OPAKS
REALTY
99999 06261

AREA STATEMENT FOR ARDEE CITY AT SEC-52 & SEC-57		
	Acres	
TOTAL AREA OF THE SCHEME	204.858	
AREA UNDER GROUP HOUSING-1	5.42	
AREA UNDER GROUP HOUSING-2	5.00	
AREA UNDER GROUP HOUSING-3	9.47	
AREA UNDER GROUP HOUSING-4	11.44	
AREA UNDER GROUP HOUSING-5	10.22	
AREA PROPOSED TO BE DE-LICENSED	16.45	
THEREFORE NET PLANNED AREA (TOTAL SCHEME AREA - GROUP HOUSING AND COMMERCIAL)	146.858	

LAND USE	PROPOSED AREA AS PER LAYOUT	
	Acres	Percentage
AREA UNDER RESIDENTIAL PLOT	75.522	
AREA UNDER COMMERCIAL PLOT	5.86	3.95%
HENCE NET SALEABLE AREA	81.382	54.94%

This is a "PROVISIONAL APPROVED LAYOUT PLAN" only for purpose of inviting objection from the general public

District Town Planner (HQ)
Directorate of Town and Country Planning,
Haryana, Chandigarh

PLOT DETAIL

PLOT TYPE	SIZE OF PLOT (M)	AREA OF PLOT (SQM)	NO OF PLOTS	TOTAL AREA
B	20.5X41.85	857.93	34	29169.45
C	16.50X25.00	412.5	39	16087.50
E	12.00X21.00	252	708	178416.00
F	10.00X21.00	210	259	54390.00
G	8.00X20.00	160	79	12640.00
H	5.00X10.00	50	280	14000.00
TOTAL			1399	304702.95

DENSITY CLACULATION

DENSITY = ((1119 X13.5) + (280 X 9) = 17626.5/146.858 = 120 PPA

DETAILS OF AMENITIES

S.NO	TYPE OF AMENITIES	REQUIRED	PROVIDED
1)	CRECHE	1	1
2)	NURSERY SCHOOL	3	3
3)	PRIMARY SCHOOL	3	3
4)	HIGH SECONDARY SCHOOL	1	1
5)	DISPENSARY	1	1
6)	COMMUNITY CENTER	1	1
7)	RELIGIOUS BUILDING	1	1
8)	SSS	1	1
9)	S.P.O	1	1

AREA PROPOSED TO BE DE-LICENSED	
	AREA (ACRE)
AREA PROPOSED TO BE DE-LICENSED 1	2.05
AREA PROPOSED TO BE DE-LICENSED 2	4.00
AREA PROPOSED TO BE DE-LICENSED 3	4.00
AREA PROPOSED TO BE DE-LICENSED 4	4.00
AREA PROPOSED TO BE DE-LICENSED 5	2.40
TOTAL AREA	16.45

That this revised layout plan for an area of 204.858 acres (Drg. No. DG.TCP-4569 dated 07.02.2014) comprised of license which was issued in respect of Residential Colony namely Ardee City at Gurgaon being developed by Gopal Dass Estates and Housing Pvt. Ltd 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 shall be taken into account for calculation of the plotted area.
3. That the demarcation plans as per site plan for the residential, commercial and institutional sites shall be got approved from the 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 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 SI 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 DG,TCP 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 60 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 General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
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 colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer 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)(ii) 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 without movement of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. 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.
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 colonizer/owner 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 project to the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

(Sanjay Kumar)	(Jitender Singh)	(J.S. Redhu)	(Anurag Rastogi, IAS)
DTP(HQ)	STP(HQ)	CTP(HR)	DG,TCP (HR)

Part Revised LAYOUT plan of ARDEE city, Sec-52 & 57, Gurgaon, HARYANA

Ardee Infrastructure (P) ltd
Dr Gopal Das bhawan, 28 Barakhamba road, New Delhi.
Phone - 011-3312319, 3312767, Telefax 011-3315645

DRG TITLE: LAYOUT PLAN
SCALE: 1:1,500

OWNERS SIGN
For GOPAL DAS ESTATES & HOUSING PVT.LTD and Associate Companies.
SHEFALI VARMA
DIRECTOR

N
DRG NO. 01

ARCHITECT SIGN
VIJAY GAUTAM
(ARCHITECT)
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS •ENGINEERS •VALUERS
1132,SECTOR-19, FARIDABAD-121002
CA/95/18286