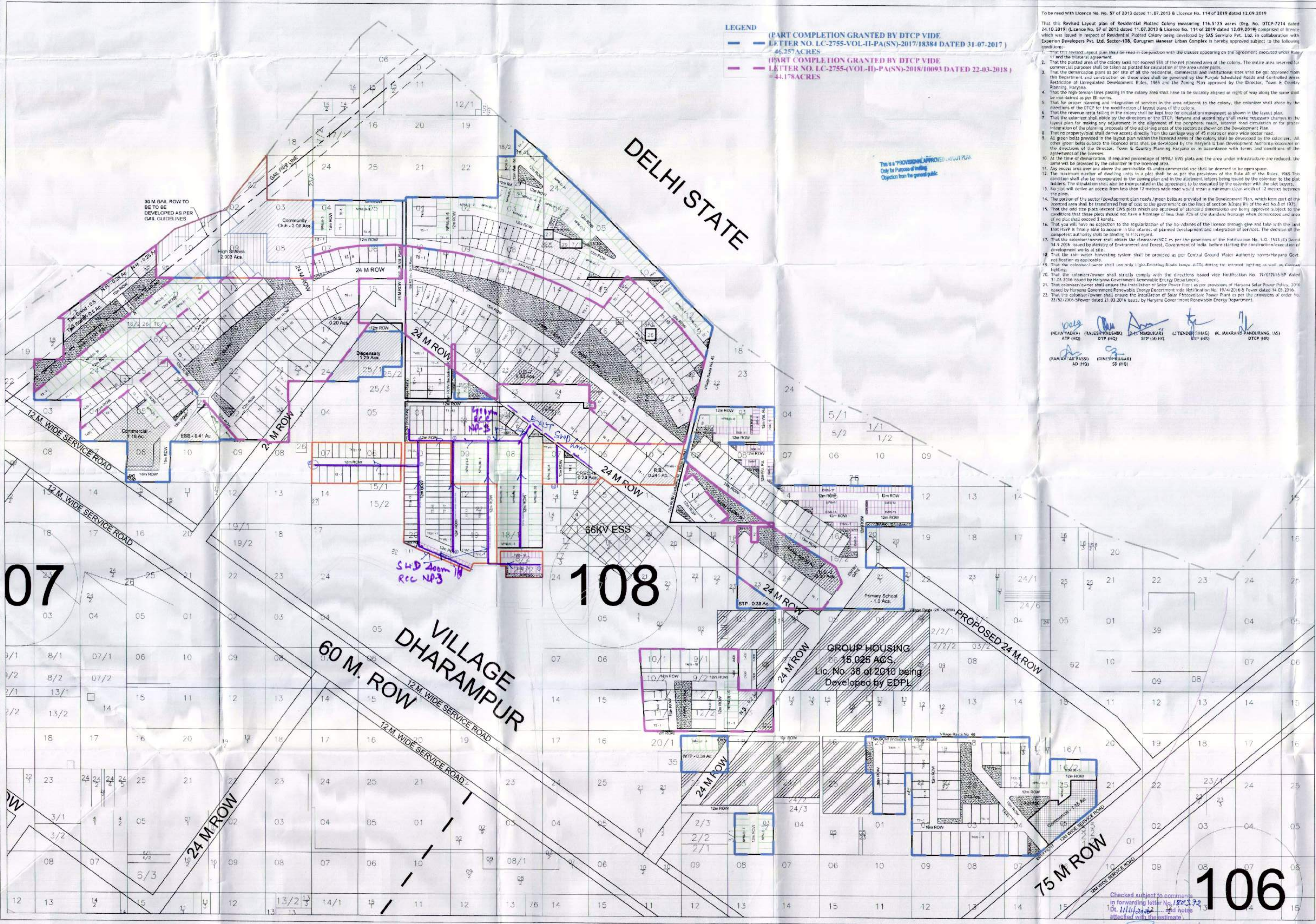




To be read with Licence No. 57 of 2013 dated 11.07.2013 & Licence No. 114 of 2019 dated 12.09.2019

This Revised Layout plan of Residential Plotted Colony measuring 116.5125 acres (Orig. No. DTCP-7214 dated 24.10.2019) (Licence No. 57 of 2013 dated 11.07.2013 & Licence No. 114 of 2019 dated 12.09.2019) contained of licence which was issued in respect of Residential Plotted Colony being developed by M/s. Experion Developers 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 the revised layout plan shall be submitted in accordance with the conditions appearing on the agreement executed under Rule 11 and the relevant 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 size 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, 1963 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 R.O.W.
5. That for sewer, drainage 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 area falling in the colony shall be kept free for circulation/transportation 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 perimeter roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the colony as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 meters or more wide sector 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 on the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the colonizer.
10. At the time of demarcation, if required percentage of NPPL/ 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 45 of the Rules, 1963. This condition shall also be incorporated in the zoning plan and in the alignment letters being issued by the colonizer to the plot holder. The simulation shall also be incorporated in the agreement to be executed by the colonizer with the plot holder.
13. No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 meters 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 reserved area shall be transferred free of cost to the government on the basis of section 133(a)(ii) 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 footage of less than 75% of the standard footage 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 license through give and take with the land that is not in a line with the boundaries of the 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 for the provisions of the Notification No. S.O. 1533 dt. dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/development 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 (LEDs) for street lighting as well as common lighting.
20. That the colonizer/owner shall strictly comply with the directions issued under Notification No. 19/6/2016-SP dated 11.03.2016 issued by Haryana Government Renewable Energy Department.
21. That colonizer/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-Tower 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. 21751/2006-Shown dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(NEHA YADAV) (HAJESH CHAUDHARY) (JITENDRA SINGH) (K. MAKRAH PANDURANG, AS) (ATP HQ) (DTCP HQ) (DTCP HQ) (DTCP HQ)

(RAM K. ARSASS) (DINESH SINGH) (AD HQ) (DTCP HQ)

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		7.6668 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	50.00	197	9850.00
2	NPPL(I)	10	18	180.00	172	30960.00
3	NPPL(II)	10	20	200.00	29	5800.00
4	NPPL(III)	8	19	152.00	78	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. 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

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: / /

for Service Plan Submission only

Executed Engineer
HSVP, Division No. V,
Gurgaon

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

Checked subject to comments
in forwarding letter No. 1821/22
Dt. 11/11/2022 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Gurgaon

Superintending Engineer
HSVP, Circle No. 1, Gurgaon

Town & Country Planning
Haryana, Chandigarh