



COMMERCIAL
 * CLINIC (2 NOS. 250 SQM EACH)
 * ATM (2 NOS. 12 SQM EACH)
 * BEAUTY PARLOUR (2 NOS. 1250M EACH)
 * MULTIPURPOSE BOOTH (2 NOS. 5.0X 5.0M EACH)
 * SUB POST OFFICE (1 NO. 40 SQM)

AREA FROZEN TILL THE NOC IS OBTAINED FROM THE COMPETENT AUTHORITY FOR CONST. OF CULVERT ON NALAH

To be read with licence No. 128 of 2012 dated 26/12/2012
 This layout plan for an area of 105.442 acres (Dtg. No. DG.TCP-3442 dated 28.09.2012) prepared by M/s Ramprastha Estate Pvt. Ltd. and others in Sector-37C & 37D, Gurgaon Mansarovar Urban Complex is hereby approved subject to the following conditions:

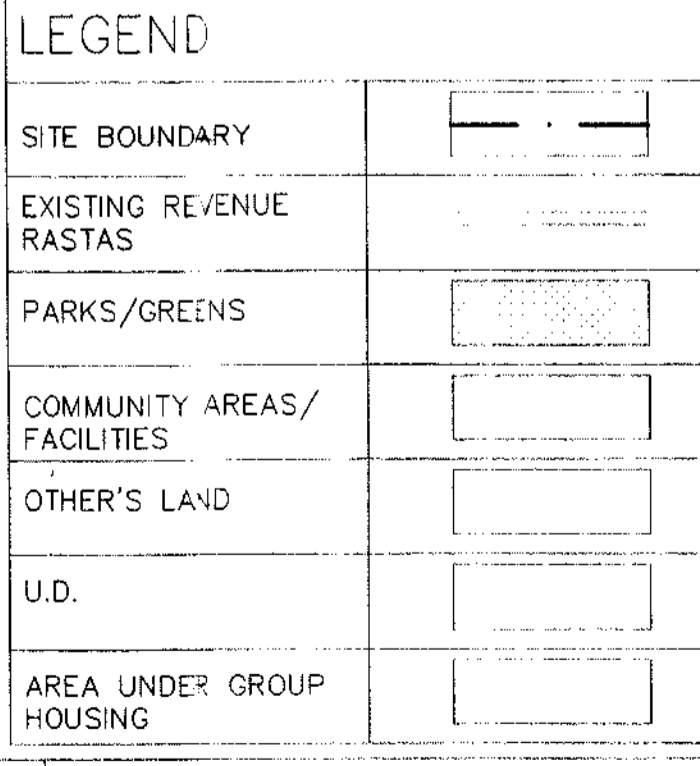
1. That the Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bye-laws.
2. That the portion of the site which shall exceed 55% of the net planned area of the area under plan.
3. That the demarcation lines as per site of all residential, commercial and institutional sites shall be approved from the Department and construction of these sites shall be governed by the Rules, Regulations and Director General, Town & Country Planning, Haryana.
4. That the maximum height of buildings in the colony shall 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 collector shall advise the directions of the DG, TCP for the modification of layout plans of the colony.
6. That the revenue roads falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the collector shall advise in the directions of the DG, TCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments in the alignment of the proposed roads, internal roads and the proper integration of the planning proposals of the following areas of the sector as shown in the Development Plan.
8. That the proposed plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
9. All green belts provided in the layout plan within the sector shall be developed for the purpose specified in the directions of the Director General, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements at the licensed area.
10. At the time of demarcation, the required percentage of NPL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the collector 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 shall also be incorporated in the coming plan and in the allotment letters being issued by the collector to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the collector with the plot holders.
13. No plot will derive its access from less than 12 metres wide road which means 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 forms part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(c)(i) of the Act of 1975.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved when demarcated and area of no plot shall exceed 2 acres.
16. That you will have no objection to the regularization of the boundaries of the license through give and take with the decision of the competent authority shall be binding in the regard.
17. That the collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (g) 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/Haryana Govt. notification as applicable.
19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before approval for an occupier certificate.
20. That the collector/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That you shall convey the ultimate power load requirement of your power utility to enable the provision of project power utility in your project site within three months from the approval of zoning plan.

DETAIL OF LAND			
Sno.	Description	Sq.m.	Area Acres %
1	Total area of site	428546.08	106.402
2	Area under 60m & 75m wide sector roads	22836.91	5.34
3	Area under undetermined use	16146.83	3.79
4	50% of area under sector roads	11417.96	2.82
5	Net area for Development (1-(3+4))	39881.20	9.56
6	Proposed area under Plots	195722.97	48.36
7	Commercial	8083.00	2.03
8	Proposed area under organized green	28449.36	7.03
9	Proposed area under total green	35973.17	8.89
10	Total Saleable area	203815.97	50.36

DETAILS OF PLOTS					
Sno.	Type	Size		No. of Plots	Total area
		L(M)	B(M)		
1	A	36.25	18.60	6.00	4023.75
2	B	32.20	13.50	59.00	25947.30
3	C	25.00	10.00	250.00	62500.00
4	D (N.P.N.L)	20.90	10.00	230.00	23790.00
5	E (N.P.N.L)	20.90	8.01	167.41	4568.00
6	F (N.P.N.L)	17.66	9.48	167.41	8537.86
7	G (N.P.N.L)	10.00	5.00	18.00	3013.38
8	H (BVS)	10.00	5.00	50.00	8750.00
9	I (ODD plots)			185.00	58273.68
TOTAL				861.00	193723.0
NURSINGHOME				1000	2000

FACILITIES				
Sno.	Description	Required	Provided	Deficit / Surplus
1	N.P.N.L Plots (25%)	215.25 No.s	222.0	6.8
2	BVS of (20%)	172.2 No.s	175.00	2.80
3	Organised Green (@ 2.5 per pers)	6.68 Acres	7.03	0.34
4	High School	1 No.s	1	
5	Primary School	1 No.s	1	
6	Nursery School	2 No.s	2	
7	Community centre	1 No.s	1	
8	Dispensary	1 No.s	1	
9	Creche	1 No.s	1	
10	Religious Building	1 No.s	1	
11	Taxi stand	2 No.s	2	
12	Post Office	1 No.s	1	
13	Milk & Veg Booth	2 No.s	2	
14	ATM	2 No.s	2	
15	Multi - Purpose booth	2 No.s	2	
16	Beauty Parlour	2 No.s	2	

DENSITY			
	No.s	Person per plot	Total Persons
1 Plots other than BVS	686.00	13.5	9261.0
2 Plots BVS	175.00	9	1575.0
3 Total persons			10836.0
Density (persons per acre)(PPA)			108.9



Client : M/s RAMPRASTHA ESTATE PVT. LTD.
 C-10, C-BLOCK MARKET, VASANT VIHAR, NEW DELHI

Job Title : PROPOSED LAYOUT PLAN OF PLOTTED COLONY AT VILLAGE GARAUJI KALAN, GARAUJI KHURD & BASAI, AT SECTOR - 37C & 37D GURGAON. FOR M/s RAMPRASTHA ESTATE PVT.LTD.

DRAWING TITLE : LAYOUT PLAN
 ARCHITECT : Nivedita & Uday Pande Consultants (A Design wing of NIPCC)

FOR RAMPRASTHA ESTATE PVT. LTD.
 SCALE : 1:2000
 PROJECT TEAM : NUPIC
 DATE : 19/09/12

NORTH
 N+U DESIGN STUDIO
 Architecture • Project Management
 Urban Planning • Product Design

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