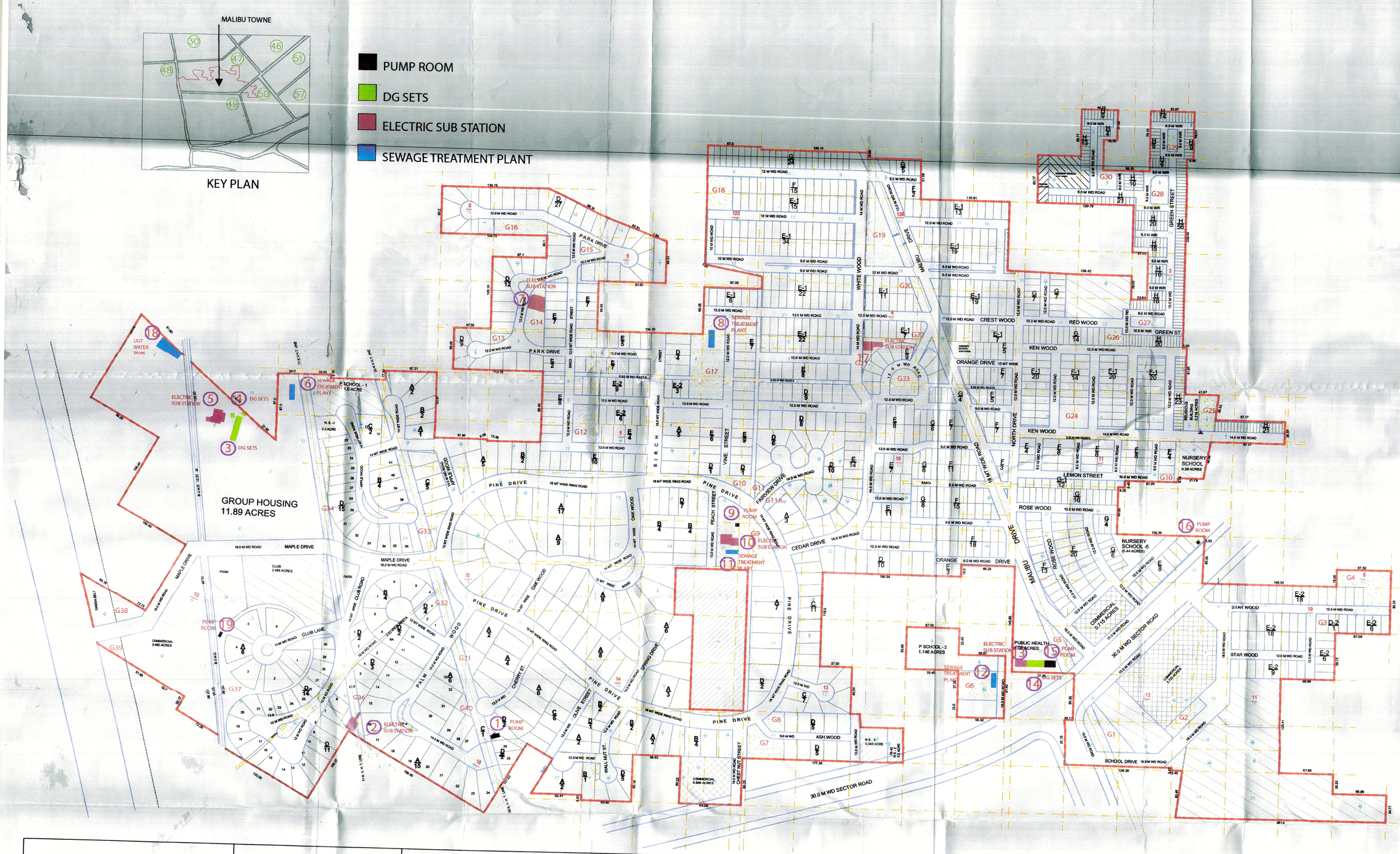


DETAIL OF PLOTS				
TYPE	SIZE (MTR)	AREA (SQ MTRS)	NO. OF PLOTS	TOTAL AREA (SQ MTR)
A	20 X 42	840	118	99120.00
B	18 X 35	630	31	19530.00
C	16 X 35	560	32	17920.00
D	15 X 28	420	158	66360.00
D-1	16 X 24	384	15	5760.00
D-2	13.66 X 24.525	335.01	1	335.01
E	12 X 25	300	137	41100.00
E-1	10.18 X 22.60	230.07	176	40492.32
E-2	10.376 X 24.179	250.84	79	19816.36
F	10 X 20	200	164	32800.00
F-1	9.577 X 17.50	167.6	74	12402.40
G	8 X 20	160	119	19040.00
G-1	10.10 X 12.50	126.25	12	1515.00
H	4 X 12.50	50	280	14000.00
(A)	TOTAL PLOTS		1396	390191.09
(B)	AREA UNDER NURSING HOME (0.25 ACRE)			1011.71
TOTAL (A) + (B)			(IN SQ. M)	391202.80
TOTAL (A) + (B)			(IN ACRES)	96.668
AREA UNDER COMMERCIAL		3.99%	(IN ACRES)	7.70
TOTAL AREA		54.10%	(IN ACRES)	104.368

DETAIL OF FACILITIES (FOR PLOTTED & GROUP HOUSING)				
SNO.	FACILITIES	REQUIRED	PROVIDED	AREA IN ACRES
1	NURSERY SCHOOL	7	7	1.924
2	PRIMARY SCHOOL	4	4	4.40
3	DISPENSARY	1	1	1.05
4	CRECHE	1	1	0.2
5	RELIGIOUS BUILDING	1	1	0.215
6	CLUB	1	1	2.488
7	HIGHER S. SCHOOL	1	1	5.0

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

TOTAL AREA OF SCHEME	204.796 ACRES
AREA UNDER GROUP HOUSING	11.89 ACRES
NET PLANNED AREA (IN ACRES)	192.906 ACRES

DETAIL OF PUBLIC UTILITY SITES		
SNO.	PUBLIC UTILITY SITE	AREA IN SQ M
1	PUMP ROOM	291.06
2	ELECTRIC SUB STATION	215.79
3	DG SETS	280.08
4	DG SETS	
5	ELECTRIC SUB STATION	519.02
6	SEWAGE TREATMENT PLANT	95.15
7	ELECTRIC SUB STATION	483.94
8	SEWAGE TREATMENT PLANT	95.15
9	PUMP ROOM	23.50
10	ELECTRIC SUB STATION	313.58
11	SEWAGE TREATMENT PLANT	95.15
12	SEWAGE TREATMENT PLANT	95.15
13	ELECTRIC SUB STATION	190.19
14	DG SETS	100.10
15	PUMP ROOM	80.55
16	PUMP ROOM	4.00
17	ELECTRIC SUB STATION	298.1
18	UGT WATER TANK	222.285
19	PUMP ROOM	11.50
	TOTAL AREA	3414.295
	TOTAL AREA (IN ACRES)	0.843

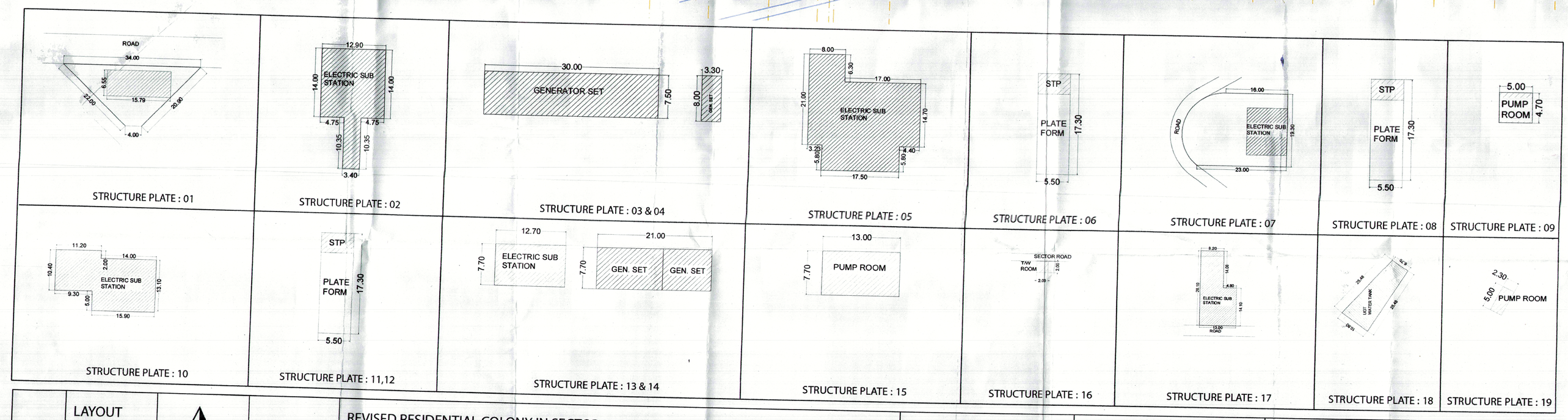
(A) TOTAL ORIGINAL GREEN AREA SANCTIONED IN ACRES	12.892	6.68%
(B) AREA UNDER PUBLIC UTILITY SITES IN ACRES	0.843	
(A)-(B) = REMAINING GREEN AREA	12.049	6.25%

POPULATION

NO'S OF PLOT	x PERSON PER PLOT	TOTAL PERSON
1116	13.5	15066
280	9	2520
TOTAL PERSON		17586

DENSITY

PLOTTED	17586
GROUP HOUSING	2472
TOTAL PERSON	20058
DENSITY PER ACRE	20058/204.796
	=97.94
	OR SAY 98 PPA



LAYOUT PLAN SCALE :- 1 : 2000	N	REVISED RESIDENTIAL COLONY IN SECTOR 47 & 50 GURGAON (HARYANA) VILLAGE FATEHPUR, TIKRI, JHARSA &ADAMPUR (GURGAON)

MALIBU ESTATE PVT. LTD.
For Malibu Estate Pvt. Ltd.
Authorised Signatory
OWNER'S SIGN

Prem Sagar
PREM SAGAR
B. ARCH.
C.A. No. 2000/26940
HUDA Regn. No. 51,
C-277A, S.F., Sec.-57, GGN.
ARCHITECT'S SIGN

That this revised Layout plan for an area of 204.796 acres (Drg. No. DTCP-5626 dated 28.09.2016) comprised of licenses which were issued in respect of Residential Plotted Colony being developed by Malibu Estate Pvt. Ltd. in Sector-47 & 50, Gurugram 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 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
8. 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 licenses.
9. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
10. The portion of the sector/development plan roads /green belts as provided in the Development Plan which from part of the licenced area shall be transferred free of cost to the government on the lines of section 3(5)(a)(ii) of the Act No.8 of 1975.
11. That the odd size plots are being allowed 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.
12. 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.
13. That the colonizer/owner 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, if applicable.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
16. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
17. That 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.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/50/2005-5Power dated 21.07.2011 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) SDO(HQ) | (RAKESH BANSAL) ATP(HQ) | (NITESH HARIYA) ATP(HQ) | (DEVENDRA NIMBOKAR) STP(HQ) | (JITENDER SINAG) STP (HQ) | (K. MAKRAND PANDURANG, IAS) DTCP (HQ)