SCHEDULE OF PIPE STORM WATER LINE SECTOR-61,GURUGRAM								
SR No.	MH (From)	MH (To)	300Ø PIPE (Length mtr)	450Ø PIPE (Length mtr)	INTERMEDIATE MH (no.)	GROUND LEVEL	INVERT LVL START	GROUND END	INVERT LVL END
1-	SMH-1	SMH-2	130	--	1	+240.500	+239.600	+240.350	239.195
2-	SMH-2	RWH-1	3	--	--	+240.350	239.195	+240.350	239.185
3-	SMH-3	SMH-4	33	--	1	+240.350	+239.450	+240.200	+239.370
4-	SMH-5	RWH-2	2	--	--	+240.200	+239.370	+240.200	+239.365
5-	SMH-6	SMH-7	55	--	2	+240.200	+239.300	+240.350	+239.170
6-	SMH-7	SMH-8	12	--	--	+240.200	+239.170	+240.100	+239.140
7-	SMH-8	SMH-9	40	--	3	+240.100	+239.140	+240.100	+239.045
8-	SMH-10	SMH-11	100	--	6	+240.500	+239.045	+240.350	+238.810
9-	SMH-11	RWH-3	2	--	--	+240.350	+238.810	+240.350	+238.805
10-	SMH-12	SMH-13	150	--	8	+240.350	+239.450	+240.100	+239.100
11-	SMH-13	SMH-14	2	--	--	+240.100	+239.100	+240.100	+239.095
12-	SMH-15	SMH-17	70	--	3	+240.450	+239.550	+240.450	+239.390
13-	SMH-16	SMH-17	30	--	1	+240.450	+239.390	+240.450	+239.320
14-	SMH-17	SMH-18	10	--	--	+240.450	+239.320	+240.450	+239.300
15-	SMH-18	SMH-21	45	--	2	+240.450	+239.300	+240.450	+239.200
16-	SMH-19	RWH-5	2	--	--	+240.450	+239.550	+240.450	+239.540
17-	SMH-20	SMH-21	35	2	--	+240.450	+239.550	+240.450	+239.470
18-	SMH-21	SMH-22	20	--	1	+240.450	+239.470	+240.450	+239.420
19-	SMH-22	RWH-6	5	--	--	+240.450	+239.420	+240.450	+239.410
20-	SMH-23	SMH-24	10	--	--	+240.450	+239.550	+240.450	+239.520
21-	SMH-24	RWH-7	2	--	--	+240.450	+239.520	+240.450	+239.515
22-	SMH-25	SMH-26	220	--	12	+240.450	+239.550	+240.450	+239.000
23-	SMH-26	RWH-8	3	--	--	+240.450	+239.000	+240.450	+238.992
24-	SMH-27	SMH-28	60	--	1	+240.000	+239.100	+240.000	+238.960
25-	SMH-29	SMH-30	45	--	2	+240.450	+239.550	+240.450	+239.450
26-	SMH-30	RWH-9	12	--	--	+240.450	+239.450	+240.450	+239.420
27-	SMH-31	SMH-32	90	--	4	+240.525	+239.625	+240.525	+239.415
28-	SMH-32	RWH-10	4	--	--	+240.525	+239.415	+240.525	+239.405
29-	SMH-33	SMH-37	21	--	1	+240.525	+239.625	+240.525	+239.575
30-	SMH-34	SMH-35	35	--	1	+240.525	+239.625	+240.525	+239.545
31-	SMH-35	RWH-11	4	--	--	+240.525	+239.545	+240.525	+239.535
32-	SMH-36	SMH-37	70	--	3	+240.525	+239.625	+240.525	+239.465
33-	SMH-37	SMH-38	35	--	1	+240.525	+239.465	+240.525	+239.385
34-	SMH-38	RWH-12	4	--	--	+240.525	+239.385	+240.525	+239.375
35-	SMH-39	SMH-40	80	--	4	+240.000	+239.700	+240.600	+239.510
36-	SMH-40	SMH-28	26	--	--	+240.600	+239.510	+240.450	+239.450
37-	SMH-28	SMH-14	15	--	--	+240.450	+239.450	+240.000	+239.410
38-	SMH-14	SMH-09	50	--	--	+240.000	+239.410	+240.000	+239.290
39-	SMH-8	SMH-41	28	--	--	+240.000	+239.290	+240.450	+239.225
40-	SMH-41	SMH-42	--	80	4	+240.450	+239.225	+240.600	+239.085
41-	SMH-42	RWH-13	--	20	--	+240.600	+239.085	+240.600	+239.035
42-	SMH-43	SMH-44	--	160	8	+240.600	+239.700	+240.525	+239.420
43-	SMH-44	RWH-14	--	4	--	+240.525	+239.420	+240.525	+239.410
44-	SMH-45	SMH-46	--	35	1	+240.525	+239.625	+240.525	+239.565
45-	SMH-47	SMH-48	--	45	2	+240.450	+239.550	+240.450	+239.470
46-	SMH-48	RWH-15	--	15	--	+240.450	+239.470	+240.450	+239.440
47-	SMH-46	RWH-16	--	12	--	+240.450	+239.595	+240.450	+239.575
48-	SMH-50	SMH-51	--	15	--	+240.450	+239.550	+240.450	+239.520
		TOTAL	1560	386	--				
		NO. OF MANHOLE = 129 NOS. NO. OF RWH PIT = 16 NOS.							

LEGEND :-
- Ⓐ 350Ø STORM WATER PIPE SLOPE @ 1:425
- Ⓑ 450Ø STORM WATER PIPE SLOPE @ 1:570

LC-4339

To be read with Licence No. 68 of 2021 dated 16/09/2021.

That this Layout plan for an area measuring 20.60902 acres (Drawing no. DTCP- 7906 dated 15-09-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Suposhaa Realcon Pvt. Ltd. in Sector-61, Gurugram Manesar Urban Complex 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 65% 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 Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, 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.
13. That the odd size plots 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the 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.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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 for enforcement of the Energy Conservation Building Codes.

(DIVYA DOGRA) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (H.P. SINGH) CTP (HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)

20.60902	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
TOTAL LICENCED AREA	20.60902	83401.736				
AREA UNDER UD	0.55103	2229.938				
BALANCE AREA	20.05802	81171.798				
NET BALANCE AREA (A)	20.05802	81171.798				
ORGANISED OPEN SPACE(Calculated on licenced area)	1.54568	6255.130	7.50	1.54573	6255.350	7.50
COMMUNITY FACILITIES (Calculated on licenced area)	2.06091	8340.174	10.00	2.06091	8340.175	10.00
COMMERCIAL AREA (Calculated on net balance area)	0.80232	3246.872	4.00	0.78242	3166.343	3.90
AREA UNDER PLOTS (Calculated on net balance area)	12.23539	49514.797	61.00	11.76169	47597.783	58.64
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA	13.03771	52761.669	65.00	12.54411	50764.126	62.54
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		356.59	
ACHIEVED DENSITY	246.34	PPA	ACHIEVED PLOTS		366	

DETAIL OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	7.80	19.000	148.200	118	17487.600
2	B	7.80	18.000	140.400	114	16005.600
3	C	7.32	14.375	105.225	16	1683.600
4	D	7.50	14.375	107.813	97	10457.813
5	E	10.00	10.000	100.000	6	600.000
7	P1			124.710	1	124.710
8	P2			83.870	1	83.870
9	P3			105.630	1	105.630
10	P4			119.310	1	119.310
11	P5			73.160	1	73.160
12	P6			85.810	1	85.810
13	P7			98.470	1	98.470
14	P8			66.250	1	66.250
15	P9			74.200	1	74.200
16	P10			94.710	1	94.710
17	P11			80.840	1	80.840
	P12			88.920	1	88.920
	P13			95.290	1	95.290
	P14			81.460	1	81.460
	P15			90.540	1	90.540
	TOTAL				366	47597.783

DETAIL OF 50% FROZEN PLOTS AS PER POLICY

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	7.80	19.000	148.200	63	9336.600
2	B	7.80	18.000	140.400	67	9406.800
3	D	7.50	14.375	107.813	48	5175.000
	TOTAL				178	23918.400

MILK/ VEGETABLE BOOTH

	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
	5.00	5.500	27.500	1	27.500

ORGANISED OPEN SPACE CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
G1	2957.630	0.731
G2	193.560	0.048
G3	156.790	0.039
G4	75.350	0.019
G5	159.120	0.039
G6	178.480	0.044
G7	253.230	0.063
G8	180.650	0.045
G9	74.280	0.018
G10	162.940	0.040
G11	126.050	0.031
G12	1353.690	0.335
G13	90.770	0.022
G14	140.250	0.035
G15	152.560	0.038
TOTAL	6255.350	1.546

LEGEND
- COMMUNITY FACILITIES
- GREEN AREA
- COMMERCIAL AREA

PROJECT NAME & ADDRESS

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-61, GURUGRAM(HR.) LAND MEASURING 20.60902 ACRES. BEING DEVELOPED BY SUPOSHAA REALCON PRIVATE LIMITED.

OWNER'S NAME

M/s. SUPOSHAA REALCON LIMITED.

DRAWING TITLE

LAYOUT PLAN

STORM WATER

AUTHORIZED SIGNATORY

For Suposhaa Realtors Pvt. Ltd

Authorized Signatory

ARCHITECT SIGNATURE

SHIV KUMAR CA/2016/75356

DATE:

SHEET-01

SCALE

NORTH