



COMMERCIAL
 * CLINIC (2 NOS 250 SQM EACH)
 * ATM (2 NOS 12 SQM EACH)
 * BEAUTY PARLOUR (2 NOS 120SQM EACH)
 * MULTIPURPOSE BOOTH (2 NOS 6.0X 6.0M EACH)
 * SUB POST OFFICE (1 NO 40 SQM)

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

To be read with licence No. 12B of 2012 dated 28/08/2012
 That the Layout Plan for an area of 105.462 acres (Dtg. No. DG.TCP-2442 dated 28.09.2012) prepared by M/s Ramprastha Estate Pvt. Ltd. and others in Sector-37C & 37-D, Gurgaon Manesar Urban Complex is hereby approved subject to the following conditions:

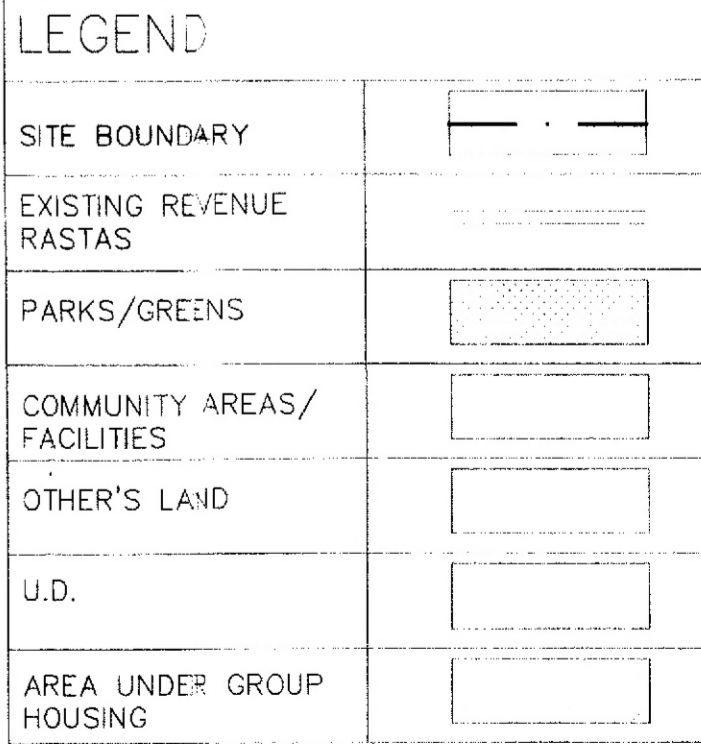
1. That the Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 13 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plot.
3. That the nomenclature given as per site of all the residential, commercial and institutional sites shall be approved from this Department and construction and completion of these sites shall be governed by the Rules, Schedule Rules and the Regulations of Unmunicipated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. That the maximum plot area in the colony area shall have to be suitably aligned or right of way along the site 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 also be by the directions of the DG, TCP for the modification of layout plans of the colony.
6. That the revenue state falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the collector shall make 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 and the portion of the planning proposals of the adjoining areas of the colony as shown in the Development Plan.
8. That all property/plots 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 colony shall not be developed by the collector/submitter on the plot/section of the colony. The collector shall be bound to maintain the green belts with forms and conditions of the agreements of the licensee.
10. At the time of demarcation of the agreed percentage of NPL/HS plots and the area under infrastructure are reduced, the same will be provided by the collector/submitter in the layout plan.
11. Any excess area over and above the permitted area 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 45 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the alignment letter being issued by the collector to the plot holder. The stipulation shall also be incorporated in the agreement to be executed by the collector with the plot holder.
13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plot.
14. The portion of the sector/development plan roads (green belts) as provided in the Development Plan, which form part of the reserved area shall be transferred free of cost to the government on the lines of section 10(3)(d) of the Act No. 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 this regard.
17. That the collector shall obtain the clearance from the 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 norms/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 applying for an occupation certificate.
20. That the collector/submitter 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 power to the proposed site for transformer/substation as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

DETAILS OF LAND			
S.no.	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	16146.93	3.77
4	50% of area under sector roads	11417.95	2.67
5	Net area for Development (1-(3+4))	369981.20	88.56
6	Proposed area under Plots	195722.97	45.68
7	Proposed area under Commercial	8083.00	1.89
8	Proposed area under organized green	28449.36	6.64
9	Proposed area under total green	35973.17	8.39
10	Total Available area	203815.97	47.55

DETAILS OF PLOTS					
S.no.	Type	Size L(M) B(M)	Area Sq.m.	No. of Plots	Total area Sq.m. Acres
1	A	36.25 18.90	679.63	6.00	4077.78 0.93
2	B	32.20 13.00	418.60	59.00	24674.30 5.59
3	C	25.00 10.00	250.00	214.00	53500.00 12.02
4	D (N.P.N.L)	20.90 10.00	209.00	131.00	27379.00 6.17
5	E (N.P.N.L)	20.90 8.01	167.41	51.00	8537.96 1.91
6	F (N.P.N.L)	17.66 9.48	167.41	18.00	3013.38 0.68
7	G (BWS)	10.00 5.00	50.00	175.00	8750.00 1.95
8	H (ODD plots)	-	185.00	2	370.00 0.83
TOTAL			861.00	193723.0	47.87
NURSINGHOME			1000	2	2000 0.45

FACILITIES				
S.no.	Description	Required Unit	Provided	Deficit / Surplus
1	N.P.N.L Plots (25%)	215.25 No.s	222.0	6.75
2	BWS/Plot (20%)	172.2 No.s	175.00	2.80
3	Organized 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	2 No.s	2	
13	Milk & Veg. Booth	2 No.s	2	
14	Clinic	2 No.s	2	
15	ATM	2 No.s	2	
16	Multi - Purpose booth	2 No.s	2	
17	Beauty Parlour	2 No.s	2	

DENSITY			
	No.s	Persons per plot	Total Persons
1 Plots other than BWS	686.00	13.5	9261.0
2 Plots BWS	175.00	9	1575.0
3 Total persons			10836.0
Density (persons per acre) (PPA)			109.9



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:
 ADITI PANDE
 CA/2008/43699

SCALE:
 1:2000
 DATE:
 19/09/12
 PROJECT TEAM:
 NUPC
 NORTH:
 N

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