



DETAIL OF RESIDENTIAL PLOTS - HOK					DETAIL OF FACILITIES				
S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)		REQUIRED	PROVIDED	
1	EWS	5	10	50	157	7850	NURSERY SCHOOL	2	2
2	NPFL(0)	10	18	180	173	31140	PRIMARY SCHOOL	2	2
3	NPFL(0)	10	20	200	27	5400	HIGH SCHOOL	-	-
4	T1	10	21	210	61	12810	CRèche	-	-
5	T2	10	30	300	117	35100	DISPENSARY	-	-
6	T3	12.5	30.4	380	76	28880	COMMUNITY CENTRE	-	-
7	T4(0)	15	30.66	460	51	23460	TAXI STAND	1	1
8	T4(0)	14	35	490	67	32830	POLICE POST	-	-
9	T5	15	44.33	665	22	14630	RELIGIOUS BUILDING	-	-
10	T6	15	54	810	19	15390	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

AREA CALCULATIONS			GREEN AREA CALCULATIONS			
PARTICULARS	AREA IN ACRES	PERCENTAGE	PARTICULARS	AREA IN ACRES	PERCENTAGE	REQUIRED
TOTAL SCHEME AREA	100.48125	-	FORMAL GREEN	10.3	10.43%	4
AREA UNDER UNDETERMINED USE	2.3000	-	INCIDENTAL GREEN	2.19	2.22%	1
NET PLANNED AREA	98.1813	-	TOTAL GREEN	12.49	12.65%	5
AREA UNDER RESIDENTIAL PLOTS & NH	51.771977	52.73%				
AREA UNDER COMMERCIAL	2.1500	2.19%				
TOTAL SALEABLE AREA	53.9220	54.92%				
SALEABLE AREA IN SQ. YDS.	260982.3685					

POPULATION CALCULATIONS			
EWS PLOTS	Per/OU	PERSONS	
157	9	1413	
OTHER PLOTS	13.5	8275	9689
DENSITY	9689 Per/	98.1813 Ac.	98.7 PPA

SCHEDULE OF EWS & NPFL PLOTS			
EWS PLOTS @20%	REQUIRED	PROVIDED	
NPFL PLOTS @25%	154	157	
	193	200	

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/PG/108/03
SCALE: 1:200
DATE: Dec'12

EXPERION THE POSITIVE SIDE OF LIFE
EXPERION DEVELOPERS PRIVATE LIMITED
First India Plaza, 1st Floor, Block-B, Sushant Lok-I, MG Road, Gurgaon, Haryana-122002
Lic. 2756 Vol III

AUTH. SIGNATORY: [Signature]

DGM (PROJECT COORDINATION): [Signature]

To be read with licence No. 52 of 2013 dated 11/7/2013.

This Layout Plan for an area of 100.48125 acres (Dg. No. DG.TCP-3935 dated 22.04.2013) comprised of licenses which were issued in respect of Residential Plotted Colony being developed by Experion Developers Pvt. Ltd. in Sector-108, Gurgaon Municipal Urban Complex 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 Project Scheduled Roads and Controlled Area 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 coloniser shall abide by the directions of the DG.TCP for the modification of layout plans of the colony.
- That the coloniser shall abide by 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 peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sector as shown on the Development Plan.
- That all green belts provided in the layout plan within the licensed area of the sector shall be developed by the coloniser. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/coloniser on the directions of the Director General, Town & Country Planning Haryana and in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation, if required percentage of NPFL/EWS plots and the area under infrastructure are reduced, the same will be provided by the coloniser 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 coloniser to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with the buyers.
- No plot shall derive an access from less than 12 meters wide road which means a minimum clear width of 12 meters 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(1)(ii) of the Act No. of 1975.
- That the odd size plots (except EWS plots which are approved of standard dimensions) are both 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 plot shall exceed 2.5 sq. mts.
- That you will have no objection to the regularization of the boundaries of the license 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 coloniser shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 153 (E) Dated 14.2.2009 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 coloniser 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.

(P. J. SINGH) (P. RAJESH) (J. REDHU) (ANURAG RASTOGI, IAS)
[Signatures]