To be read with licence No. 15. of 2008 dated 31-1-2008.

That this layout plan for an area of 204.796 acres (Drg. No. D.T.C.P-1458 dated 3.1.2008) comprised in various mutation were issued in respect of Revenue Estate, being developed by M/s Malibu Estate Pvt. Ltd. in Sector-47 and 50, 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 utes 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 the colonizer shall provide the revised approved road circulation in the lay out plan.
9. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
10. 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.
11. At the time of demarcation, if required percentage of NPHJ/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
12. Any excess area over and above the permissible 4% under commercial use shall be claimed to be open space.
13. 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.
14. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12.0 metres between the plots.
15. The sector roads [illegible] which form part of the licenced area shall be transferred free of cost to the government in the terms of section 3(3)(a)(ii) of the Act 8 of 1975.
16. 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.
17. 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.
18. That the colonizer 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.
19. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
20. 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.
21. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

TO GURGAON

60.0 M WIDE ROAD

18.0M WIDE ROAD

GROUP HOUSING (11.89 ACRE) (SANCTIONED)

CLUB 2.46 AC

COMMERCIAL 3.46 ACRES

P.SCHOOL 1.0 AC

P.SCHOOL 1.10 ACRES

COMMERCIAL 1.15 ACRES

PUBLIC HEALTH 1.04 ACRES

P.SCHOOL 1.14 AC

COMMERCIAL 1.82 AC

19.0M WIDE GREEN STRIP

50.0 M WIDE SECTOR ROAD

VILLAGE BOUNDARY

MILK BOOTH

KEY PLAN

MALIBU TOWNE

N

DETAIL OF PLOTS

TYPE	SIZE IN MTS	AREA IN SQ. MTS.	NO. OF PLOTS	TOTAL AREA IN SQ. MTS.
A	20X42	840	118	99120.00
B	18X35	630	31	19530.00
C	16X35	560	32	17920.00
D	15X28	420	158	66360.00
D-1	16X24	384	15	5760.00
D-2	13.66 X 24.525	335.01	1	335.01
E	12X25	300	137	41100.00
E-1	10.18 X 22.60	230.07	176	40492.32
E-2	10.376 X 24.175	250.84	79	19,816.36
F	10X20	200	164	32800.00
F-1	9.577 X 17.50	167.60	74	12402.40
G	8X20	160	119	19040.00
G-1	10.10 X 12.50	126.25	12	1515.00
H	4 X 12.50	50	230 (20.05%)	11,000.00
		TOTAL	1376 PLOTS	390117.09 sqm (A)
		AREA UNDER NURSING HOME (0.20)		701.71 sqm (B)

TOTAL (A)+(B) 391202.80 SQM
OR = 96.668 ACRES
= 104.368 AC = 54.103%

LICENCED + LICENCE = TOTAL (APPLIED FOR)

TOTAL AREA OF SCHEME = 180.115 + 24.681 = 204.796 ACRES
AREA UNDER GROUP HOUSING = 11.89 = 11.89 ACRES
NET PLANNED AREA = = 192.906 ACRES

DETAIL OF FACILITIES (FOR PLOTTED & GROUP HOUSING)

FACILITIES	REQUIRED	PROVIDED	AREA IN ACRES
NURSERY SCHOOL	7	7	1.924
PRIMARY SCHOOL	4	4	4.40
DISPENSARY	1	1	1.05
CRECHE	1	1	0.20
RELIGIOUS BUILDING	1	1	0.215
CLUB	1	1	2.468
HIGHER S.S. CL	1	1	5.0

NOTE:- SUB POST OFFICE OF 40 SQ.MT. AREA WILL BE PROVIDED IN SHOPPING CENTRE & PUBLIC HEALTH SITE OF 1.04 AC HAS BEEN PROVIDED IN LAYOUT PLAN WHICH IS NOT A PART OF COMPOSITE NORMS.

POPULATION

NOS. PERSON PER PLOT
1115 X 13.5 = 15052.5 P
280 X 9 = 2520 P
17572.5 PERSONS

DENISITY

PLOTTED = = 17572.5 PERSONS
GROUP HOUSING AREA = 2475 PERSONS
(SANCTIONED)
= 20047.5 PERSONS

DENSITY PER ACRES = 20047.5 / 204.796 = 97.94 PPA

LICENCE APPLIED FOR AREA SHOWN AS
LAYOUT CHANGED IN OLD LICENCED AREA SHOWN THUS

(HITESH SHARMA) DTP (HQ) — (SHARE SINGH) CTP (HQ) — (S.S. DHILLON) DTCP (HQ)

LAYOUT PLAN
SCALE: 1:2000

REVISED RESIDENTIAL COLONY IN SECTOR 47 & 50 GURGAON (HARYANA)

VILLAGE FATEHPUR, TIKRI, JHARSA & ADAMPUR (GURGAON)

MALIBU ESTATE PVT. LTD.
OWNER'S SIGN.

AC. HASIJA
CA/2004/13672
ARCHITECT'S SIGN.

R.C. GULATI & ASSOCIATES
ARCHITECTS ENGINEERS & PLANNERS
SAHI HOSPITAL BUILDING JANGPURA I EXN DELHI-14