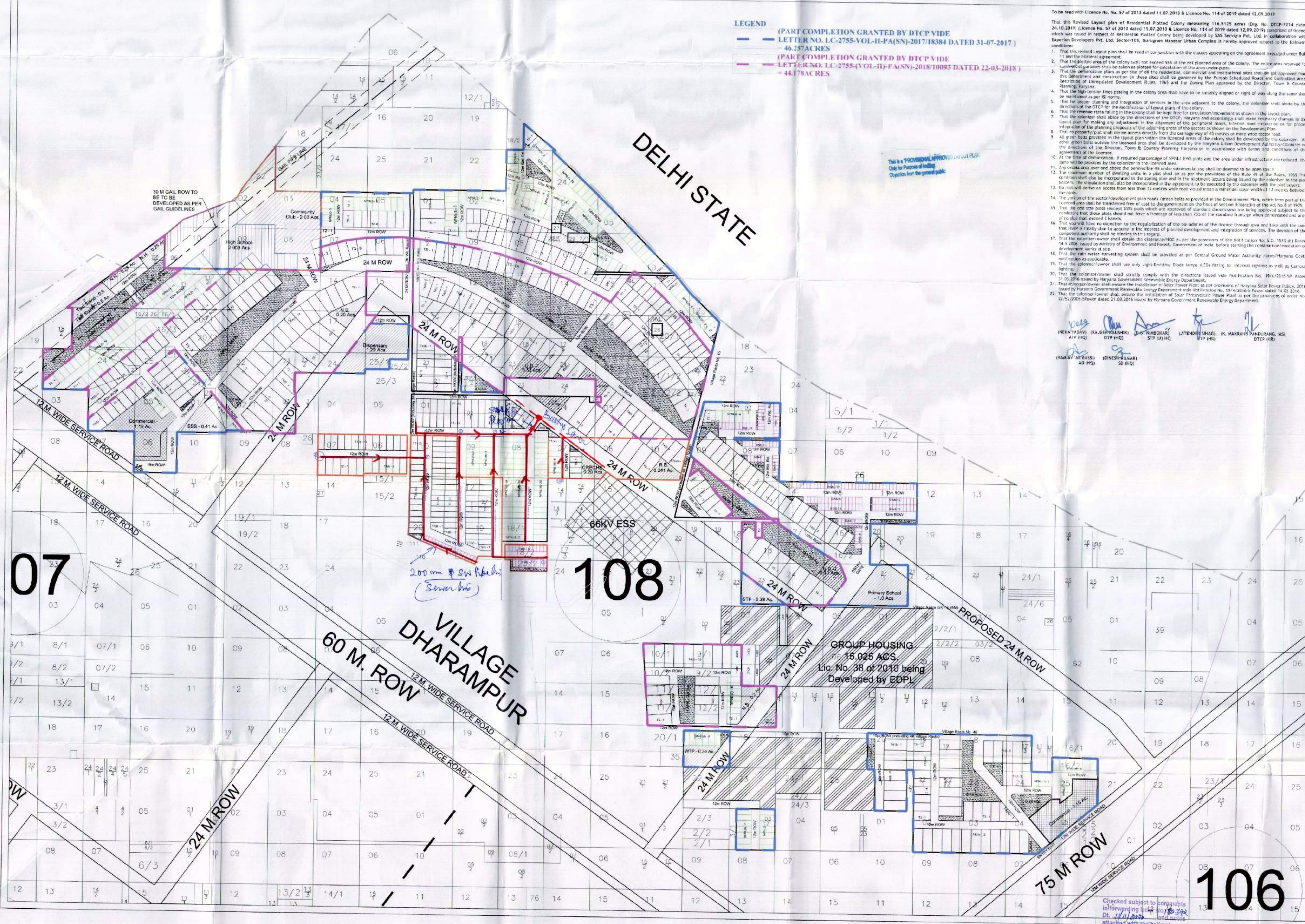




LEGEND
- (PART COMPLETION GRANTED BY DTCP VIDE LETTER NO. LC-2755-VOL-II-PA(SN)-2017/18384 DATED 31-07-2017) - 46.157 ACRES
- (PART COMPLETION GRANTED BY DTCP VIDE LETTER NO. LC-2755-VOL-II-PA(SN)-2018/10093 DATED 22-03-2018) - 44.78 ACRES

To be read with Licence No. No. 87 of 2013 dated 11.07.2013 & Licence No. 114 of 2019 dated 12.09.2019
That this Revised Layout plan of Residential Plotted Colony measuring 116.5125 acres (Dtg. No. DTCP-7214 dated 24.10.2019) (Licence No. 87 of 2013 dated 11.07.2013 & Licence No. 114 of 2019 dated 12.09.2019) combined of licence which was issued in respect of Residential Plotted Colony being developed by SAS Services Pvt. Ltd. in collaboration with Experiens Developers Pvt. Ltd. Sector-108, Gurgaon/Haryana 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 total 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 plot.
3. That the definition plans on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Act, 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 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 rate in the colony shall be kept low 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 proposed roads, internal road creation 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 road.
9. 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/Colonizer as the conditions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the license.
10. At the time of demarcation, if required percentage of NPL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed 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 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.
13. No lot will serve an access from less than 12 metres wide road and a minimum clear width of 12 metres between the plots.
14. The width of the sector/development plan road, green belts as provided in the Development Plan, when some part of the licensed area shall be transferred free of cost to the government on the basis of section 3(3)(b) of the Act No. 8 of 1975.
15. That the site plot except EWS plots which are approved of standard dimensions are being approved subject to the condition 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 the colonizer shall have no objection to the regularization of the sub-division of the license through girth and face with the land acquisition as applicable.
17. That the colonizer/owner shall obtain the clearance/NOC in per the provisions of the Notification No. S.O. 1533 dated 14.5.2004 issued by Ministry of Environment and Forest, Government of India, before starting the construction/regularization of development work 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 existing roads (LDR) for internal lighting as well as carous lighting.
20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/1/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
21. That the colonizer/owner shall ensure the installation of solar power plant as per provision of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/1/2016-SP dated 31.03.2016.
22. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(NEHA TADAVI) (RAJESH KAUSHIK) (DIP KANSARI) (JITENDRA SHARMA) (K. MAHARAJA) (HARSHVARDH) (AS) (ATP (H)) (DTP (H)) (STP (H)) (ETP (H)) (DTP (H))
(RAMANUJAM) (DINESH KUMAR) (AD (H)) (SD (H))

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 & NPPL PLOTS						
EWS PLOTS @20%			197	197		
NPPL PLOTS @25%			246.25	279		
GREEN CALCULATION						
GREEN @ 2.5 SQMT PER PERSON			7.9668	11.605		
			ACRES	ACRES		
DETAIL OF RESIDENTIAL PLOTS						
S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)	
1	EWS	5	10	197	9850.00	
2	NPPL(I)	10	18	180	3060.00	
3	NPPL(II)	10	20	200	5800.00	
4	NPPL(III)	8	19	152	11856.00	
5	T1	10	21	210	13440.00	
6	T1(I)	10	22.5	225	4050.00	
7	T2	10	30	300	35100.00	
8	T3	12.5	30.4	380	24320.00	
9	T4(I)	15	30.66	459	22535.10	
10	T4(II)	14	35	490	32830.00	
11	T5	15	44.33	664	15293.85	
12	T6	15	54	810	24440.00	
13	T7	8	19	152	8512.00	
14	T7(I)	8.4952	19	161.41	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 (Ac.):-				59.0485		
2 NO.s NURSING HOMES:-				0.5		
TOTAL AREA (Ac.):-				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

PROJECT
Proposed Residential Plotted Colony to be Developed by M/s Experiens 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

AUTH. SIGNATORY

ARCHITECT

EXPERIENS DEVELOPERS PRIVATE LIMITED
First: India Place, 1st floor, Block-B, Sushant Lok-1, MG Road, Gurgaon, Haryana-122002

for Service Plan Estimate only

Checked subject to comments
informing the
Dt. 11/1/2020
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer 1 Haryana
Panchkula

Director
Town & Country Planning
Haryana, Chandigarh