Sewer layout plan

		AREA STATEMENT		
S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
1	ORIGINAL LICENSED AREA (A)	195.24	ACRES	
2	DELICENSE AREA (B)	0.78675	ACRES	
3	PROPOSED AREA FOR NILP MIGRATION (C)	31.9875	ACRES	
4	NET LICENSED AREA (D= A-B-C)	162.4668	ACRES	
5	ADDITIONAL APPLIED LICENSE AREA (E)	15.3938	ACRES	
6	TOTAL LICENSE AREA (F=D+E)	177.8605	ACRES	
7	AREA UNDER GROUP HOUSING (G)	9.53	ACRES	
8	AREA UNDER UNDTERMINED USE (H)	7.45	ACRES	
9	NET AREA FOR PLOTTED (F-G-H)	160.88	ACRES	
10	AREA UNDER PLOTS (i)	71.16	ACRES	44.23%
11	AREA UNDER NURSING HOME (ii)	0.988	ACRES	0.61%
12	AREA UNDER COMMERCIAL (iii)	6.44	ACRES	4.00%
13	TOTAL SALEABLE AREA (i+ii+iii)	78.58	ACRES	48.84%
14	DETAIL OF RESIDENTIAL PLOTS			

S.NO.	CATEGORY OF PLOT		SIZE OF PLOT (MT)		AREA OF PLOTS (SQM)	NOS.	TOTAL
	Type	Area (Sq.yds)	WIDTH	DEPTH			
1	TYPE A	758	19.8	32	633.60	27	17107.20
2	TYPE A1	1130	21	45	945.00	12	11340.00
3	TYPE A2	1108	16.75	55.3	926.28	4	3705.10
4	TYPE A3	1177			984.40	2	1968.80
5	TYPE B	500	15.24	27.43	418.03	93	38877.09
6	TYPE C	400	12.2	27.43	334.65	118	39488.23
7	TYPE C1	451	12	31.4	376.80	0	0.00
8	TYPE D	351	10.69	27.43	293.23	209	61284.38
9	TYPE D1	338	10.67	26.52	282.97	20	5659.37
10	TYPE E	151	8.45	14.95	126.33	24	3031.86
11	TYPE E1	181	8.4	18	151.20	104	15724.80
12	TYPE E2	268	9	24.9	224.10	6	1344.60
13	TYPE E3	206	7.5	23	172.50	83	14317.50
14	TYPE E4	181	10.2	14.82	151.16	8	1209.31
15	TYPE E5	184	7.5	20.5	153.75	26	3997.50
16	TYPE F	267	10.45	21.34	223.003	227	50621.68
17	TYPE F1	262	9	24.38	219.42	26	5704.92
18	TYPE G (EWS)	60	4.56	11	50.16	62	3109.92
19	TYPE G1 (EWS)	60	4	12.6	50.40	188	9475.20
					TOTAL	1239	287967.45
				NET AREA UNDER PLOTS (IN ACRES)			71.16

DETAIL OF NPNL & EWS PLOTS		
TYPE	REQUIRED	PROVIDED
EWS	248	250
NPNL	310	310

TOTAL POPULATION PPA				
NO. OF PLOTS OTHER THAN EWS =	989	x	13.5	13351.5
EWS PLOTS =	250	x	9	2250
TOTAL POPULATION				15601.5
DENSITY	15601.5 /	160.8819	=	96 PPA

Density for Community facilities

Total of Plotted & GH @250 PPA	15601.5	2382.5	17984

DETAILS OF COMMUNITY SITE FACILITIES

S.No.		REQUIRED	PROVIDED	Area	Total Area requriement
1	NURSERY SCHOOL	4	4	0.2	0.80
2	PRIMARY SCHOOL	2	2	1	2.00
3	PRIMARY SCHOOL	1	1	0.5	0.50
4	High School	1	1	3	3.00
5	Dispensary	1	1	1.25	1.25
6	Creche	1	1	0.2	0.20
7	Religious Builidng	1	1	0.2	0.20
8	Club Comunnity	1	1	2	2.00
9	S. Post Office	1	1	0.01	0.01
10	Nursing Home	4	4	0.247	0.99
11	Taxi Stand	3	3	0.5	1.50
	Following Facilities				
11	ATM	4	4		
12	Beauty Parlour	4	4		
13	Clinics	4	4		
14	Multi Purpose Booth	4	6		

DESCRIPTION	AREA (Sq.Mt)	Area (Acres)
Park-1	4088.68	1.010
Park-2	4248.13	1.050
Park-3	4725.43	1.168
Park-4	4082.42	1.009
Park-05		0.000
Park-12	11856	2.930
Park-13	4192	1.036
Park-14		0.000
Park-15		
Total	33192.66	8.202
Consolidated Park Area of Total Site		5.10%

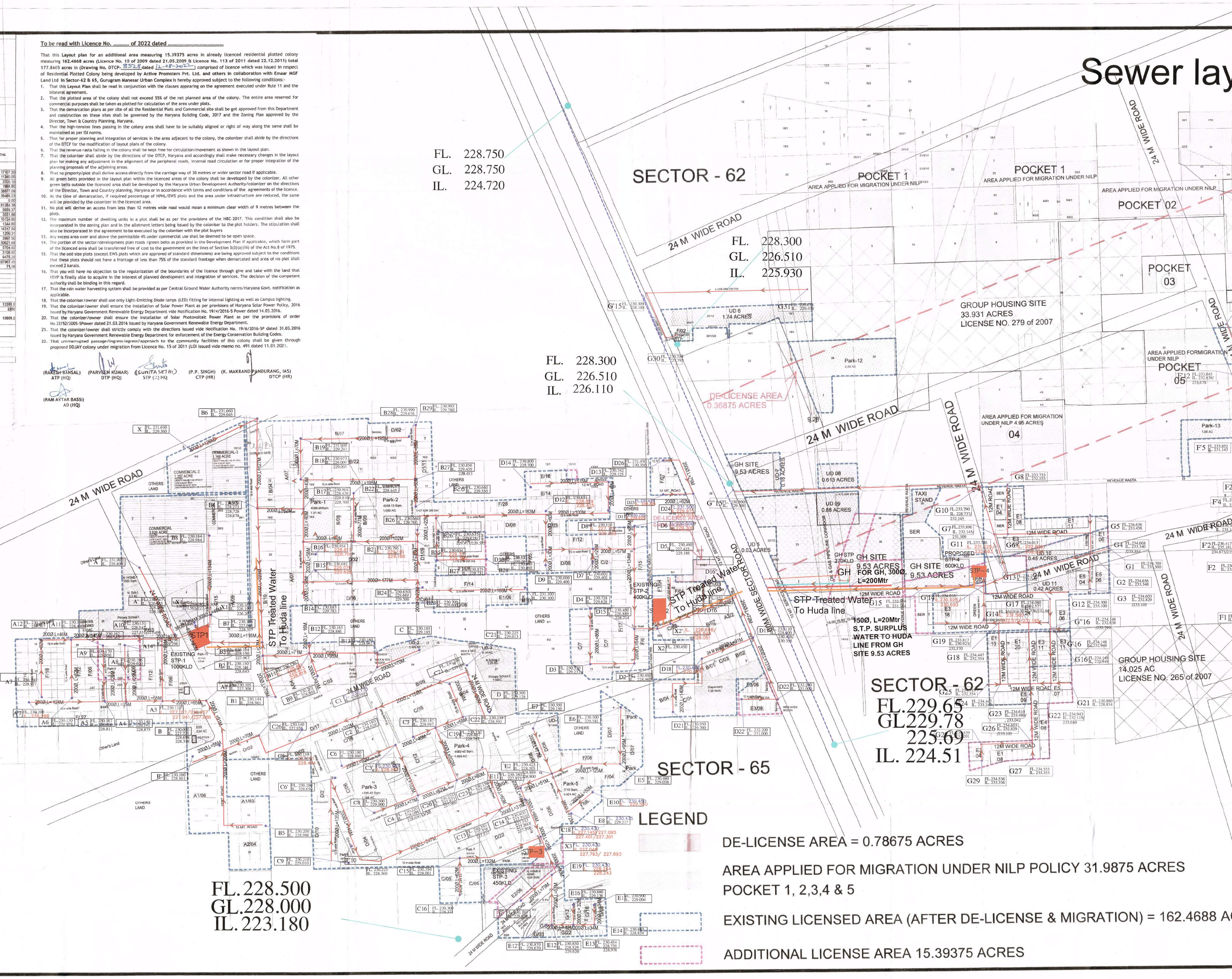
To be read with Licence No. .... of 2022 dated ....

That this **Layout plan for an additional area measuring 15.39375** acres in already licenced residential plotted colony measuring **162.4668 acres (Licence No. 10 of 2009 dated 21.05.2009 & Licence No. 113 of 2011 dated 22.12.2011) total 177.8605 acres** in (Drawing No. DTCP-8528 dated 12-08-2022) comprised of licence which was issued in respect of Residential Plotted Colony being developed by **Active Promoters Pvt. Ltd. and others in collaboration with Emaar MGF Land Ltd in Sector-62 & 65, 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 Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
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. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 9 metres between the plots.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the coloniser to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with the plot buyers
13. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, 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 HSVP 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 rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
19. That the 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 Power dated 14.03.2016.
20. That the colonizer/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.
21. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
22. That uninterrupted passage/ingress/egress/approach to the community facilities of this colony shall be given through proposed DDJAY colony under migration from Licence No. 15 of 2011 (LOI issued vide memo no. 491 dated 11.01.2021.

(RAKESH BANSAL) ATP (HQ) — (PARVEEN KUMAR) DTP (HQ) — (SUNITA SETHI) STP (…) HQ — (P.P. SINGH) CTP (HR) — (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)



LEGEND

DE-LICENSE AREA = 0.78675 ACRES

AREA APPLIED FOR MIGRATION UNDER NILP POLICY 31.9875 ACRES POCKET 1, 2,3,4 & 5

EXISTING LICENSED AREA (AFTER DE-LICENSE & MIGRATION) = 162.4688 ACRES

ADDITIONAL LICENSE AREA 15.39375 ACRES

Legend :-

Sewer Line	
STP	STP
STP Treated Water To Huda line	

OWNER'S SIGNATURE — ARCHITECT'S SIGN:

ANIRUDYA GHOSH, Architect Urban Designer, COA Regn. No. 2000/42605

REVISED LAYOUT PLAN OF RESIDENTIAL COLONY IN SECTOR -65 & 62, GURUGRAM, HARYANA

M/s EMAAR INDIA LTD.
(FORMERLY KNOWN AS EMAAR MGF LAND LTD.)

DRAWING TITLE
LAYOUT PLAN

N

checked for service estimate

Executive Engineer-V, Sew. Division No. II, GMDA, Gurugram

Chief Engineer, (Infra-II), GMDA, Gurugram

Director General, Town & Country Planning, Haryana, Chandigarh