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For Gurutek Estate Pvt. Ltd.
 Director

Legend :-
 Scheme Boundary Demarcation shown thus.

Revenue Rasta

Revenue Grid

Revenue Rasta

Developer :-
GURUTEK ESTATE PVT LTD.
 SCO - 25, Sector -31, Gurgaon
 Phone : 0124-4272966
 Email : gurutekestate@hotmail.com

Title
 Site Plan of Eshan Vatikka
 Residential Development of "ESHAN VATIKKA" at Village
 Dawana & Dhamlaka, Shabazpur at Rewari, Sector 25, 26

ARCHITECTS
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Job No.:- North: Drawing No.
 Date: Scale: Revisions
 Drawn: Checked: Scale: 1:1000 Revisions: R

- TOTAL AREA OF SCHEME = 50.73125 ACRES
- AREA FALLING UNDER 45 M WIDE SEC. ROAD= 1.42 Acres
- BALANCE AREA = 49.31125 Acres(A)
- 50% OF THE AREA FALLING UNDER 120M WIDE & 45 M WIDE SEC. ROAD = 0.71 ACRES(B)
- PLUS (A+B) = 50.02125 Acres
- NET PLANNED AREA = 50.02125 Acres
- AREA UNDER PLOT = 25.495 Acres
- AREA UNDER COMMERCIAL = 2.00 Acres OR 3.998%
- TOTAL SALEABLE AREA = 25.495 + 2.00 = 27.495 ACRE OR 54.966%
- POPULATION:
 a) PLOTTED POPULATION = 4851
 b) DENSITY ACHIEVED = 96.978 PPA
- DETAILS OF PLOT:

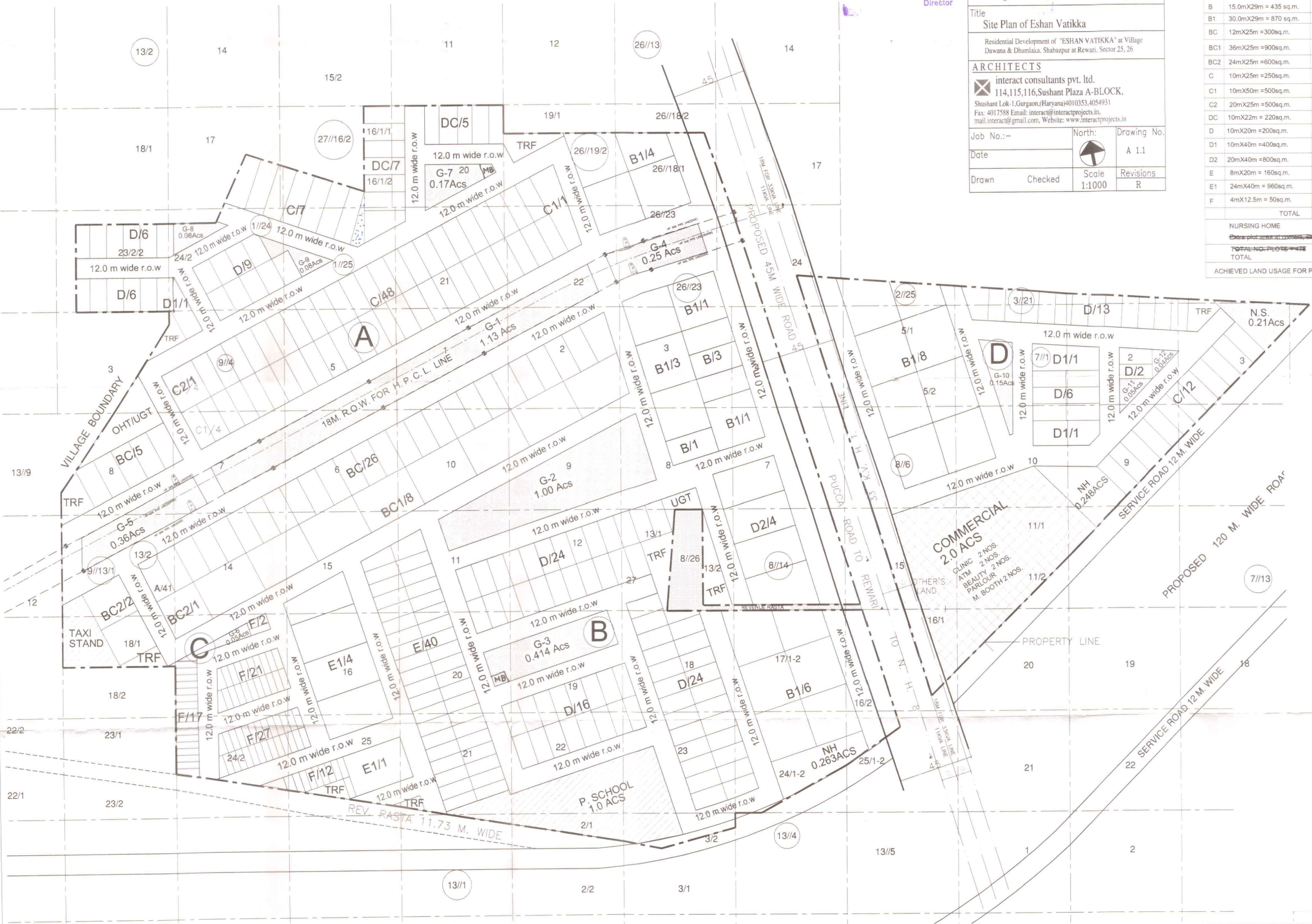
TYPE	PLOT SIZE	NUMBER OF PLOTS	TOTAL AREA
B	15.0mX29m = 435 sq.m.	4	1740 sq.m.
B1	30.0mX29m = 870 sq.m.	23	20010 sq.m.
BC	12mX25m = 300sq.m.	31	9300 sq.m.
BC1	36mX25m = 900sq.m.	8	7200 sq.m.
BC2	24mX25m = 600sq.m.	3	1800 sq.m.
C	10mX25m = 250sq.m.	67	16750 sq.m.
C1	10mX50m = 500sq.m.	1	500 sq.m.
C2	20mX25m = 500sq.m.	1	500 sq.m.
DC	10mX22m = 220sq.m.	12	2640 sq.m.
D	10mX20m = 200sq.m.	106	21200 sq.m.
D1	10mX40m = 400sq.m.	3	1200 sq.m.
D2	20mX40m = 800sq.m.	4	3200 sq.m.
E	8mX20m = 160sq.m.	40	6400 sq.m.
E1	24mX40m = 960sq.m.	5	4800 sq.m.
F	4mX12.5m = 50sq.m.	77 (20.00%)	3850 sq.m.
TOTAL		385	101090 sq.m.
NURSING HOME			2000
TOTAL			103175.00 sq.m.
ACHIEVED LAND USAGE FOR PLOTS =			50.968%

13 INFRASTRUCTURE PROVIDED:

SL. NO.	FACILITIES	REQUIREMENT	PROPOSED	AREA
1	NURSERY SCHOOL	01 no.	01 no.	0.2
2	PRIMARY SCHOOL	01 no.	01 no.	1
3	TAXI STAND	01 no.	01 no.	

14. DENSITY CALCULATIONS
 MDUS = 308 X 13.5 = 4158 Persons
 EWS = 77 X 9 = 693 Persons
 4851

15. Total Green area = 3.774 Acs (7.544 %)
 16. (a) Organised Green area G-1 = 1.13 Acs
 (b) Organised Green area G-2 = 1.00 Acs
 (c) Organised Green area G-3 = 0.414 Acs
 (d) Organised Green area G-4 = 0.25 Acs
 17. 1. Incidental Green area G-5 = 0.36 Acs
 2. Incidental Green area G-6 = 0.05 Acs
 3. Incidental Green area G-7 = 0.17 Acs
 4. Incidental Green area G-8 = 0.08 Acs
 5. Incidental Green area G-9 = 0.08 Acs
 6. Incidental Green area G-10 = 0.15 Acs
 7. Incidental Green area G-11 = 0.05 Acs
 8. Incidental Green area G-12 = 0.04 Acs



- To be read with licence No. 90 of 2008 dated:- 30.12.2009.
- That this revised Layout Plan for an area of 50.73125 acres (Drg. No. DG.TCP-2667 dated 04.08.2011) comprised of licenses which were issued in respect of Residential Colony being developed by M/s Gurutek Estate Pvt. Ltd. in Sector-25 & 26, Rewari is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this 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 General, Town & Country Planning, Haryana.
 - 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.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DG, TCP, 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
 - All green belts provided in the layout plan within the licensed areas 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 General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
 - 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 licensed area.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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 stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot holders.
 - 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.
 - The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed 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.
 - That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots shall not have a frontage of less than 75% of the standard frontage when demarcated.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
 - That the colonizer 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
 - That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station/electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

SUNITA SETHI (SUNITA SETHI) DTP (HQ)
IJASWANT SINGH (IASWANT SINGH) STP (E&V)
Pradhu (J. S. REDHU) CTP (HR)
T. C. GUPTA, IAS (T. C. GUPTA, IAS) DG, TCP (HR)