

To be read with Licence No. 101 of 2023 dated 06/05/2023

- That this Layout plan for an additional area measuring 4.00625 acres in already licenced residential plotted colony measuring 90.53775 acres (Licence No. 97 of 2010 and Licence No. 41 of 2011 dated 03.05.2011) total 94.544 acres in (Drawing No. DG, TCP-123) dated 07-05-23 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-65 & 66, Gurugram Manesar Urban Complex is hereby approved subject to the following conditions:-
1. That this 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 Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, 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 ISI 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 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.
 8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 10. At the time of demarcation, if required percentage of NPWL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
 11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 9 metres between the plots.
 12. The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. 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 plot buyers.
 13. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 14. The portion of the sector/development plan roads / green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government in the lines of Section 3(3)(a)(iii) 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 licence through give and take with the land that HSPV 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.
 17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt. notification as applicable.
 18. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 19. That the 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. 19/4/2016-5 Power dated 14.03.2016.
 20. 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.
 21. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY NARANG) ATP (HQ)
(R.S. BATHI) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(P.K. SINGH) CTP (HR)
(T.L. SATYAPRAKASH, IAS) DG, TCP (HR)
(RAM AVTAR BASSI) JD (HQ)

AREA STATEMENT - Plotted Development - Sec-66 & 65

S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
1	AREA AS PER EARLIER LICENSE GRANTED	107.919	Acres	
2	LICENSE NO. 97 OF 2010 & 41 OF 2011 (A)			
3	Additional AREA applied for Licence (B)	4.00625	Acres	
4	Area Applied for migration under NILP (C)	16.35625	Acres	
5	De-license Area (D)	1.025	Acres	
6	TOTAL AREA FOR PLOTTED COLONY [E=(A+B)-(C+D)]	94.544	Acres	100%
7	Area under UD (F)	3.738	Acres	3.95%
8	Net Area for Plotted (G=E-F)	90.806	Acres	96.05%
9	Area under Plots (M)	39.903	Acres	43.94%
10	Area under Nursing Home (N)	0.809	Acres	0.89%
11	Area under Commercial (P)	3.632	Acres	4.00%
12	TOTAL SALEABLE AREA (Q=M+N+P)	44.345	Acres	48.83%

S.NO.	CATEGORY OF PLOT (Sq Yds)	SIZE OF PLOT (MT)		AREA OF PLOTS (SQM)	NOS.	TOTAL
		WIDTH	DEPTH			
1	TYPE B	15.24	27.43	418.03	92	38459.05
2	TYPE B1	16.5	23.415	386.35	16	6181.56
3	TYPE B2	15.24	25.59	389.99	2	779.98
4	TYPE B3	15.06	28.11	393.22	4	1572.87
5	TYPE D	10.67	27.43	292.68	122	35706.73
6	TYPE D1	12.5	23.415	292.69	32	9386.00
7	TYPE D3	10.67	25.59	273.05	46	12560.08
8	TYPE D5	12.67	25.59	324.23	1	324.23
9	TYPE E	10.45	21.34	223.00	36	8028.11
10	TYPE E1	10.04	17.25	173.19	10	1731.90
11	TYPE E2	8.88	16.42	145.81	9	1312.29
12	TYPE F	10.45	21.34	223.00	102	22746.31
13	TYPE F1	10.5	21.34	224.07	25	5601.75
14	TYPE F2	10.8	20.32	219.46	23	5047.49
15	TYPE F3	10.8	17.24	186.19	4	744.77
16	TYPE H	8.45	14.95	126.33	34	4295.14
17	TYPE G	4.56	11	50.16	140	7022.40

TOTAL NO. OF PLOTS 698
NET AREA UNDER PLOTS (IN ACRES) 39.9031

DETAIL OF NPWL & EWS PLOTS			
TYPE	REQUIRED	PROVIDED	
EWS	140	140	
NPWL	175	175	

POPULATION				
NO. OF PLOTS OTHER THAN EWS = 558 x 13.5 = 7533				
EWS PLOTS = 140 x 9 = 1260				
TOTAL POPULATION** 8793				
DENSITY	8793	/	90.8063	= 96.832 PPA

COMMUNITY FACILITIES				
S.No.	REQUIRED	PROVIDED	Area	Total Area requirement
1	NURSERY SCHOOL	2	0.2	0.40
2	PRIMARY SCHOOL	1	0.5	0.50
3	Club Community Centre	1	2	2.00
4	Taxi Stand	1	0.5	0.50
Milk Veg Booth				3.40

DETAILS OF PARKS		
DESCRIPTION	AREA (Sq.M)	Area (Acres)
Park-1	5226	1.291
Park-3	4075	1.007
Park-4	4741	1.171
Park-2+6	5488	1.356
Total	19530	4.826
Consolidated Park Area of Total Site		5.31%

Description	SQM	Acres
Nursing Home-1	1057	0.261
Nursing Home-2	1219	0.301
Nursing Home-3	1000	0.247
TOTAL	3276	0.809

LEGEND

- EARLIER LICENSE 107.919 ACRES
- AREA APPLIED FOR MIGRATION UNDER NILP-16.35625 ACRES
- AREA APPLIED FOR DE-LICENSE 1.025 ACRES
- ADDITIONAL LICENSE 4.00625 ACRES
- TOTAL AREA FOR PLOTTED COLONY 94.544 ACRES
- AREA UNDER REVISION IN EARLIER APPROVED LAYOUT PLAN (i TO ix) :- 16.45 ACRES.

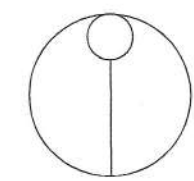
ARCHITECT'S SIGN:

ANINDYA GHOSH
Architect Urban Designer
COA Regn. No. 2008/42885

NOTE: ALL DIMENSIONS ARE IN METRE.

OWNER'S SIGN.

ARCHITECT'S SIGN. SCALE



DEVELOPER:
EMAAR INDIA LTD.
FORMERLY KNOWN AS EMAAR MGF LAND LTD.

REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY IN
SECTOR -66 & 65, GURUGRAM, HARYANA
(LICENSE NO. 97 OF 2010 DATED 18.11.2010 & LICENSE NO. 41 OF 2011 DATED 03.05.2011)

