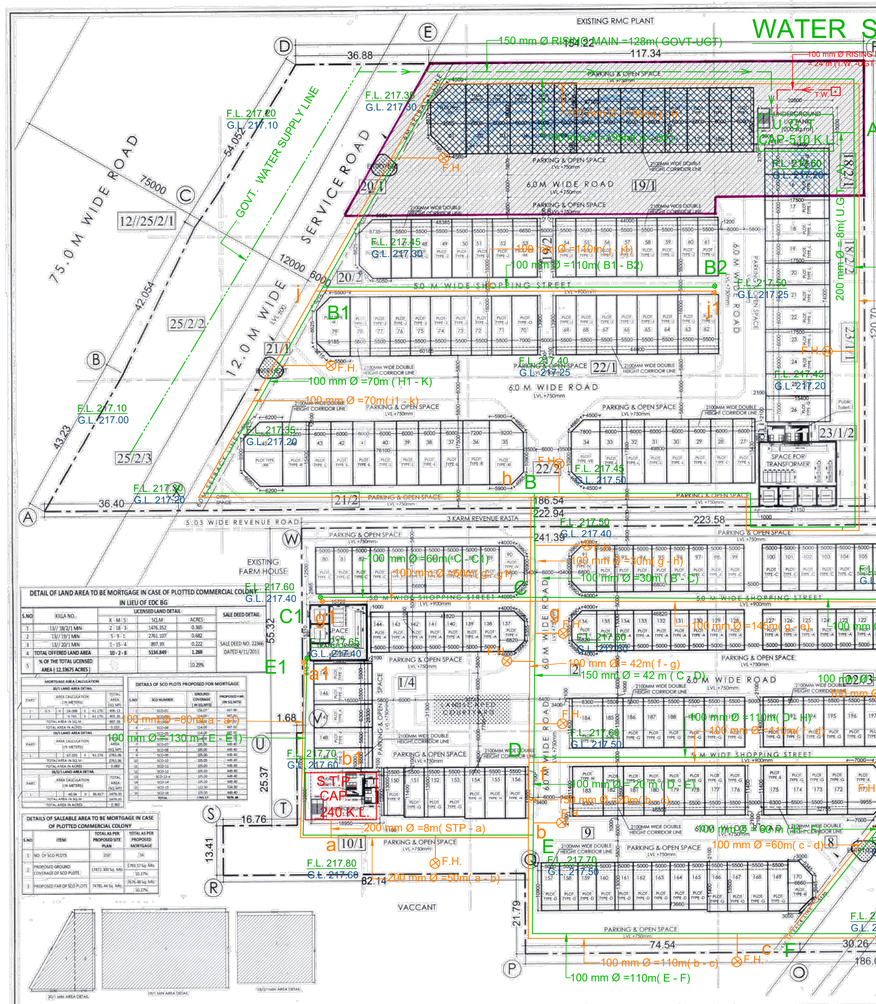
WATER SUPPLY SCHEME



NET PLANNED AREA OF GROUND COVERAGE AND FAR		
S.No.	PARTICULARS	Acres
A	Total Licenced Area	12.33675
B	Area under 75.0Mt Wide Sector Road	0.72
C	Balance Area (A-B)	11.61675
D	10% of Licenced Area (A)	1.233675
E	Add/ lesser of 'D' and 'B' to workout the Net Planned Area	0.72
F	**Net Planned Area for GC & FAR (C+E)**	**12.33675**

AREA CHART OF TOTAL SCHEME AREA					
PARTICULARS			CALCULATION DETAILS	AREA	UNIT
TOTAL PLOT AREA	12.33675	Acres	a 12.33675 X 4046.86	49924.977	Sq.m
GROUND COVERAGE DETAIL					
PERMISSIBLE GROUND COVERAGE @35%			x 0.35 X 49924.977	17473.742	Sq.m
PROPOSED GROUND COVERAGE			y 34.997%	17472.300	Sq.m
OPEN AREA DETAIL					
OPEN AREA (ROADS, GREENS, PARKING & SERVICES) @65%			z 0.65 X 49924.977	32451.235	Sq.m
ACHIEVED OPEN AREA			z1 65.003%	32452.677	Sq.m
FAR DETAIL					
PERMISSIBLE FAR @1.5			u 1.5 X 49924.977	74887.466	Sq.m
PROPOSED FAR			v 1.37%	68720.100	Sq.m
SCO's REQUIRED AREA TO BE MORTGAGE IN LIEU OF EDC BG					
LAND AREA @10% OF TOTAL LAND AREA			w 0.10 X 49927.69	4992.498	Sq.m
PLOT AREA @10% OF THE PROPOSED PLOT AREA			w1 0.10 X 17472.30	1747.230	Sq.m

LEGEND

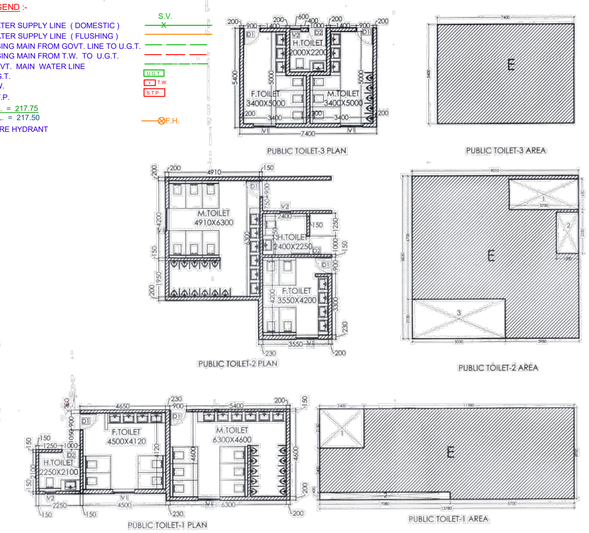
- SITE BOUNDARY
- KHASRA LINE
- KHASRA NUMBER
- PROPOSED LANDSCAPE AREA
- PROPOSED MORTGAGE LAND
- PROPOSED MORTGAGE PLOTS

AREA UNDER AMENITIES		
S.NO	PARTICULARS	AREA
1.	UGT (20M X 10M)	200 SQM.
2.	PUBLIC TOILETS	167.73 SQM.
	TOILET-1 (13.78M X 4.95M)	68.21 SQM.
	TOILET-2 (9.01M X 8.83M)	79.56 SQM.
	TOILET-3 (7.44M X 5.4M)	39.96 SQM.
3.	TRANSFORMERS	197.83 SQM.
	TRANSFORMER-1 (21.19M X 17.20M)	372.78 SQM.
	TRANSFORMER-2 (15.72M X 15.32M)	240.83 SQM.
	TRANSFORMER-3	484.24 SQM.
4.	S.T.P. (18.74M X 12.91M)	244.67 SQM.

AREA DETAILS				
SCO TYPOLOGY	WIDTH (M)	LENGTH (M)	AREA (SQ.M)	PERMISSIBLE FAR UNDER EACH PLOT @4.28 (SQ.M)
SCO-01	As/Profile		156.07	667.98
SCO-02	6	19	114.00	487.92
SCO-03	6	19	114.00	487.92
SCO-04	6	19	114.00	487.92
SCO-05	6	19	114.00	487.92
SCO-06	6	19	114.00	487.92
SCO-07	6	17.5	105.00	449.40
SCO-08	6	17.5	105.00	449.40
SCO-09	6	17.5	105.00	449.40
SCO-10	6	17.5	105.00	449.40
SCO-11	6	17.5	105.00	449.40
SCO-12	6	17.5	105.00	449.40
SCO-12-a	6	17.5	105.00	449.40
SCO-14	6	17.5	105.00	449.40
SCO-15	7	17.5	122.50	524.30
SCO-16	6	17.5	105.00	449.40
SCO-17	6	17.5	105.00	449.40
SCO-18	6	17.5	105.00	449.40
SCO-19	6	17.5	105.00	449.40
SCO-20	6	17.5	105.00	449.40
SCO-21	6	17.5	105.00	449.40
SCO-22	6	17.5	105.00	449.40
SCO-23	6	17.5	105.00	449.40
SCO-24	6	17.5	105.00	449.40
SCO-25	6	17.5	105.00	449.40
SCO-26	7	17.5	122.50	524.30
SCO-27	6	17.5	105.00	449.40
SCO-28	6	17.5	105.00	449.40
SCO-29	6	17.5	105.00	449.40
SCO-30	6	17.5	105.00	449.40
SCO-31	6	17.5	105.00	449.40
SCO-32	6	17.5	105.00	449.40
SCO-33	6	17.5	105.00	449.40
SCO-34	*As/Profile		125.61	537.62
SCO-35	*As/Profile		150.11	642.48
SCO-36	7.2	17.5	126.00	539.28
SCO-37	6	17.5	105.00	449.40
SCO-38	6	17.5	105.00	449.40
SCO-39	6	17.5	105.00	449.40
SCO-40	6	17.5	105.00	449.40
SCO-41	6	17.5	105.00	449.40
SCO-42	6	17.5	105.00	449.40
SCO-43	6	17.5	105.00	449.40
SCO-44	7.2	17.5	126.00	539.28
SCO-45	*As/Profile		165.26	707.30
SCO-46	*As/Profile		126.15	539.92
SCO-47	5.5	16	88.00	376.64
SCO-48	5.5	16	88.00	376.64
SCO-49	5.5	16	88.00	376.64
SCO-50	5.5	16	88.00	376.64
SCO-51	5.5	16	88.00	376.64
SCO-52	5.5	16	88.00	376.64
SCO-53	6.65	16	106.40	455.39
SCO-54	5.5	16	88.00	376.64
SCO-55	5.5	16	88.00	376.64
SCO-56	5.5	16	88.00	376.64
SCO-57	5.5	16	88.00	376.64
SCO-58	5.5	16	88.00	376.64
SCO-59	5.5	16	88.00	376.64
SCO-60	5.5	16	88.00	376.64
SCO-61	5.5	16	88.00	376.64
SCO-62	5.5	16	88.00	376.64
SCO-63	5.5	16	88.00	376.64
SCO-64	5.5	16	88.00	376.64
SCO-65	5.5	16	88.00	376.64
SCO-66	5.5	16	88.00	376.64
SCO-67	5.5	16	88.00	376.64
SCO-68	5.5	16	88.00	376.64
SCO-69	5.5	16	88.00	376.64
SCO-70	7	16	112.00	479.36
SCO-71	5.5	16	88.00	376.64
SCO-72	5.5	16	88.00	376.64
SCO-73	5.5	16	88.00	376.64
SCO-74	5.5	16	88.00	376.64
SCO-75	5.5	16	88.00	376.64
SCO-76	5.5	16	88.00	376.64
SCO-77	5.5	16	88.00	376.64
SCO-78	5.5	16	88.00	376.64
SCO-79	*As/Profile		133.35	570.74
SCO-80	5	12.5	62.50	267.50
SCO-81	5	12.5	62.50	267.50
SCO-82	5	12.5	62.50	267.50
SCO-83	5	12.5	62.50	267.50
SCO-84	5	12.5	62.50	267.50
SCO-85	5	12.5	62.50	267.50
SCO-86	5	12.5	62.50	267.50
SCO-87	5	12.5	62.50	267.50
SCO-88	5	12.5	62.50	267.50
SCO-89	5	12.5	62.50	267.50
SCO-90	*As/Profile		77.16	330.24
SCO-91	*As/Profile		77.16	330.24
SCO-92	5	12.5	62.50	267.50
SCO-93	5	12.5	62.50	267.50
SCO-94	5	12.5	62.50	267.50
SCO-95	5	12.5	62.50	267.50
SCO-96	5	12.5	62.50	267.50
SCO-97	5	12.5	62.50	267.50
SCO-98	5	12.5	62.50	267.50
SCO-99	5	12.5	62.50	267.50
SCO-100	5	12.5	62.50	267.50
SCO-101	5	12.5	62.50	267.50
SCO-102	5	12.5	62.50	267.50
SCO-103	5	12.5	62.50	267.50
SCO-104	5	12.5	62.50	267.50
SCO-105	5	12.5	62.50	267.50
SCO-106	5	12.5	62.50	267.50
SCO-107	5	12.5	62.50	267.50
SCO-108	5	12.5	62.50	267.50
SCO-109	5	12.5	62.50	267.50
SCO-110	5	12.5	62.50	267.50
SCO-111	5	12.5	62.50	267.50
SCO-112	5	12.5	62.50	267.50
SCO-112a	5	12.5	62.50	267.50
SCO-114	As/Profile		111.11	475.55
SCO-115	As/Profile		72.32	309.53
SCO-116	5	11	55.00	235.40
SCO-117	5	11	55.00	235.40
SCO-118	5	11	55.00	235.40
SCO-119	5	11	55.00	235.40
SCO-120	5	11	55.00	235.40
SCO-121	5	11	55.00	235.40
SCO-122	5	11	55.00	235.40
SCO-123	5	11	55.00	235.40
SCO-124	5	11	55.00	235.40
SCO-125	5	11	55.00	235.40
SCO-126	5	11	55.00	235.40
SCO-127	5	11	55.00	235.40
SCO-128	5	11	55.00	235.40
SCO-129	5	11	55.00	235.40
SCO-130	5	11	55.00	235.40
SCO-131	5	11	55.00	235.40
SCO-132	5	11	55.00	235.40
SCO-133	5	11	55.00	235.40
SCO-134	5	11	55.00	235.40
SCO-135	5	11	55.00	235.40
SCO-136	*As/Profile		67.05	286.97
SCO-137	*As/Profile		67.05	286.97
SCO-138	5	11	55.00	235.40
SCO-139	5	11	55.00	235.40
SCO-140	5	11	55.00	235.40
SCO-141	5	11	55.00	235.40
SCO-142	5	11	55.00	235.40
SCO-143	5	11	55.00	235.40
SCO-144	5	11	55.00	235.40
SCO-145	5.5	16	88.00	376.64
SCO-146	5.5	16	88.00	376.64
SCO-147	6.3	16	100.80	431.42
SCO-148	5.5	16	88.00	376.64
SCO-149	5.5	16	88.00	376.64
SCO-150	5.5	13	71.50	306.02
SCO-151	5.5	13.5	74.25	317.79
SCO-152	5.5	13.5	74.25	317.79
SCO-153	5.5	13.5	74.25	317.79
SCO-154	5.5	14	77.00	329.56
SCO-155	5.5	14	77.00	329.56
SCO-156	5.5	14	77.00	329.56
SCO-157	5	13	65.00	278.20
SCO-158	5	13	65.00	278.20
SCO-159	5	13	65.00	278.20
SCO-160	5	13	65.00	278.20
SCO-161	5	13	65.00	278.20
SCO-162	5	13	65.00	278.20
SCO-163	5	13	65.00	278.20
SCO-164	5	13	65.00	278.20
SCO-165	5	13	65.00	278.20
SCO-166	5.5	13.5	74.25	317.79
SCO-167	5.5	13.5	74.25	317.79
SCO-168	5.5	13.5	74.25	317.79
SCO-169	5.5	13.5	74.25	317.79
SCO-170	*As/Profile		76.50	327.42
SCO-171	*As/Profile		125.65	537.78
SCO-172	5.5	13.5	74.25	317.79
SCO-173	5.5	13.5	74.25	317.79
SCO-174	5.5	13.5	74.25	317.79
SCO-175	6.3	13.5	85.05	364.01
SCO-176	5.5	13.5	74.25	317.79
SCO-177	5.5	13.5	74.25	317.79
SCO-178	5.5	13.5	74.25	317.79
SCO-179	5.5	13.5	74.25	317.79
SCO-180	5.5	13.5	74.25	317.79
SCO-181	5.5	13.5	74.25	317.79
SCO-182	5.5	13.5	74.25	317.79
SCO-183	8.3	13.5	112.05	479.57
SCO-184	8.3	13.5	112.05	479.57
SCO-185	5.5	13.5	74.25	317.79
SCO-186	5.5	13.5	74.25	317.79
SCO-187	5.5	13.5	74.25	317.79
SCO-188	5.5	13.5	74.25	317.79
SCO-189	5.5	13.5	74.25	317.79
SCO-190	5.5	13.5	74.25	317.79
SCO-191	5.5	13.5	74.25	317.79
SCO-192	5.5	13.5	74.25	317.79
SCO-193	5.5	13.5	74.25	317.79
SCO-194	5.5	13.5	74.25	317.79
SCO-195	5.5	13.5	74.25	317.79
SCO-196	5.5	13.5	74.25	317.79
SCO-197	5.5	13.5	74.25	317.79
SCO-198	5.5	13.5	74.25	317.79
SCO-199	*As/Profile		105.40	451.11
SCO-200	6	9.5	57.00	243.96
SCO-201	5.5	14.5	79.75	341.33
SCO-202	6	19	114.00	487.92
SCO-203	6	19	114.00	487.92
SCO-204	6	19	114.00	487.92
SCO-205	6	19	114.00	487.92
SCO-206	6	19	114.00	487.92
SCO-207	6	19	114.00	487.92
SCO-208	6	19	114.00	487.92
SCO-209	6	19	114.00	487.92
SCO-210	5.5	12	66.00	282.48
			17472.30	**74781.44**
			G.C	F.A.R

LEGEND :-

1. WATER SUPPLY LINE (DOMESTIC)
2. WATER SUPPLY LINE (FLUSHING)
3. RISING MAIN FROM GOVT. LINE TO U.G.T.
4. RISING MAIN FROM T.W. TO U.G.T.
5. GOVT. MAIN WATER LINE
6. U.G.T.
7. T.W.
8. S.T.P.
9. F.L. = 217.75
   G.L. = 217.50
10. FIRE HYDRANT



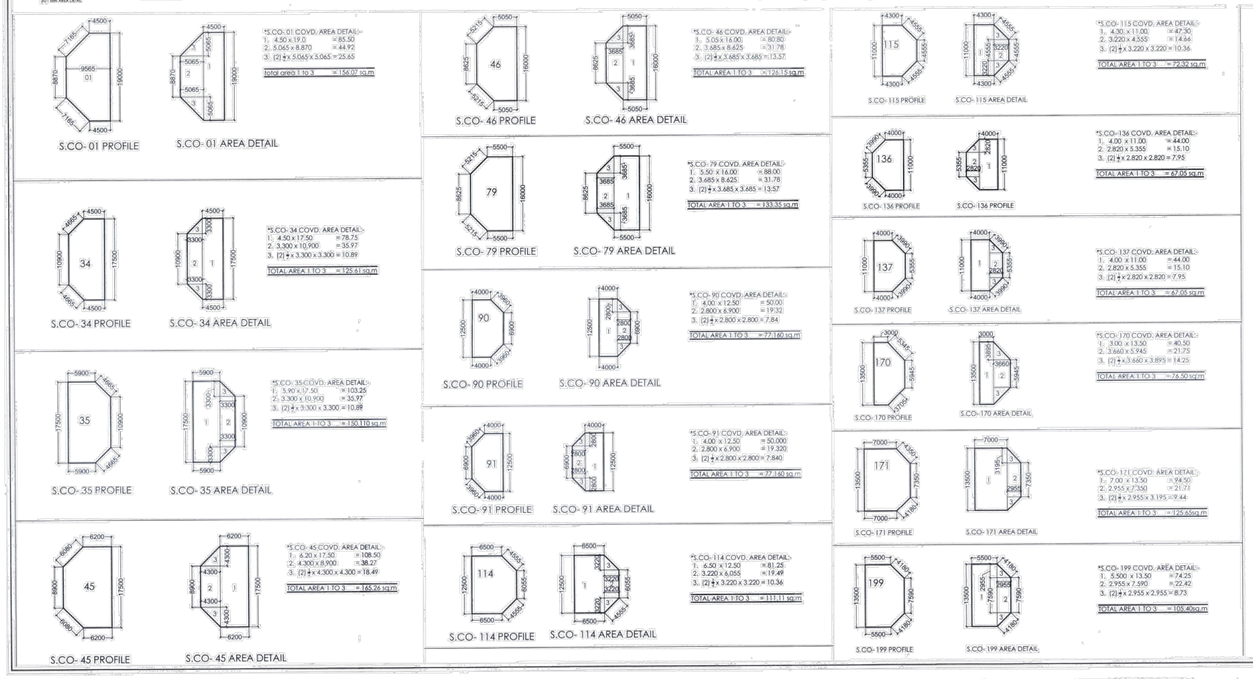
To be read with Licence No. 05 of 2012. Dated 19/01/2023 21-4558+4559

That this Layout plan for an area of **12.33675 acres** (under migration of an area measuring 5.568 acres from licence no. 36 of 2012 dated 22.04.2012 granted for commercial colony for 5.568 acres and an area measuring 6.76875 acres from licence no. 02 of 2013 dated 22.01.2013 granted for commercial colony for 6.76875 acres) (Drawing No: DTCP- 8126 dated 20-07-23) comprised of licence which is issued in respect Commercial Plotted Colony being developed by **Candeo Projects Pvt. Ltd. in Sector-114, Gurugram Manesar Urban Complex** 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 as allowed under NILP policy 2016.
3. That the demarcation plans as per site of all the Residential and Commercial and Community 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.
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 ISI 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 DTCP 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 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
10. 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 basis of section 7(2)(c)(iii) of the Act No 8 of 1975.
11. That you will have no objection to the regularization of the boundaries of the licence through suvc and/or 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 respect.
12. That the colonizer shall obtain the EIA/Environ/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.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. 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.
15. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
16. 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 01.03.2016 issued by Haryana Government Renewable Energy Department.
17. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 12/02/2010-3S dated 11.03.2016 issued by Haryana Government Renewable Energy Department for installation of NRE Energy Conservation Building Codes.

(S.K. SEHRAWAT) DTP(HQ) | (HITESH SHARMA) STP(HQ) | (P.K. SINGH) AP(HQ) | (K.MAKRAND PANDURANG, IAS) DTCP(HQ)

(SANJAY NARANG) ATP(HQ) | (DINESH KUMAR) SO(HQ)



NOTE-
PLOT NO. 13 HAS BEEN RENAMED AS 12A
PLOT NO. 113 HAS BEEN RENAMED AS 112A

PROJECT NAME & ADDRESS:

PLOTTED COMMERCIAL COLONY(SCO) ON LAND MEASURING 12.33675 ACRES LOCATED IN SEC114, GURUGRAM AFTER MIGRATION OF LICENCE NO.36 OF 2012 DATED 22-04-2012(5.568 ACRES) AND LICENSE NO.02 OF 2013 DATED 20.01.2013 (6.76875 ACRES)

OWNER:

CANDEO PROJECTS PVT. LTD.

SHEET TITLE:

LAYOUT PLAN

ARCHITECT'S SIGNATURE:

OWNER'S SIGNATURE:

NORTH

DRG NO.

SCALE 1:500

SHEET NO. 1