To be read with Licence No. 57 of 2013 dated 11.07.2013 & Licence No. 114 of 2019 dated 12.09.2019

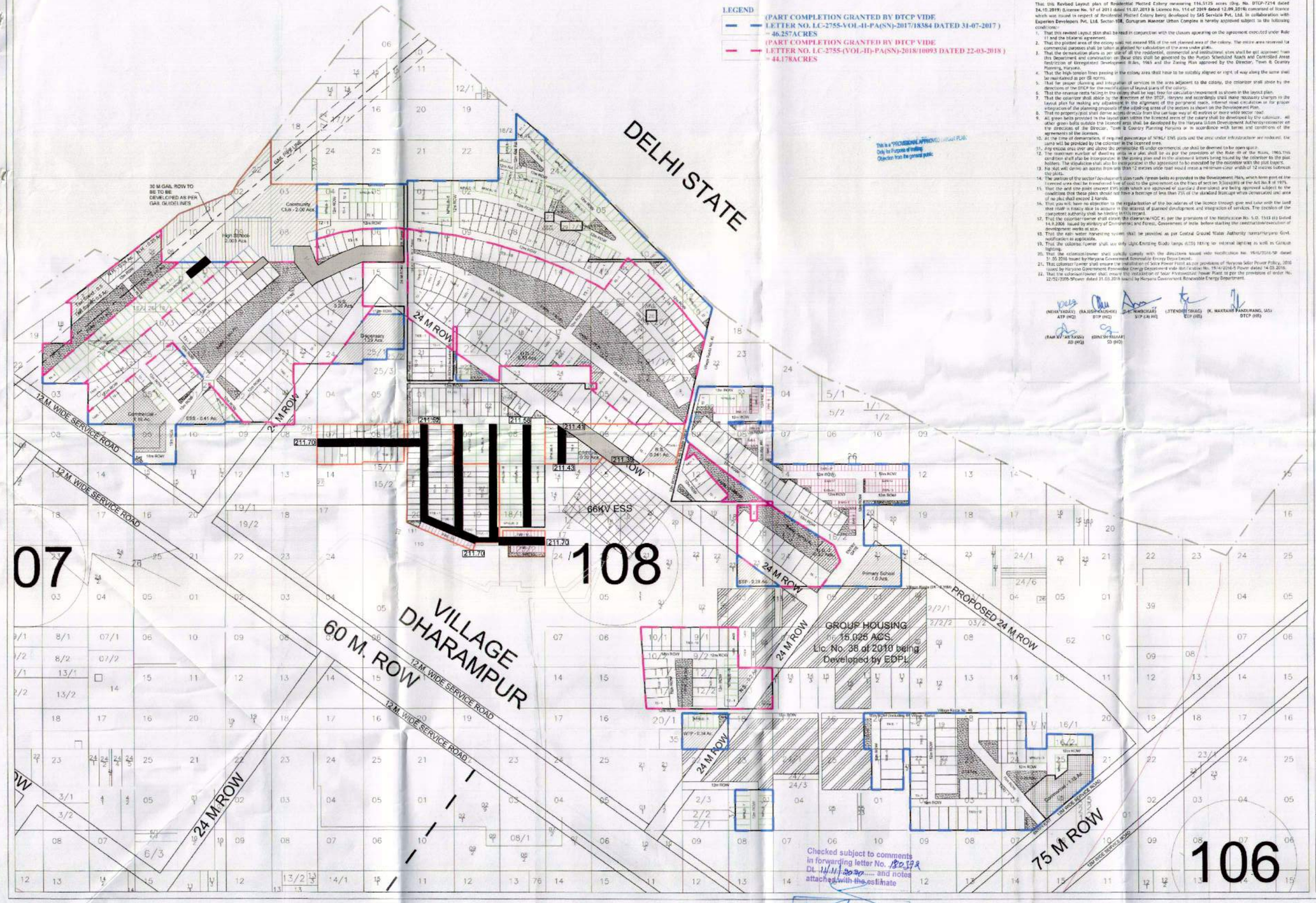
This this Revised Layout plan of Residential Plotted Colony measuring 116.5125 acres (Orig. No. DTCP-7214 dated 24.10.2019) (License No. 57 of 2011 dated 11.07.2013 & Licence No. 114 of 2019 dated 12.09.2019) comprised of licence which was issued in respect of Residential Plotted Colony being developed by SAS Services Pvt. Ltd. in collaboration with Experion Developers Pvt. Ltd. Sector-108, Gurugram Manesar Urban Complex is hereby approved subject to the following conditions:

1. That this revised 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 planted for calculation of the area under plots.
3. That the demarcation plans as per state of all the residential, commercial and institutional sites shall be got approved from the 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 area 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/concerned at 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 NPNLS 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 undertaking 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)(b) of the Act No.8 of 1975.
15. That the and the plots created 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 7% 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 there is some due to accurate 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/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 colonizer/owner shall use only Light Emitting Diode lamps (LDS) fitting for internal lighting as well as Outside lighting.
20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 9541/2016-5P dated 31.05.2016 issued by Haryana Government Renewable Energy Department.
21. That colonizer/owner shall ensure the installation of Solar Power Point as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 9541/2016-5 Power dated 14.03.2016.
22. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2009-5Power dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(NEHA YADAV) ATP (HQ) | (RAJESH KAUSHIK) DTP (HQ) | (S.C. MANCHARI) STP (LA) HT | (JITENDER DHIAG) ETP (HS) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR SAINI) AD (HQ) | (DINESH KUMAR) SO (HQ)

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



AREA CALCULATIONS		
PARTICULARS	AREA IN ACRES	PERCENTAGE
TOTAL LICENSED AREA	116.51255	
AREA UNDER UNDETERMINED USE	1.756	-
NET PLANNED AREA	114.7566	-
AREA UNDER RESIDENTIAL PLOTS & NH	59.5485	51.891%
AREA UNDER COMMERCIAL	2.3	2.004%
TOTAL SALEABLE AREA	61.8485	53.895%

POPULATION CALCULATIONS					
EWS PLOTS	197 @9	Per/DU	1773 PERSONS		
OTHER PLOTS	788 @13.5	Per/DU	10638	12411 Total	
DENSITY	12452 Per/	114.7566 Ac.		108.1507 PPA	

SCHEDULE OF EWS & NPNL PLOTS	REQUIRED	PROVIDED
EWS PLOTS @20%	197	197
NPNL PLOTS @25%	246.25	279

GREEN CALCULATION	REQUIRED ACRES	PROVIDED ACRES
GREEN @ 2.5 SQMT PER PERSON	7.6668	11.605

DETAIL OF RESIDENTIAL PLOTS

S.NO.	TYPE	SIZE (Sq. Mtr.) W	L	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)
1	EWS	5	10	50.00	197	9850.00
2	NPNL(I)	10	18	180.00	172	30960.00
3	NPNL(II)	10	20	200.00	29	5800.00
4	NPNL(III)	8	19	152.00	76	11856.00
5	T1	10	21	210.00	64	13440.00
6	T1(I)	10	22.5	225.00	18	4050.00
7	T2	10	30	300.00	117	35100.00
8	T3	12.5	30.4	380.00	64	24320.00
9	T4(I)	15	30.66	459.90	49	22535.10
10	T4(II)	14	35	490.00	67	32830.00
11	T5	15	44.33	664.95	23	15293.85
12	T6	15	54	810.00	24	19440.00
13	T7	8	19	152.00	56	8512.00
14	T7(I)	8.4952	19	161.41	13	2098.31
15	T7(II)	IRREGULAR		250.49	1	250.49
16	T7(III)	IRREGULAR		255.12	1	255.12
17	T7(IV)	IRREGULAR		206.68	1	206.68
18	T7(V)	IRREGULAR		167.10	1	167.10
19	T7(VI)	12.35	19	234.65	1	234.65
20	T7(VII)	IRREGULAR		517.00	1	517.00
21	T8	8	17.73	141.84	5	709.20
22	T9	8.46	21.09	178.42	3	535.26
				TOTAL	985	238960.77
				AREA (Acs.):-		59.0485
				2 NO.s NURSING HOMES:		0.5
				TOTAL AREA (Acs.):-		59.5485

DETAIL OF FACILITIES	REQUIRED	PROVIDED
NURSERY SCHOOL	2	2
PRIMARY SCHOOL	1	1
HIGH SCHOOL	1	1
CRECHE	1	1
DISPENSARY	1	1
COMMUNITY CENTRE	1	1
TAXI STAND	1	1
POLICE POST	-	-
RELIGIOUS BUILDING	1	1
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

LEGEND:
SITE BOUNDARY TOBE WALL FENCING
R.T. LINE
COMMUNITY FACILITIES
UNDETERMINED AREA
GREEN AREA
COMMERCIAL
ALREADY LICENSED GROUP HOUSING (NEIGHBOUR SITE NO. 38 OF 2010)
ALREADY LICENSED AREA - 96.8625ACS
LICENSE APPLICATION - HOUSING
CONTOUR IN ALREADY LICENSED AREA
STREAM
GRAVEL
RESTRICTED RM

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/
SCALE: 1:200 | DATE:

AUTH. SIGNATORY

ARCHITECT

EXPERION DEVELOPERS PRIVATE LIMITED
First India Place, 1st Floor, Block-B, Sushant Lok-1, MG Road, Gurgaon, Haryana-122002

Checked subject to comments in forwarding letter No. 180178 Dt. 14.11.2022 ..... and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula

for Service Plan Estimate only

Executing Engineer HSVP Division No. 1 Gurugram

Superintending Engineer HSVP, Circle No. 1, Gurugram

Director Town & Country Planning Haryana, Chandigarh