363

LEGEND

TRF	TRANSFORMER
SCHEME BOUNDARY	
REVENUE RASTA	
UNLICENCED POCKET	
UNDETERMINED USE	
TOWN LEVEL GREEN	

13.716 Acs.	LOI RECEIVED (memo no. DS-08/4618 dated 26-02-08)
3.0 Acs.	LOI RECEIVED (memo no. DS-07/18358 dated 23-07-07)
6.98 Acs.	CYBER PARK LICENCE NO. 199/8.11/2005

CALCULATION FOR GREEN
GREEN REQUIRED = 0.8358 Acres (5% of 3.0+13.716 Acres)
GREEN PROVIDED
G1+G1' = 0.124 +0.355 = 0.1596 Acres
G2= 0.682 Acres
TOTAL GREEN = 0.841 Acres

ALREADY LICENSED AREA		=	137.558 Acres
AREA APPLIED FOR LICENCE (3.0 + 13.716) (LOI received)		=	16.716 Acres
TOTAL LAND		=	154.274 Acres
AREA ALLOCATED FOR SEZ		(-)	17.827 Acres
BALANCE SCHEME AREA		=	136.447 Acres
AREA UNDER POCKET 'A' FOR TOWN LEVEL GREEN	8.50 Acres	(-)	8.50 Acres
AREA UNDER UNDETERMINED USE		(-)	13.327 Acres
AREA UNDER GROUP HOUSING		(-)	22.070 Acres
NET PLANNED AREA			91.95 Acres
AREA UNDER PLOTS			40.975 Acres = 42.986%
AREA UNDER COMMERCIAL			3.60 Acres = 3.91%
AREA UNDER NURSING HOME			0.494 Acres
TOTAL SALEABLE AREA			45.063 Acres = 49.01 %

AREA DETAILS FOR PLOTTED DEVELOPMENT

PLOT	PLOT SIZE	PLOT AREA (IN SQM.)	NO. OF PLOTS	TOTAL PLOTTED (AREA IN SQM.)	
A	20MX42M	840.000	27	22680	
B	15MX28M	420.000	217	91140	
C	12MX25M	300.000	47	14100	
D	10MX20M	200.000	122	24400	25.00%
E	8MX18.75M	150.000	48	7200	
F	4MX12.5M	50.000	126	6300	20.00%
TOTAL NUMBER OF PLOTS			587	165820	

OR = 40.975 ACRES

POPULATION

TYPE	NO'S	PERSON/PLOT	PERSON
MAIN	461	13.5	6223.5
EWS	126	9	1134

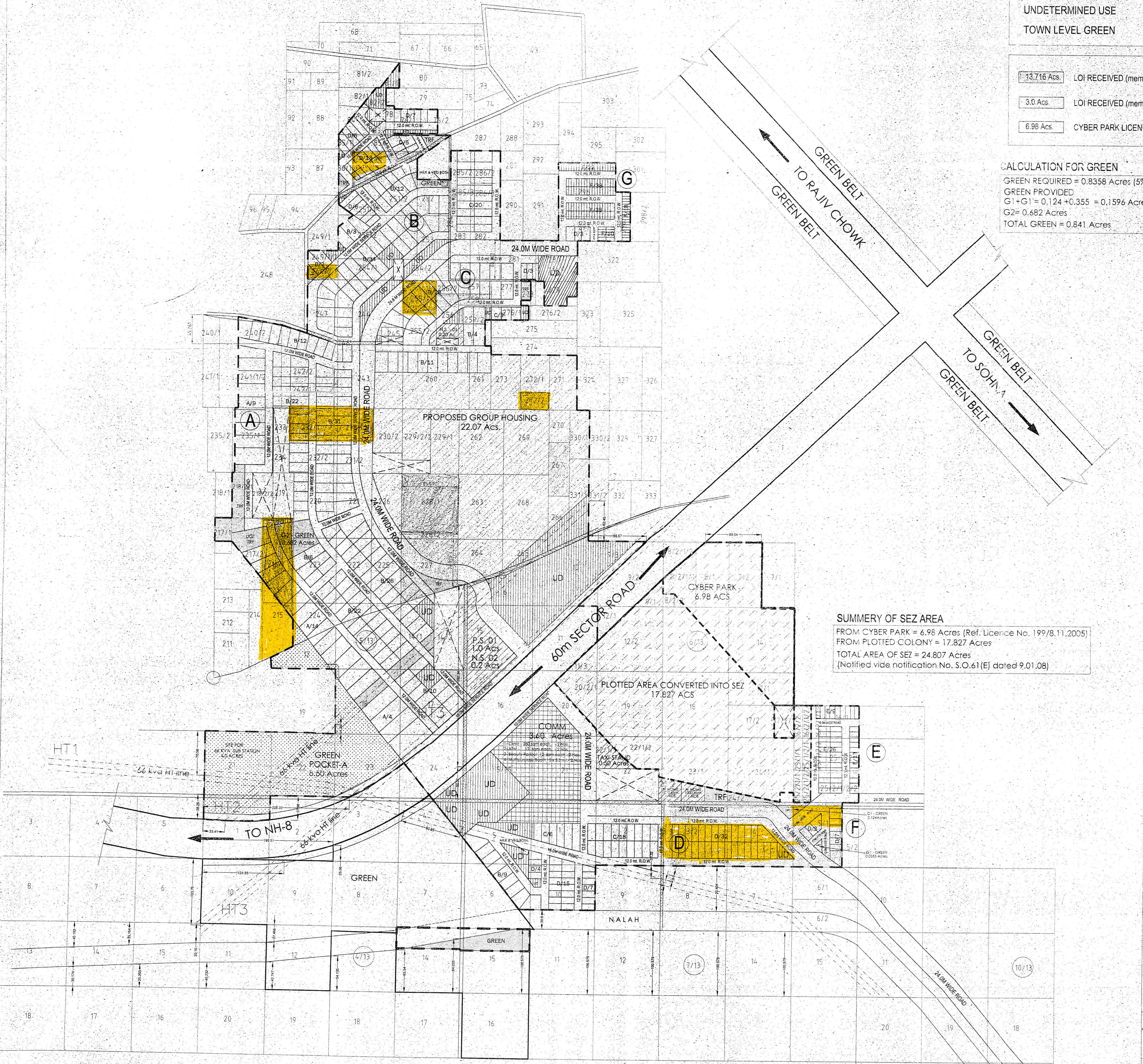
TOTAL POPULATION 7357.5 Say 7358 Persons

POPULATION DENSITY 7358/ 91.95 = 80.02 say 81Persons/Acre

GROUP HOUSING @ 350 PERSONS/ACRE = for 22.07 Acs. = 350 x 22.07 = 7725 persons

DETAILS OF INFRASTUCTURE FOR POPULATION OF 7358

S. NO.	NAME OF FACILITY	REQUIRED	PROVIDED
1.	PRIMARY SCHOOL	1	1
2.	NURSERY SCHOOL	2	2
3.	TAXI STAND	1	1
4.	NURSING HOME	2	2
5.	MILK & VEG BOOTH	2	2
6.	SUB-POST OFFICE	1	1



SUMMERY OF SEZ AREA
FROM CYBER PARK = 6.98 Acres (Ref. Licence No. 199/8.11.2005)
FROM PLOTTED COLONY = 17.827 Acres
TOTAL AREA OF SEZ = 24.807 Acres
(Notified vide notification No. S.O.61(E) dated 9.01.08)

To be read with licence 99 of 2008 dated

That this revised layout plan for an area of 127.947 acres (Drg. No. D.T.C.P-1576 dated 22.4.2008) comprised of licences which were issued in respect of Residential Colony, being developed by M/s Unitech Ltd. in Sector-33 and 48 Gurgaon 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, 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 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 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 30 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 licences.
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 area 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 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. No plot will derive 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 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 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.
17. That the coloniser 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 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 coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

LAYOUT PLAN OF
PLOTTED COLONY, SEC-33 & 48
GURGAON

UNIWORLD RESORTS,

DEVELOPERS
unitech®
RESIDENTIAL RESORTS LTD.
(A SUBSIDIARY OF UNITECH LTD.)
UNITECH HOUSE, L-BLOCK
SOUTHCITY-I, GURGAON
HARYANA

ARCHITECT	OWNER
Shahid Mahmood (B. Arch. MCA) Regd. No. CA/92/14452	

drg. no	scale 1: 2500	N
A-02R	date 18-03 2008	
	dealt	

(HITESH SHARMA) D.T.P. (HO)
(DHARE SINGH) C.T.P.(HR.)
(S.S. DHILLON) D.T.C.P.(HR)