EMERALD HILLS LAYOUT PLAN SHOWING DETAIL OF PHASES

TOTAL PROEJCT AREA - 198.036 ACRES

PH-1 COMPLETED PROJECT
71.039 ACRES

PH-2 RERA REGISTERED
FOR 55.962 ACRES
(REGN NO. 162 OF 2017 DATED 29.08.17)

PH-3 APPLIED FLOORS
(EMERALD NUEVO)
72 UNITS (18 PLOTS X4)= PLOT AREA = 1.34 ACRES

PH-4 AREA UNDER RE- PLANNING
AS PER TOD POLICY
68.2402 ACRES

To be read with Licence No. 10 of 2009 dated 21.05.2009 & Licence No. 113 of 2011 dated 22.12.2011

That this **revised layout plan** for residential plotted colony over an **area measuring 195.24gn** acres **(Drawing No. DTCP. 5898 dated 30.05.2017)** 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 **revised 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, 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, 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 IS 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
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. Any excess is to 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 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 buyers.
13. No plot will have an access from / less than 12 metres wide road would mean 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 form part of the licenced area shall be transferred free of cost to the government on the lines of section 7(1)(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 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 licensed area as per the provisions of the Notification No. STP-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.
17. That the colonizer/owner 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.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) Fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 13/5/2016-5P dated 31.03.2016 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. 13/4/2016-5 Power 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. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) DD (HQ) | (HITESH SHARMA) DTP (HQ) | (DEVENDRA SHOBKARA) STP (M) HQ | (KAMAL KUMAR) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DTCP (HR)

(KANAV GARG BASSI) AD (HQ)

GROUP HOUSING SITE
33.931 AC
LICENSE NO. 279 of 2007

Hospital site

GROUP HOUSING
8.03 ACRE

High. School
5.0 Acre

GROUP HOUSING SITE
14.025 AC
LICENSE NO. 265 of 2007
DIGI HOME

SECTOR - 65

SECTOR 62

24 M WIDE ROAD

60 M WIDE SECTOR ROAD

12 M WIDE SERVICE ROAD

AREAS DELICENSED
(i, ii & iii)

EMGF LAND

102.7412 AC
42.94405 AC
52.351 AC

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE
VIKAS GARG, ARCHITECT
Council of Architecture
Registration No:- CA/2016/76478

REVISED LAYOUT PLAN OF
RESIDENTIAL COLONY
SECTOR - 62/A 65, GURGAON, HARYANA for
M/S EMAARMGF LAND LTD.

DRAWING TITLE
LAYOUT PLAN

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AREA STATEMENT

S.NO.	DESCRIPTION	AREA (A CRES)	UNIT	%
i	TOTAL AREA OF THE SCHEME	195.240	ACRES	
ii	Area under group Housing(A)	9.5300	ACRES	
iii	AREA UNDER PLOTTED	165.7100	ACRES	
iv	AREA UNDER UNDETERMINED USE	11.2130	ACRES	
v	Net area for Plotted	174.4970	ACRES	
vi	AREA UNDER PLOTS (B)	77.5812	ACRES	44.63%
vii	AREA UNDER NURSING HOME(C)	0.9884	ACRES	0.57%
viii	AREA UNDER COMMERCIAL (D)	6.960	ACRES	4.00%
ix	TOTAL SALEABLE AREA (B+C+D)	85.5496	ACRES	49.20%

DETAIL OF PLOTS

S.NO.	CATEGORY OF PLOT Type	Area (Sq.yds)	SIZE OF PLOT (MT.) WIDTH		AREA OF PLOTS (SQM)	NOS.	TOTAL
1	TYPE A	758	19.8	32	633.600	30	19006.000
2	TYPE A1	1130	21	45	945.000	9	8505.000
3	TYPE A2	1108	16.75	55.3	926.275	4	3705.100
4	TYPE A3	1177	18.4	53.5	984.400	2	1968.800
5	TYPE B	500	15.24	27.43	418.033	122	51000.050
6	TYPE B1	698	16.55	35.25	583.388	0	0.000
7	TYPE B2	469	14.62	26.82	392.108	0	0.000
8	TYPE C	400	12.2	27.43	334.646	116	38818.936
9	TYPE D	351	10.69	27.43	293.227	280	79825.385
10	TYPE E	151	8.45	14.95	126.328	97	12253.768
11	TYPE E1	209	10	20	200.000	98	19200.000
12	TYPE E2	228	10.59	18	190.620	44	8387.280
13	TYPE F	267	10.45	21.34	223.003	274	61102.822
14	TYPE G (EWS)	60	4.56	11	50.160	287	14395.920
15	TYPE A4	1575	18.4	53.5	1317.000	1	1317.000
16	TOTAL NO. OF PLOTS					1344	315171.071
17	NET AREA UNDER PLOTS (IN ACRES)						77.8812
18	TOTAL POPULATION PPA						

DETAIL OF NPNL & EWS PLOTS

TYPE	REQUIRED	PROVIDED
EWS	269	287
NPNL	336	336

POPULATION

NO. OF PLOTS OTHER THAN EWS =	1057	x	13.5	14269.5
EWS PLOTS =	287	x	9	2583
TOTAL POPULATION				16852.5
DENSITY 16852.5 /	174.4970	=	96.577916 PPA	
			AGAINST 90 PPA PERMISSIBLE	

Density for Community facilities

Total of Plotted & GH @250 PPA	16852.5	2382.5	19235

COMMUNITY FACILITIES

S.No.		REQUIRED	PROVIDED	Area-	Total Area requirement
1	NURSERY SCHOOL	4	4	0.2	0.80
2	PRIMARY SCHOOL	3	3	1	3.00
3	High School	1	1	5	5.00
4	Dispensery	1	1	1.25	1.25
5	Creche	1	1	0.2	0.20
6	Religious Building	1	1	0.2	0.20
7	Club Community Centre	1	1	2	2.00
8	S. Post Office	1	1	0.01	0.01
9	Nursing Home	4	4	0.247	0.99
10	Taxi Stand	2	2	0.5	1.00
	Following Facilities shall be provided in Commercial				
11	ATM	4	4		
12	Beauty Parlour	4	4		
13	Clinics	4	4		
14	Multi Purpose Booth	4	4		
					14.45

DETAILS OF PARKS

DESCRIPTION	AREA (Sq.Mtr)	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-5	7848.7	1.939
Park-6	5274.66	1.303
Total	30268.02	7.479
Consolidated Park Area of Total Site		4.29%

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