



alameda

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SECTOR 74

SECTOR 71



Head Office : DLF Center, Sansad Marg, New Delhi-110001  
Website : www.dlf.in

**DLF ALAMEDA**

**DETAILS OF PLOTS (SECTOR 73)**

TYPE	LENGTH	WIDTH	CATEGORY	SQM.	SQFTS.	OP. PLOTS	TOTAL	% AGE
A	46.42	18.00	(GENERAL)	835.56	991.958	11	1191.16	
B	30.00	18.00	(GENERAL)	540.00	638.000	319	143990.00	
B1	39.00	18.00	(GENERAL)	693.00	699.400	89	31178.00	
B2	26.65	9.75	(GENERAL)	259.09	294.994	5	1260.44	
C	20.90	10.00	(NPA)	209.00	248.871	84	17866.00	25.11
C1	17.04	7.33	(NPA)	125.06	143.804	95	11879.76	
D	4.00	12.80	(EWS)	51.20	57.778	140	7000.00	20.20
D1	6.87	8.82	(EWS)	60.51	69.792	4	200.08	
<b>TOTAL PLOTS</b>						<b>713</b>	<b>122802.40</b>	
<b>NURSING HOME PLOTS</b>						<b>2</b>	<b>2141.19</b>	
<b>GRAND TOTAL</b>						<b>715</b>	<b>124943.59</b>	<b>65.58%</b>

**DETAIL OF AREA**

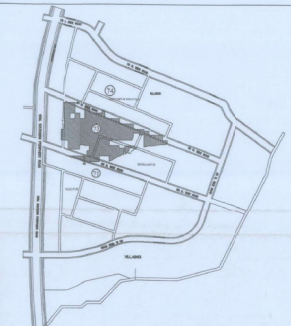
AREA	AREA (Acres)	% AGE
AREA ALREADY LICENCED	111.412	2.405
ADDITIONAL LICENCED AREAS APPLIED	2.425	
UNUSABLE AREA UNDER 60 M SECTOR ROAD TOWARD SECTOR 71	1.685	
BALANCE AREA OF SCHEME	112.149	
BALANCE AREA OF ROAD	6.97	
BALANCE AREA (A)	105.179	
10 % OF AREA UNDER SECTOR ROAD (B)	3.485	
PLANNED AREA (A+B)	108.664	
AREA UNDER UNDETERMINED USE	1.864	
RETAINED AREA	106.800	
AREA UNDER COMMERCIAL	2.23	2.08
AREA UNDER RESIDENTIAL PLOTS	65.885	52.04
<b>TOTAL SALEABLE AREA</b>	<b>57.815</b>	<b>54.13</b>
AREA UNDER GRASS-PLANTED GREENS	9.000	4.68
AREA UNDER INDIVIDUAL GREENS	4.648	4.24

**POPULATION**

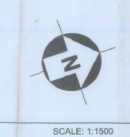
TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
A GENERAL PLOTS	569	13.5	7682
B EWS PLOTS	144	2	288
<b>TOTAL POPULATION</b>			<b>7970</b>
<b>POPULATION</b>	<b>8978</b>	<b>106.810</b>	<b>84.06</b>

**PROVISION OF INFRASTRUCTURE**

S.NO.	DESCRIPTION	REQUIRED	PROVIDED
1	NURSERY SCHOOL	1	1
2	PRIMARY SCHOOL	2	2
3	ATM	2	2
4	BEAUTY PARLOUR	2	2
5	CLINIC	2	2
6	MULTIPURPOSE BOOTH	2	2
7	MILK & VEGETABLE BOOTH	2	2
8	TAXI STAND	1	1
9	ESS	1	1
10	STP	0	1



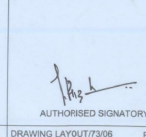
**KEYPLAN**



SCALE: 1:1500



ARCHITECT / TOWN PLANNER



AUTHORISED SIGNATORY

DATE: DRAWING LAYOUT/73/06 Rev.

**REVISED LAYOUT PLAN OF PLOTTED COLONY SECTOR 73, GURGAON (HARYANA)**

**LEGEND :-**

	COMMERCIAL
	FACILITIES
	UNDETERMINED AREA
	GREENS

PLOTS PROPOSED FOR FLOORS (29 Nos.)

ADDENDUM LICENSE APPLIED AREA (2.425 ACS)

CHANGE IN OLD LAYOUT

To be read with Licence No. RL of 2018 Dated 01/12/2018

1. That this Layout plan for an additional area measuring 2.425 acres is hereby approved subject to the following conditions:
  - 1.1. That the total area of the colony shall not exceed 111.412 acres as per the approved layout plan.
  - 1.2. 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, 1961 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
  - 1.3. That the Layout plan shall be read in conjunction with the clauses appearing in the agreement executed under this and the bilateral agreement.
  - 1.4. 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 IS norms.
  - 1.5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the actors as shown on the Development Plan.
  - 1.6. That no property shall enter access directly from the highway or 40 metres or more wide sector road.
  - 1.7. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 agreement of the licensees.
  - 1.8. At the time of demarcation, if required percentage of NPA/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
  - 1.9. Any excess area over and above the permissible area under commercial use shall be deemed to be open space.
  - 1.10. The maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letter 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.
  - 1.11. No plot will derive an access from less than 12 metres wide road which has a minimum width of 12 metres between the plots.
  - 1.12. The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 33(3a)(ii) of the Act No. 8 of 1975.
  - 1.13. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the condition 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.
  - 1.14. That no one will have no objection to the regularization of the boundaries of the license holder and give and take with the land that HUDA is finally able to acquire in the interest of the regulated development and integration of services. The decision of the competent authority shall be binding in this regard.
  - 1.15. That the colonizer/owner shall obtain the clearance from the provisions of the Notification No. S.O. 1533 (3) dated 14.03.2018 issued by HUDA, Gurgaon, Haryana for the installation of solar power plant as per the provisions of order No. 22/92/2008-Spower dated 21.03.2018 issued by Haryana Government for the installation of Renewable Energy Department.
  - 1.16. That the colonizer/owner shall ensure the installation of solar power plant as per the provisions of order No. 22/92/2008-Spower dated 21.03.2018 issued by Haryana Government for the installation of Renewable Energy Department.
  - 1.17. That the colonizer/owner shall use only Light-Emitting Diode (LED) lighting for internal lighting as well as Campus lighting.
  - 1.18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 21.03.2016 issued by Haryana Government for the installation of solar power plant as per provision of Haryana Solar Power Policy, 2016 issued by Haryana Government, 1.1.2016 (Haryana Government) and Notification No. 19/6/2016-SP dated 21.03.2016.
  - 1.19. That the colonizer/owner shall ensure the installation of solar power plant as per the provisions of order No. 22/92/2008-Spower dated 21.03.2018 issued by Haryana Government for the installation of Renewable Energy Department.

(RAJWANT SINGH) SD (HQ)  
(SANJAY PARIAR) DTP (HQ)  
(DEVENDRA KAPOOR) SD (HQ)  
(RAM VIKAR BASSI) AD (HQ)

(LITENDER SINGH) CTP (HQ)  
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DRN NO DTCR-6580 DATED-27.08.2018