



LEGEND
 (PART COMPLETION GRANTED BY DTCP VIDE LETTER NO. LC-2755-VOL-11-PA(SN)-2017/10384 DATED 31-07-2017) = 46.275 ACRES
 (PART COMPLETION GRANTED BY DTCP VIDE LETTER NO. LC-2755-(VOL-10)-PA(SN)-2018/10093 DATED 22-03-2018) = 44.78 ACRES

- To be read with License No. No. 57 of 2013 dated 11.07.2013 & License No. 114 of 2019 dated 12.09.2019
- This Revised Layout plan of Residential Plotted Colony measuring 116,525 acs (Ing. No. 07C-774 dated 24.10.2016 License No. 57 of 2013 dated 11.07.2013 & License No. 114 of 2019 dated 12.09.2019) certified of layout which was issued in respect of Residential Plotted Colony being developed by M/S Experion Pvt. Ltd. in collaboration with Experion Developments Pvt. Ltd. Sector-108, Gurugram, Haryana. Urban Complex is hereby approved subject to the following conditions:
- The site revised layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bye-laws agreement.
 - The proposed area of the colony shall not exceed 5% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken for the calculation of the area under use.
 - The development plans as per size of the residential, commercial and institutional sites shall be approved from the Department and construction of these sites shall be governed by the Punjab Scheduled Roads and Control Areas, Haryana of Unregulated Development Rules, 1985 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - The height restriction lines passing in the colony area shall have to be strictly aligned or right of way along the same shall be maintained as per 60 norms.
 - The proper preparation and integration of services in the area adjacent to the colony, the collector shall abide by the direction of the DCP, Haryana and accordingly shall make necessary changes in the layout plan for the betterment of the colony.
 - The collector shall abide by the direction of the DCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment to the alignment of the proposed roads, water and sewerage lines for the proper integration of the planning proposals of the adjoining areas of the sector as shown on the Development Plan.
 - There is no objection to the proposed plan and the alignment of the roads, water and sewerage lines for the proper integration of the planning proposals of the adjoining areas of the sector as shown on the Development Plan.
 - All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/collector or the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the collector.
 - All the trees of demarcation, if required possession of them, EWS plots and the area under infrastructure are retained, the same will be provided by the collector. The cost of the same shall be borne by the collector.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 4F of the Rules, 1985. This condition shall also be incorporated in the agreement to be executed by the collector with the plot buyers.
 - No plot will derive an access from the 12 metre wide road except a minimum clear width of 1.2 metre 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 line of section 3(i)(iv) of the Act No. 16 of 1974. The area under use shall be reserved for public use and shall be approved of State Government on such approved condition in the agreement to be executed by the collector with the plot buyers.
 - The collector shall have no objection to the regularization of the boundaries of the boundaries of the through green and take with the laid out EWS plots finally to be acquired in the interest of planned development and integration of services. The decision of the competent authority shall be binding to the collector.
 - The collector shall obtain the clearance/NOC from the provisions of the Notification No. S.O. 1933 of Dated 14.8.2000, issued by Ministry of Environment and Forests, Government of India, before starting the construction/restoration of development works at site.
 - The site water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification on application.
 - The collector/owner shall use only Light Emitting Diode lamps (LED) fitting for interior lighting as well as Campus lighting.
 - The collector/owner shall strictly comply with the directions issued vide Notification No. 19/6/2018-SR dated 11.03.2018 issued by Haryana Government Renewable Energy Department.
 - The collector/owner shall ensure the installation of Solar Power Plants as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/2018-SR dated 14.03.2018.
 - The collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 20/21/2005-SR dated 01.10.2005 issued by Haryana Government Renewable Energy Department.

(Signature: IJENYARAVI, RAJESH MANSINGH, SIVU (M), (LITENDR) SHARMA, (K. NARAYAN) RAJURANG, (AS) DTP (M))
 (Signature: (K. NARAYAN) RAJURANG, (AS) DTP (M))
 (Signature: (K. NARAYAN) RAJURANG, (AS) DTP (M))

AREA CALCULATIONS		
PARTICULARS	AREA IN ACRES	PERCENTAGE
TOTAL LICENSED AREA	116.5255	
AREA UNDER UNDETERMINED USE	1.756	-
NET PLANNED AREA	114.7566	
AREA UNDER RESIDENTIAL PLOTS & NH	59.5485	51.891%
AREA UNDER COMMERCIAL	2.3	2.004%
TOTAL SALEABLE AREA	61.8485	53.895%

POPULATION CALCULATIONS		
EWS PLOTS	197 @	Per/DU
OTHER PLOTS	788 @13.5	Per/DU
DENSITY	12452 Per/Acre	
1773 PERSONS	12641 Total	108.1507 PPA

SCHEDULE OF EWS & NNPL PLOTS		
EWS PLOTS @20%	197	197
NNPL PLOTS @25%	246.25	279

GREEN CALCULATION		
GREEN @ 2.5 SQMT PER PERSON	7,6668	11,605

DETAIL OF RESIDENTIAL PLOTS						
S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)	
1	EWS	5	10	50.0	197	9850.00
2	NNPL(I)	10	18	180.00	172	30960.00
3	NNPL(II)	10	18	200.00	29	5800.00
4	NNPL(III)	8	19	152.00	78	11856.00
5	T1	10	21	210.00	64	13440.00
6	T1(I)	10	22.5	225.00	18	4050.00
7	T2	10	30	300.00	117	35100.00
8	T3	12.5	30.4	380.00	64	24320.00
9	T4(I)	15	30.66	459.90	49	22535.10
10	T4(I)	14	35	490.00	67	32830.00
11	T5	15	44.33	664.95	23	15233.85
12	T6	15	54	810.00	24	19440.00
13	T7	8	19	152.00	56	8512.00
14	T7(I)	8.4952	19	161.41	13	2098.31
15	T7(II)	IRREGULAR	250.49	1	250.49	
16	T7(III)	IRREGULAR	255.12	1	255.12	
17	T7(IV)	IRREGULAR	206.68	1	206.68	
18	T7(V)	IRREGULAR	167.10	1	167.10	
19	T7(VI)	IRREGULAR	12.35	19	234.65	
20	T7(VII)	IRREGULAR	517.00	1	517.00	
21	T8	8	17.73	141.84	5	709.20
22	T9	8.46	21.09	178.42	1	535.26
TOTAL				985	238960.77	
AREA (AC.)					59.0485	
2 NO.s NURSING HOMES:					0.5	
TOTAL AREA (AC.)					59.5485	

DETAIL OF FACILITIES		
	REQUIRED	PROVIDED
NURSERY SCHOOL	2	2
PRIMARY SCHOOL	1	1
HIGH SCHOOL	1	1
CRECHE	1	1
DISPENSARY	1	1
COMMUNITY CENTRE	1	1
TAXI STAND	1	1
POLICE POST	-	-
RELIGIOUS BUILDING	1	1
ELECTRIC SUB-STATION	-	-
MULTI-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	-	-
SEWAGE TREATMENT PLANT	-	-

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, Gurugram

SHEET TITLE: LAYOUT PLAN
 DRAWING NO: EDPL/PC/108/
 SCALE: DATE: 1:200

AUTH SIGNATORY: _____
 ARCHITECT

EXPERION DEVELOPERS PRIVATE LIMITED
 First India Place, 1st floor, Block-B, Southon
 L-1, M-2 Road, Gurugram, Haryana-122002