



To be read with Licence No. 68 of 2021 dated 16/09/2021. LC-4339

That this Layout plan for an area measuring 20.60902 acres (Drawing No. DTCP-7966 dated 16/09/2021) 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(i)(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 the region. 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-SPower 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.

(DIYA DODRA) ATP (HQ) (NARENDER KUMAR) DTP (HQ) (HITESH SHARMA) STP (M) HQ (P.P. SINGH) CTP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR)

20.60902	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
TOTAL LICENCED AREA	20.60902	83401.738				
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	6255.350	7.50	1.54573	6255.350	7.50
COMMUNITY FACILITIES (Calculated on licenced area)	2.06091	8340.174	10.00	2.06091	8340.174	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	11.78169	47597.783	58.64
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA	13.03771	52781.669	63.00	12.54411	50764.126	62.54
PERMISSIBLE DENSITY		240-400 PPA			MINIMUM REQUIRED PLOTS	
ACHIEVED DENSITY	246.34	PPA			ACHIEVED PLOTS	366

LEGEND

- COMMUNITY FACILITIES
- GREEN AREA
- COMMERCIAL AREA

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	17487.800
2	B	7.80	18.000	140.400	114	16005.600
3	C	7.32	14.375	105.224	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			83.970	1	83.970
9	P3			105.630	1	105.630
10	P4			119.310	1	119.310
11	P5			73.180	1	73.180
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		
G1	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
G1	2657.630	0.731
G2	193.540	0.048
G3	159.790	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	152.540	0.038
TOTAL	6255.350	1.546

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

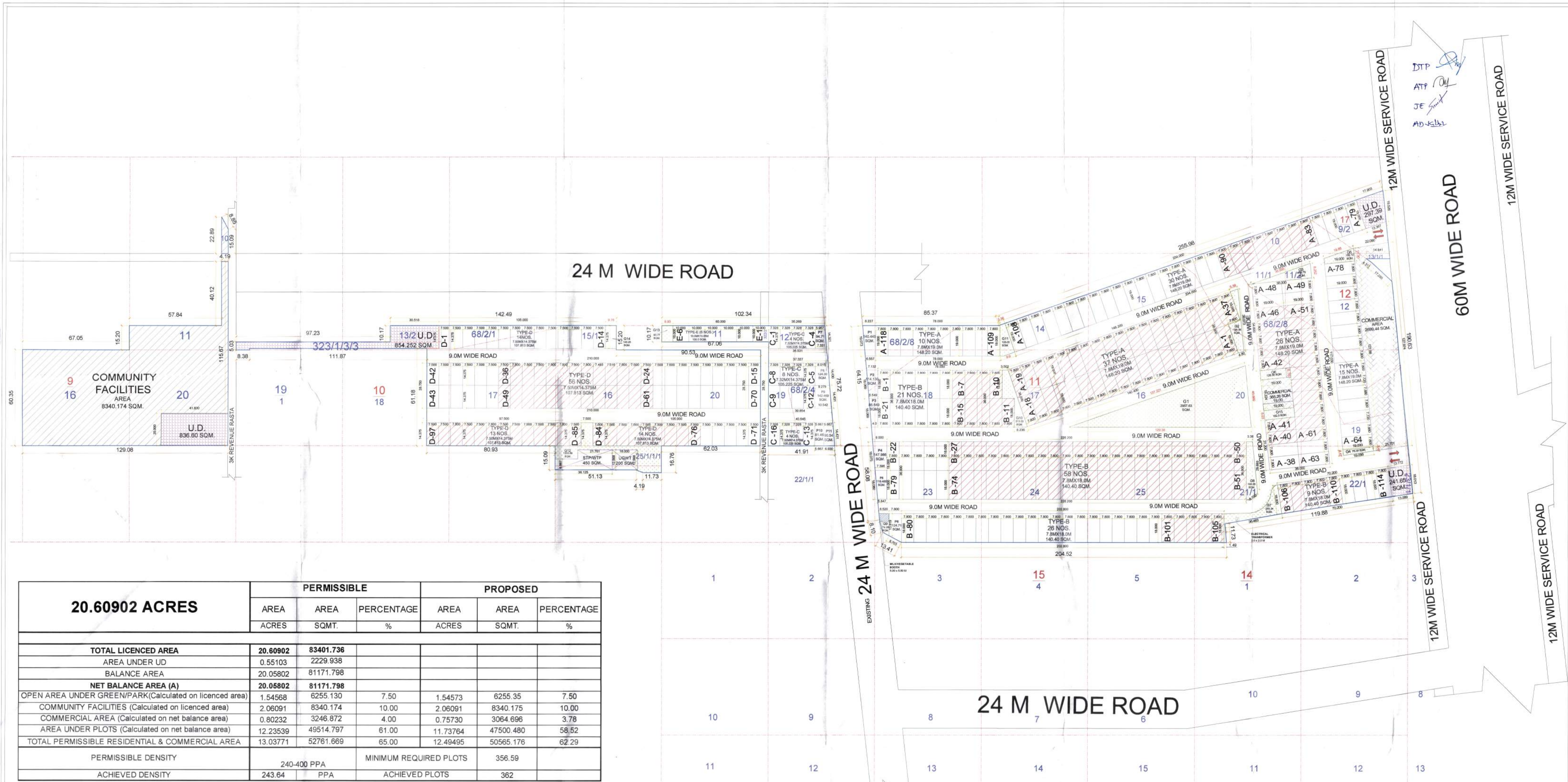
AUTHORIZED SIGNATORY

Suposhaa Realtors Pvt. Ltd.
 Authorized Signatory

ARCHITECT SIGNATURE

SHIV KUMAR
 CA/2016/75356

DATE:
 SHEET-01
 SCALE
 NORTH



DTP
ATP
JE
MD-5/21

20.60902 ACRES	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQMT.	%	ACRES	SQMT.	%
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				
OPEN AREA UNDER GREEN/PARK (Calculated on licenced area)	1.54568	6255.130	7.50	1.54573	6255.35	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	0.75730	3064.696	3.78
AREA UNDER PLOTS (Calculated on net balance area)	12.23539	49514.797	61.00	11.73764	47500.480	58.52
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA	13.03771	52761.669	65.00	12.49495	50565.176	62.29
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS	356.59		
ACHIEVED DENSITY	243.64	PPA	ACHIEVED PLOTS	362		

DETAIL OF PLOTS														
S.NO	PLOT TYPE	PLOT NUMBER	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	TOTAL AREA (IN SQMT.)								
1	A	A-1 - A-18	7.80	19.000	148.200	118	17487.600							
		A-19 - A-37												
		A-38 - A-41												
		A-42 - A-48												
		A-49 - A-63												
		A-64 - A-78												
		A-79 - A-108												
		A-109 - A-118												
		B-1 - B-10												
		B-11 - B-21												
		B-22 - B-50												
2	B	B-51 - B-79	7.80	18.000	140.400	114	16005.600							
		B-80 - B-105												
		B-106 - B-114												
		C-1 - C-4												
		C-5 - C-8												
		C-9 - C-12												
		C-13 - C-16												
		D-1 - D-14												
		D-15 - D-42												
		D-43 - D-70												
		D-71 - D-84												
3	C	D-85 - D-97	7.32	14.375	109.225	16	1693.600							
		C-13 - C-16												
		D-1 - D-14												
		D-15 - D-42												
		D-43 - D-70												
		D-71 - D-84												
		D-85 - D-97												
		E-1 - E-6												
		P1												
		P2												
		P3												
4	D	P4	7.50	14.375	107.813	97	10457.813							
		P5												
		P6												
		P7												
		P8												
		P9												
		P10												
		P11												
		TOTAL												

DETAIL OF 50% FROZEN PLOTS AS PER POLICY							
S.NO	PLOT TYPE	PLOT NUMBER	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	TOTAL AREA (IN SQMT.)	
1	A	A-1 - A-18	7.80	19.000	148.200	63	9336.600
		A-19 - A-37					
		A-38 - A-41					
		A-42 - A-48					
		A-49 - A-63					
		A-64 - A-78					
		A-79 - A-108					
		A-109 - A-118					
		B-1 - B-10					
		B-11 - B-21					
		B-22 - B-50					
2	B	B-51 - B-79	7.80	18.000	140.400	67	9406.800
		B-80 - B-105					
		B-106 - B-114					
		C-1 - C-4					
		C-5 - C-8					
		C-9 - C-12					
		C-13 - C-16					
		D-1 - D-14					
		D-15 - D-42					
		D-43 - D-70					
		D-71 - D-84					
3	D	D-85 - D-97	7.50	14.375	107.813	48	5175.000
		C-13 - C-16					
		D-1 - D-14					
		D-15 - D-42					
		D-43 - D-70					
		D-71 - D-84					
		D-85 - D-97					
		E-1 - E-6					
		P1					
		P2					
		P3					
TOTAL							
MILK/VEGETABLE BOOTH							
			WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
			5.00	5.000	27.500	1	27.500

ORGANISED OPEN SPACE CALCULATION						
S.NO.	LENGTH(M)	WIDTH(M)	Nos.	AREA (IN SQMT.)	TOTAL AREA (IN SQMT.)	
G1	G1a	125.45	45.72	0.5	2867.79	2957.63
	G1b	3.93	45.72	0.5	89.84	
	G2a	4.80	19.00	1	91.20	
G2	G2b	4.55	19.00	0.5	43.23	193.56
	G2c	0.84	19.00	1	15.91	
	G2d	4.55	19.00	0.5	43.23	
G3	G3a	38.00	8.25	0.5	156.79	196.79
	G3b	3.47	19.00	1	66.85	
	G3c	1.00	19.00	0.5	9.50	
G4	G4a	5.45	19.00	1	103.65	159.12
	G4b	5.85	19.00	0.5	55.57	
	G4c	19.00	6.75	1	128.38	
G7	G7a	36.46	3.81	1	138.81	253.24
	G7b	11.53	14.50	0.5	83.59	
	G7c	1.49	15.45	0.5	11.51	
	G7d	15.14	2.54	0.5	19.23	
	G7e	3.38	36.00	1	120.79	
	G7f	3.02	29.69	0.5	44.83	
	G7g	3.02	1.46	0.5	2.20	
	G7h	3.02	5.66	0.75	12.82	
	G7i	6.11	3.85	1	23.52	
	G7j	4.18	8.84	1	36.78	
	G7k	4.18	2.21	0.5	4.60	
G9	G9a	1.95	8.84	0.5	8.62	74.282
	G9b	0.41	3.85	0.5	0.79	
	G9c	3.50	18.00	1	63.00	
	G9d	8.37	18.00	0.5	57.33	
	G9e	2.07	18.00	1	37.26	
	G9f	6.18	18.00	0.5	55.44	
	G9g	3.38	19.00	1	63.92	
	G9h	6.54	19.00	0.5	62.13	
	G9i	81.02	15.09	1	1222.62	
	G9j	7.50	14.38	1	107.85	
	G9k	11.73	1.88	1	19.71	
G10	G10a	4.19	1.88	0.5	3.52	213.03
	G10b	8.93	10.17	1	90.77	
	G10c	9.78	14.97	1	140.25	
G11	G11a	19.00	8.03	1	152.56	1353.70
	G11b					
	G11c					
G12	G12a					90.77
	G12b					
	G12c					
G13	G13a					140.25
	G13b					
	G13c					
G14	G14a					152.56
	G14b					
	G14c					
G15	G15a					6255.35
	G15b					
	G15c					

- LEGEND
- COMMUNITY FACILITIES
 - GREEN AREA
 - COMMERCIAL AREA
 - UD

PROJECT NAME & ADDRESS
DEMARICATION PLAN WITH LICENSE REF. NO. 68 OF 2021 DATED 16.09.2021
 PROPOSED AFFORDABLE 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.

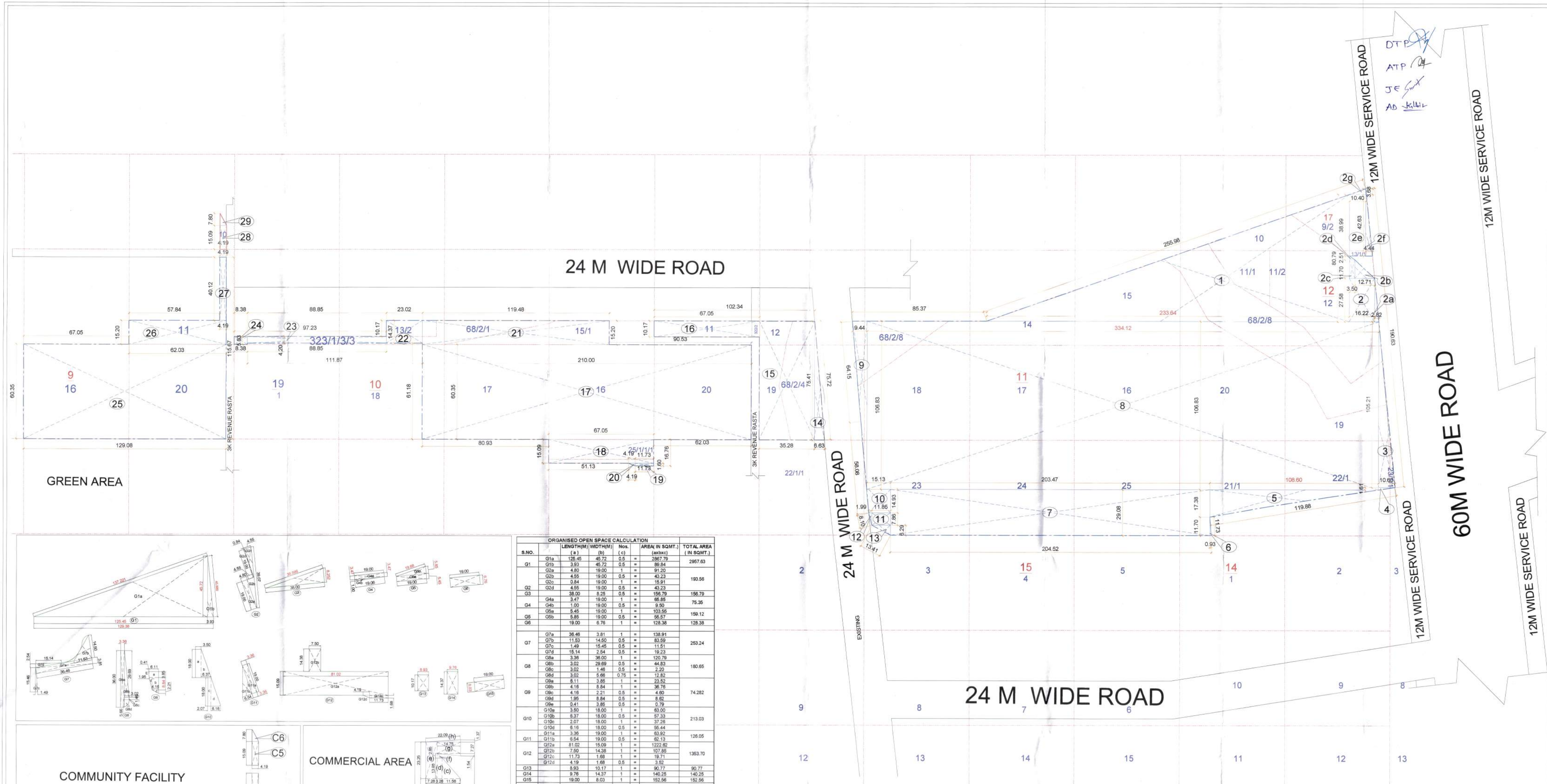
OWNER'S NAME
 M/s. SUPOSHAA REALCON PRIVATE LIMITED.

DRAWING TITLE
DEMARICATION PLAN

ARCHITECT SIGNATURE

RAJIV GANDHI
 ARCHITECT
 LIC. No. CA/91/ 13852 -
 DFA CONSULTANTS (P) LTD.

DATE:
 SHEET- 01 OF 02
 SCALE 1:125
 NORTH



DTP
ATP
JE
AD

24 M WIDE ROAD

GREEN AREA

COMMUNITY FACILITY

COMMERCIAL AREA

ORGANISED OPEN SPACE CALCULATION

S.NO.	LENGTH(M)	WIDTH(M)	Nos.	AREA (IN SQMT.) (axbc)	TOTAL AREA (IN SQMT.)
G1	125.45	45.72	0.5	2867.79	2967.63
G1a	3.83	45.72	0.5	89.84	
G1b	4.60	19.00	1	87.20	
G2	4.55	19.00	0.5	43.23	193.56
G2a	2.84	19.00	1	53.91	
G2b	4.55	19.00	0.5	43.23	
G3	38.00	8.25	0.5	156.79	156.79
G4a	3.47	19.00	1	65.95	
G4b	1.00	19.00	0.5	9.50	75.35
G5a	5.45	19.00	1	103.55	199.12
G5b	5.45	19.00	0.5	52.57	
G6	19.00	6.79	1	128.38	128.38
G7a	38.46	3.81	1	138.91	
G7b	11.93	14.50	0.5	83.59	253.24
G7c	1.49	15.45	0.5	11.81	
G7d	15.14	2.54	0.5	19.23	
G8a	3.36	36.00	1	120.79	
G8b	3.02	29.69	0.5	44.83	180.65
G8c	3.02	1.48	0.5	2.20	
G8d	3.02	5.68	0.75	12.82	
G8e	5.11	2.85	1	25.52	
G8f	4.18	8.84	1	36.76	
G9a	4.16	2.21	0.5	4.60	74.282
G9b	1.95	8.84	0.5	8.62	
G9c	0.41	3.85	0.5	0.79	
G10a	3.90	18.00	1	60.00	
G10b	8.37	18.00	0.5	62.33	213.03
G10c	2.07	18.00	1	37.26	
G10d	8.16	18.00	0.5	56.44	
G11a	3.36	19.00	1	63.82	128.05
G11b	8.54	19.00	0.5	62.13	
G12a	81.02	15.09	1	1222.62	
G12b	7.50	14.38	1	107.66	1363.70
G12c	11.73	1.68	1	19.71	
G12d	4.19	1.68	0.5	3.52	
G13	8.93	10.17	1	90.77	90.77
G14	9.78	14.37	1	140.26	140.26
G15	19.00	8.03	1	152.56	152.56
TOTAL					6255.35

LAND AREA CLACULATION

S.NO.	LENGTH(M) (a)	WIDTH(M) (b)	Nos. (c)	AREA (IN SQMT.) (axbc)
1	233.64	60.79	0.5	9437.667
2	16.22	27.58	1	447.35
2a	2.82	27.58	0.5	38.89
2b	12.71	11.70	0.5	74.35
2c	3.50	11.70	1	40.95
2d	3.50	2.51	0.5	4.39
2e	10.40	38.99	1	405.50
2f	4.44	42.63	0.5	94.64
2g	10.40	3.680	0.5	19.14
3	10.63	105.20	0.5	559.14
4	10.63	1.81	0.5	9.56
5	108.60	17.38	0.5	943.73
6	0.930	11.70	0.5	5.44
7	203.47	29.08	1	5918.91
8	334.12	106.83	1	35694.04
9	9.44	106.83	0.5	504.24
10	15.13	14.93	1	225.89
11	11.85	7.86	1	93.14
12	1.99	7.86	0.5	7.82
13	11.85	9.29	0.5	37.27
14	8.63	75.41	0.5	249.98
15	35.28	75.41	1	2660.46
16	67.05	10.17	1	681.90
17	210.00	60.35	1	12673.50
18	67.05	15.09	1	1011.78
19	11.73	1.800	1	18.72
20	4.19	1.600	0.5	3.35
21	119.48	15.20	1	1816.10
22	23.02	14.37	1	330.80
23	88.95	4.20	1	373.17
24	8.38	5.03	1	42.15
25	129.08	60.35	1	7789.58
26	62.03	15.20	1	942.86
27	4.19	40.12	1	168.10
28	4.19	15.09	1	63.23
29	4.19	7.80	0.5	16.34
TOTAL AREA (IN SQMT.)				83401.736
TOTAL (IN ACRE)				20.6902

PROJECT NAME & ADDRESS
 DEMARICATION PLAN WITH LICENSE REF. NO. 68 OF 2021 DATED 16.09.2021
 PROPOSED AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL
 JAN AWAS YOJNA SCHEME -2016 IN SECTOR-61, GURUGRAM (HR.),
 LAND MEASURING 20.6902 ACRES. BEING DEVELOPED BY
 SUPOSHAA REALCON PRIVATE LIMITED.

OWNER'S NAME
 M/s. SUPOSHAA REALCON PRIVATE LIMITED.

DRAWING TITLE
DEMARCATION PLAN

AUTHORIZED SIGNATORY

For Suposhaa Realcon Pvt. Ltd.
(Signature)
 Authorised Signatory

ARCHITECT SIGNATURE

DATE:

SHEET- 02 OF 02

SCALE 1:125

NORTH

RAJIV GANDHI ARCHITECT
 LIC. No. CA/91/ 13852
 DFA CONSULTANTS (P) LTD.

(Signature)
 Architect

COMMUNITY AREA CLACULATION

S.NO.	LENGTH(M) (a)	WIDTH(M) (b)	Nos. (c)	AREA (IN SQMT.) (axbc)
C1	87.25	60.35	1	5265.54
C2	41.83	44.98	1	1881.60
C3	62.03	15.20	1	942.86
C4	4.19	40.72	1	170.62
C5	4.19	15.09	1	63.23
C6	4.19	7.80	0.5	16.34
TOTAL				8340.175

COMMERCIAL AREA CLACULATION

S.NO.	LENGTH(M) (a)	WIDTH(M) (b)	Nos. (c)	AREA (IN SQMT.) (axbc)
CM1	19.00	19.22	1	365.26
CM2 a	(21.68+22.10) x 103.36			2262.55
CM2 b	21.68	1.02	0.5	11.08
CM2 c	11.56	13.03	0.5	75.34
CM2 d	3.26	13.03	1	42.54
CM2 e	7.28	23.25	1	169.39
CM2 f	3.26	2.85	0.5	4.66
CM2 g	14.75	7.27	1	107.32
CM2 h	1.37	22.09	0.5	15.18
CM2 i	1.54	14.75	0.5	11.39
TOTAL				3064.696

U.D. AREA CLACULATION

S.NO.	LENGTH(M) (a)	WIDTH(M) (b)	Nos. (c)	AREA (IN SQMT.) (axbc)	TOTAL
UD1a	13.402	19.000	1	254.64	297.39
UD1b	4.500	19.000	0.5	42.75	
UD2a	13.080	18.000	1	235.44	241.65
UD2b	0.690	18.000	0.5	6.21	
UD3	41.830	20.000	1	836.60	836.60
UD4a	30.520	14.374	1	438.72	
UD4b	88.849	4.203	1	373.45	854.3
UD4c	8.382	5.029	1	42.15	
TOTAL AREA (IN SQMT.)					2229.938
TOTAL (IN ACRE)					0.5103

