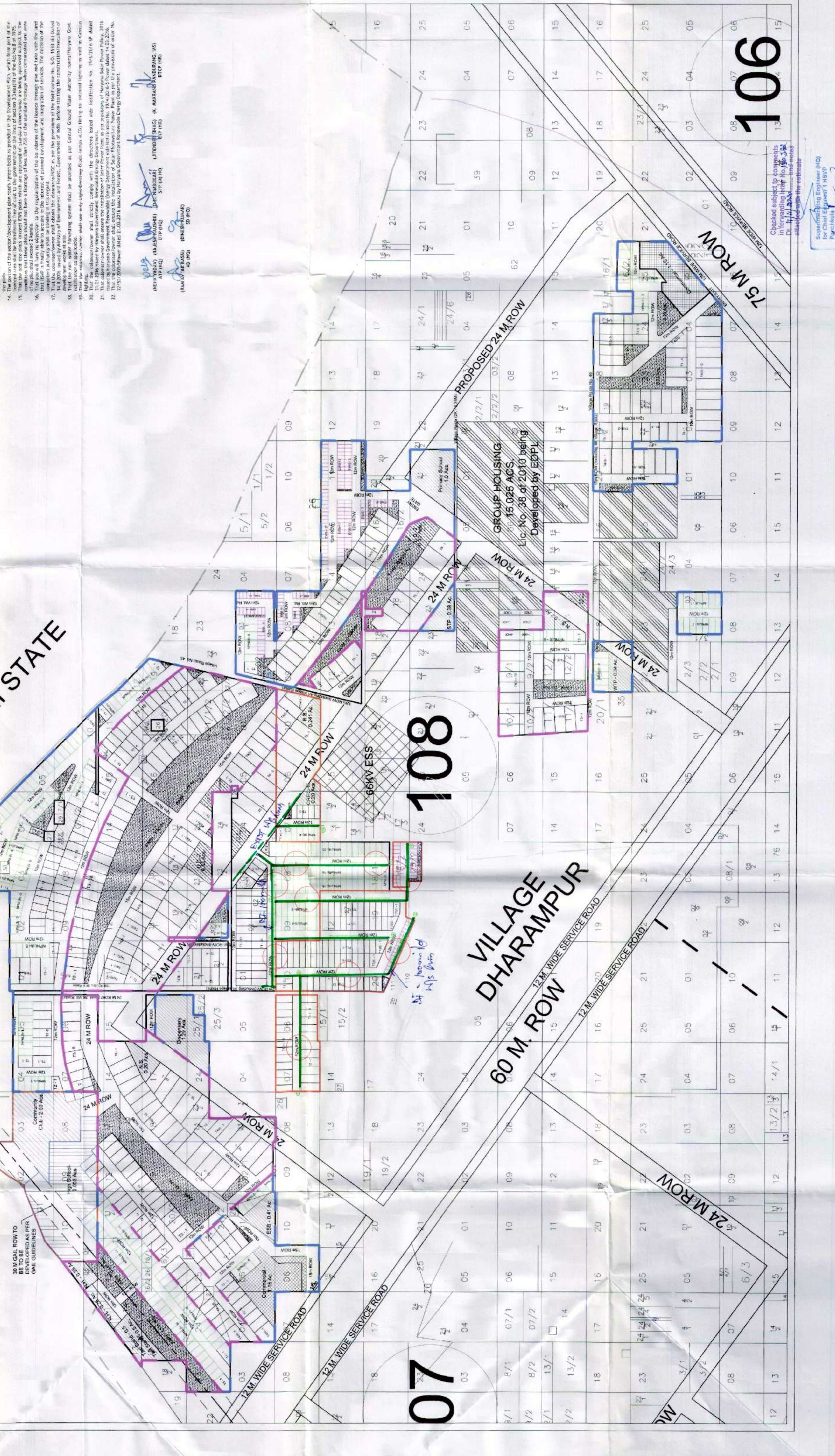
ARCHITECT: EXPORION DEVELOPERS PRIVATE LIMITED

108, HUDA ROAD, GURUGRAM, HARYANA - 122002

The land with License No. 5/2/2013 dated 11.07.2013 & License No. 14/4/2019 dated 12.02.2019. This is the Revised Layout plan of Residential Plotted Colony measuring 16.6375 acres (approx. 11.1727 ha) situated in Village Dharampur, Sector-108, Gurgaon, Haryana. The layout plan is prepared in accordance with the provisions of the Delhi State Land Use Regulation and Building Control Act, 1975 and the Delhi State Building Control Act, 1975. The layout plan is prepared in accordance with the provisions of the Delhi State Land Use Regulation and Building Control Act, 1975 and the Delhi State Building Control Act, 1975. The layout plan is prepared in accordance with the provisions of the Delhi State Land Use Regulation and Building Control Act, 1975 and the Delhi State Building Control Act, 1975.

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DELHI STATE
 108
 106



LEGEND
 (PART COMPLETION GRANTED BY DTCP/VIDE
 46/87/ACRES
 (PART COMPLETION GRANTED BY DTCP/VIDE
 46/87/ACRES
 44/7/ACRES

AREA CALCULATIONS		PARTICULARS		AREA IN ACRES		PERCENTAGE	
TOTAL LICENSED AREA	114.7566			114.7566			
AREA UNDER UNDEVELOPED USE	114.7566			114.7566			
NET PLANNED AREA	59.5485			59.5485		51.891%	
AREA UNDER RESIDENTIAL PLOTS & NH	2.3			2.3		2.004%	
AREA UNDER COMMERCIAL	51.8485			51.8485		51.895%	
POPULATION CALCULATIONS							
EWS PLOTS	197 #/9	Pw/DU	1173 PERSONS				
OTHER PLOTS	788 #/13.5	Pw/DU	10638				
DENSITY	12457 Pw/		12411 Total				108.1207 PPA
SCHEDULE OF EWS & NPPL PLOTS							
EWS PLOTS @20%	197						
NPPL PLOTS @25%	246.25						
GREEN @ 2.5 SQMT PER PERSON							
REQUIRED PROVIDED	76668		11605				
DETAIL OF RESIDENTIAL PLOTS							
S.NO.	TYPE	SIZE SQ. METR.	AREA SQ. METR.	NO.	TOTAL AREA SQ. METR.		
1	EWS	5	500.00	197	98500.00		
2	NPPL(I)	10	1000.00	172	172000.00		
3	NPPL(II)	20	2000.00	78	156000.00		
4	NPPL(III)	30	3000.00	78	234000.00		
5	T1	10	210.00	64	13440.00		
6	T1(I)	10	225.00	18	4050.00		
7	T2	30	300.00	117	35100.00		
8	T2(I)	30	300.00	46	13800.00		
9	T4(I)	15	306.66	67	20546.22		
10	T4(II)	14	35	490	17150.00		
11	T5	15	44.33	23	1579.85		
12	T6	15	54	810	12600.00		
13	T7	8	8.82	19	167.58		
14	T7(I)	8	8.82	15	132.30		
15	T7(II)	8	8.82	15	132.30		
16	T7(III)	8	8.82	15	132.30		
17	T7(IV)	8	8.82	15	132.30		
18	T7(V)	8	8.82	15	132.30		
19	T7(VI)	8	8.82	15	132.30		
20	T7(VII)	8	8.82	15	132.30		
21	T8	17.73	141.86	5	709.26		
22	T9	8.46	21.69	3	53.26		
TOTAL					985	288807.77	
2 NOS NURSING HOMES:					05	59.5485	
TOTAL AREA (A.C.):						59.5485	

DETAIL OF FACILITIES	REQUIRED	PROVIDED
NURSERY SCHOOL	2	2
PRIMARY SCHOOL	1	1
HIGH SCHOOL	1	1
DISPENSARY	1	1
COMMUNITY CENTRE	1	1
TAXI STAND	1	1
POLICE POST	1	1
RELIGIOUS BUILDING	1	1
ELECTRIC SUB-STATION	1	1
MILK & VEGETABLE BOOTH	2	2
SUR POST OFFICE (IN COMM.)	1	1
ATMS (IN COMMERCIAL)	2	2
MULTI-PURPOSE BOOTH (IN COMM.)	2	2
CLINICS (IN COMMERCIAL)	2	2
BEAUTY PARLOUR (IN COMM.)	2	2
WATER WORKS	2	2
SEWAGE TREATMENT PLANT	1	1

PROJECT TITLE: 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

SCALE: 1:500

DATE: 12/02/2019

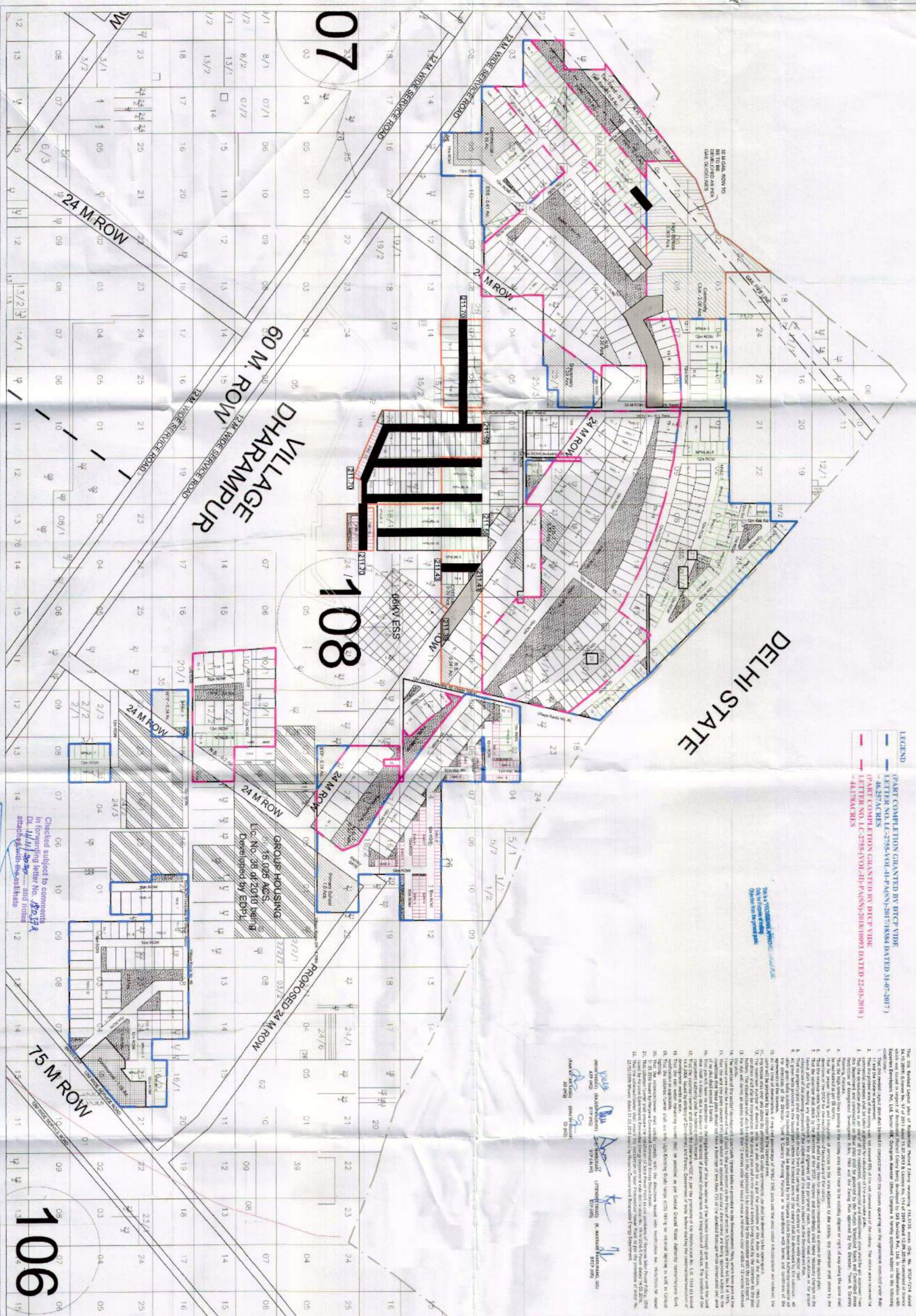
PREPARED BY: H.S. Service

CHECKED BY: H.S. Service

APPROVED BY: H.S. Service

EXPERION DEVELOPERS PRIVATE LIMITED
 Plot - 1, 4th Road, Gurgaon, Haryana - 122002

ARCHITECT: H.S. Service



LEGEND

- PART COMPLETION GRANTED BY DIRECT VIDE LETTER NO. LC-2755-VOL-41-PAN-2017/1854 DATED 31-07-2017
- 60.27 ACRES
- PART COMPLETION GRANTED BY DIRECT VIDE LETTER NO. LC-2755-VOL-41-PAN-2017/1854 DATED 22-06-2018
- 44.17 ACRES

DELHI STATE

VILLAGE DHARAMPUR

OSROU HOUSING
15.025 ACRES
Lic. No. 28 of 2018 being
Developed by EBPL

Supervising Engineer (H/O)
for Civil Engineer I HSWP
Project No. 1111/18
at/through the station

Checked subject to comments
in forwarding letter No. 120/18
Dt. 11/11/2018 and notes
attached with the station

This is a technical drawing prepared by the Engineer-in-Charge, HSWP, for the purpose of providing information to the concerned authorities for their consideration and approval. It is not to be used for any other purpose without the written consent of the Engineer-in-Charge, HSWP. The Engineer-in-Charge, HSWP, is not responsible for any errors or omissions in this drawing. The user of this drawing is advised to verify all dimensions and details before construction. The drawing is subject to change without notice. The Engineer-in-Charge, HSWP, reserves the right to modify or cancel this drawing at any time without notice. The user of this drawing is advised to check the drawing for any errors or omissions before construction. The drawing is not to be used for any other purpose without the written consent of the Engineer-in-Charge, HSWP. The Engineer-in-Charge, HSWP, is not responsible for any errors or omissions in this drawing. The user of this drawing is advised to verify all dimensions and details before construction. The drawing is subject to change without notice. The Engineer-in-Charge, HSWP, reserves the right to modify or cancel this drawing at any time without notice. The user of this drawing is advised to check the drawing for any errors or omissions before construction.

AREA CALCULATIONS			
PARTICULARS	ACRES	PERCENTAGE	
TOTAL LICENSED AREA	118.51255	100%	
AREA UNDER UNDERTAKEN WORK	12.766	10.77%	
NET PLANNED AREA	105.7465	89.23%	
AREA UNDER FINAL PLOTS & NH	55.31	47.43%	
AREA UNDER COMMERCIAL	2.00	1.69%	
TOTAL SURVEYED AREA	51.8876	43.78%	

POPULATION CALCULATIONS			
EMTS SLOTS	PER/LOT	1773 PERSONS	
OTHER PLOTS	788 @ 13.5	10688	12411 Total
DENSITY	114.7566 AC	108.38	12411 Total
SCHEDULED OF EWS & VNL PLOTS			
EWS SLOTS @ 20%	197	347	
VNL PLOTS @ 25%	246.75	436	
TOTAL		793	

REQUIRED PROVIDED			
GREEN @ 3.5 SQM/PER PERSON	REQUIRED	PROVIDED	ACRES
GREEN @ 3.5 SQM/PER PERSON	2793	2793	64.15
TOTAL	2793	2793	64.15

DETAIL OF RESIDENTIAL PLOTS			
S.NO.	TYPE	SIZE (SQ. METR)	TOTAL AREA (SQ. METR)
1	EWS	1	50.00
2	NPH/ED	10	180.00
3	NPH/ED	20	360.00
4	NPH/ED	8	144.00
5	NPH/ED	19	342.00
6	T1	20	360.00
7	T2	20	360.00
8	T3	20	360.00
9	T4	20	360.00
10	T5	20	360.00
11	T6	20	360.00
12	T7	20	360.00
13	T8	20	360.00
14	T9	20	360.00
15	T10	20	360.00
16	T11	20	360.00
17	T12	20	360.00
18	T13	20	360.00
19	T14	20	360.00
20	T15	20	360.00
21	T16	20	360.00
22	T17	20	360.00
23	T18	20	360.00
24	T19	20	360.00
25	T20	20	360.00
26	T21	20	360.00
27	T22	20	360.00
28	T23	20	360.00
29	T24	20	360.00
30	T25	20	360.00
31	T26	20	360.00
32	T27	20	360.00
33	T28	20	360.00
34	T29	20	360.00
35	T30	20	360.00
36	T31	20	360.00
37	T32	20	360.00
38	T33	20	360.00
39	T34	20	360.00
40	T35	20	360.00
41	T36	20	360.00
42	T37	20	360.00
43	T38	20	360.00
44	T39	20	360.00
45	T40	20	360.00
46	T41	20	360.00
47	T42	20	360.00
48	T43	20	360.00
49	T44	20	360.00
50	T45	20	360.00
51	T46	20	360.00
52	T47	20	360.00
53	T48	20	360.00
54	T49	20	360.00
55	T50	20	360.00
56	T51	20	360.00
57	T52	20	360.00
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60	T55	20	360.00
61	T56	20	360.00
62	T57	20	360.00
63	T58	20	360.00
64	T59	20	360.00
65	T60	20	360.00
66	T61	20	360.00
67	T62	20	360.00
68	T63	20	360.00
69	T64	20	360.00
70	T65	20	360.00
71	T66	20	360.00
72	T67	20	360.00
73	T68	20	360.00
74	T69	20	360.00
75	T70	20	360.00
76	T71	20	360.00
77	T72	20	360.00
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80	T75	20	360.00
81	T76	20	360.00
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89	T84	20	360.00
90	T85	20	360.00
91	T86	20	360.00
92	T87	20	360.00
93	T88	20	360.00
94	T89	20	360.00
95	T90	20	360.00
96	T91	20	360.00
97	T92	20	360.00
98	T93	20	360.00
99	T94	20	360.00
100	T95	20	360.00

DETAIL OF FACILITIES			
FACILITY	REQUIRED	PROVIDED	STATUS
NURSERY SCHOOL	2	2	✓
PRIMARY SCHOOL	1	1	✓
HIGH SCHOOL	1	1	✓
CRICHE	1	1	✓
GYMNASIUM	1	1	✓
COMMUNITY CENTRE	1	1	✓
PAN STAND	1	1	✓
POLICE POST	1	1	✓
RELIGIOUS BUILDING	1	1	✓
ELECTRIC SUB-STATION	1	1	✓
MILK & VEGETABLE BOTTLE	2	2	✓
SANITARY (IN COMMERCIAL)	2	2	✓
WATER TOWER (IN COMMERCIAL)	2	2	✓
BEAUTY PARLOUR (IN COMM.)	2	2	✓
WATER WORKS	2	2	✓
STORAGE TREATMENT PLANT	1	1	✓

LAYOUT PLAN			
SCALE	DATE	BY	CHECKED
1:200	15/11/2018	[Signature]	[Signature]

Proposed Residential Plotted Colony to be Developed by M/s Expon Development Private Ltd on the land situated in revenue estate of Village Dharampur, Sector - 10B, Gurgaon

EXPERION DEVELOPERS PRIVATE LIMITED
Plot No. 108, Sector 10B, Gurgaon, Haryana - 122002

Supervising Engineer (H/O) for Civil Engineer I HSWP
Project No. 1111/18
at/through the station

Checked subject to comments in forwarding letter No. 120/18 Dt. 11/11/2018 and notes attached with the station

Supervising Engineer (H/O) for Civil Engineer I HSWP
Project No. 1111/18
at/through the station

Roads