

LC-4507.

			DETAIL OF 50% FREEZE PLOTS						
S. NO.	NOS. OF PLOTS	DIMENSION	L	W	LENGTH (IN M)	PLOT AREA (SQM)	TOTAL NO. OF PLOTS	AREA (SQM)	
1	1	9.84x3.5/2		8.095	x	17.000	142.472	1	142.472
2	2x3			7.000	x	17.900	127.500	2	245.000
3	4	11.50x5.50/2(17.40)		0.000	x	17.600	0.000	1	149.640
4	7	7x12.90(12.97x18.73)		9.900	x	15.611	148.723	1	243.124
5	5	12.95x4.35/2(6.74)		6.740	x	10.953	73.823	1	73.823
6	7	9.83x16.35/2x(8.00)		8.000	x	12.940	103.520	1	103.520
8	9			8.000	x	16.550	115.880	2	231.760
10	10 to 20			8.100	x	17.000	147.750	11	1595.250
11	21	5.112x5.194/2(16.96)		1.153	x	10.266	56.477	1	56.477
12	22	5.112x5.194/2(12.12)		1.153	x	12.790		1	65.752
13	23	12.76x3.93/2(12.33)		5.500	x	13.335	86.678	1	86.678
14	24	13.91x15.06/2(12.45)		6.500	x	14.485	94.353	1	94.153
15	25	15.06x16.21/2(15.83)		6.500	x	15.635	101.628	1	101.628
16	25	15.06x16.21/2(15.83)		6.500	x	16.360	106.540	1	106.540
17	57 to 60	16.21x16.25/2(16.38)		6.700	x	16.550	110.885	4	443.540
18	61			8.900	x	15.500	138.085	1	143.985
20	62	10.64x7.25/2(16.50)		8.965	x	16.500	148.371	1	148.371
21	63	9.29x5.97/2(16.50)		7.630	x	16.500	126.277	1	126.277
22	86 to 91			6.700	x	16.500	110.885	6	663.510
23	92			8.700	x	16.500	143.885	1	143.885
24	93	5.77x7.55/2(16.50)		6.600	x	15.500	139.765	1	139.765
25	94	5.55x7.34/2(16.50)		6.45	x	16.500	139.765	1	139.765
26	95 to 100			6.700	x	16.500	110.885	6	663.510
27	109 to 117			6.700	x	16.500	110.885	9	997.965
28	118	8.51x6.47/2(16.50)		7.490	x	16.500	132.950	1	123.950
TOTAL							TOTAL	SR	6963.348
PERCENTAGE								56.677	

LEGEND :-

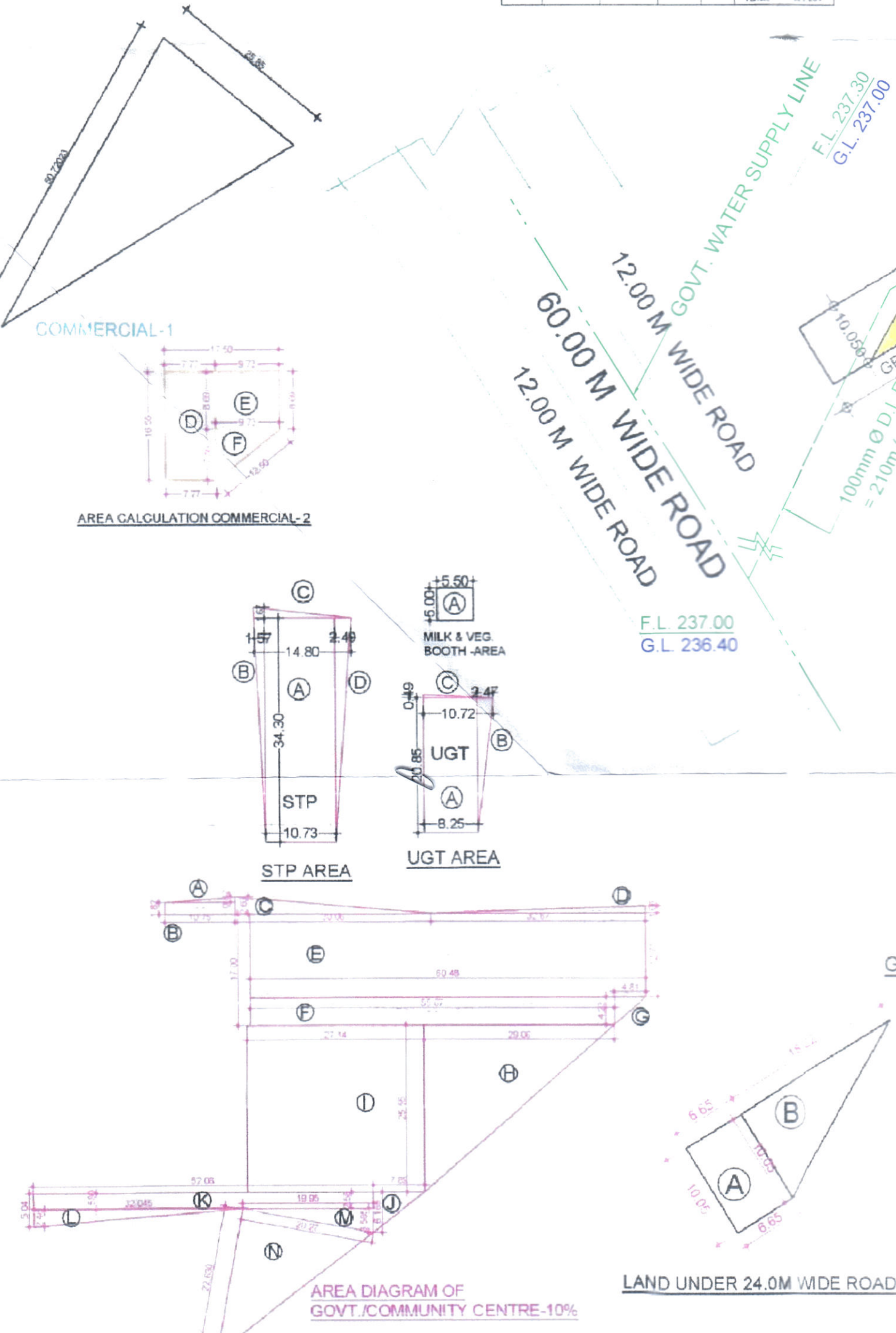
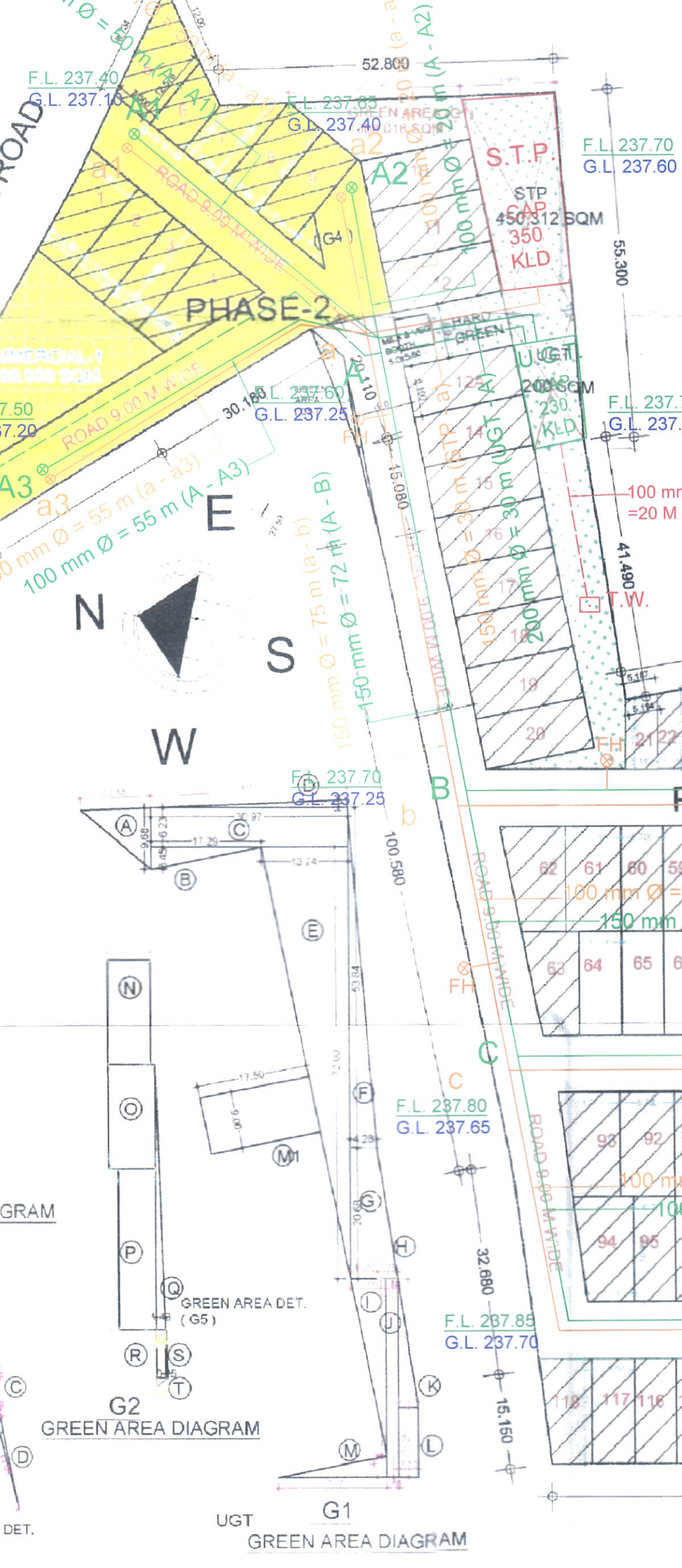
1. WATER SUPPLY LINE (DOMESTIC)
2. WATER SUPPLY LINE (FLUSHING)
3. RISING MAIN FROM GOVT. LINE TO U.G.T.
4. RISING MAIN FROM T.W. TO U.G.T.
5. GOVT. WATER SUPPLY LINE
6. T.W.
7. U.G.T.
8. S.T.P.
9. FIRE HYDRANT
10. $\frac{F.L.}{G.L.} = \frac{237.10}{236.50}$



AREA CALCULATION OF COMMERCIAL BLOCK-1						
1	A	0.5	25.850	x	50.78023	655.559
2						
3						
					TOTAL	655.559
AREA CALCULATION OF COMMERCIAL BLOCK-2						
4	D	1	7.720	x	16.590	128.594
5	E	1	9.730	x	8.690	84.554
6	F	0.500	0.730	x	7.860	31.239
					TOTAL	251.386
TOTAL COMMERCIAL AREA OF BLOCK-(1+2)					TOTAL	906.945

COMMUNITY CIRCLE AREA DETAIL				
S.NO	REC. NO	WIDTH	LENGTH	AREA PER UNIT
1	A	0.5000	10.7500	5.4080
2	B	1.0000	1.8000	10.7500
3	C	0.5000	3.0000	10.7500
4	D	0.5000	32.6700	1.0600
5	E	1.0000	60.0000	12.7770
6	F	0.5000	6.0000	12.7770
7	G	0.5000	4.8100	4.2300
8	H	0.5000	29.0000	55.3740
9	I	0.5000	27.1400	25.5500
10	J	0.5000	1.6600	1.1821
11	K	1.0000	32.0500	2.58
12	L	0.5000	50.0000	2.86
13	N	0.5000	35.7000	10.7500
14	N	0.5000	20.4700	22.69
			22.69	229.819
				298.690

S. NO.		RFC. NO.		STP AREA		ASTA PER	
				WIDTH	LENGTH	SLOPE IN PERCENT	
1	A	1		30.73	*	34.30	10.0129
2	B	0	500	1.57	*	34.30	20.925
3	C	0	500	14.00	*	1.67	12.358
4	D	0	500	2.49	*	18.38	42.701
				TOTAL		94.006	
UST AREA							
1	A	1		0.25	*	20.85	17.623
2	B	0	500	2.47	*	20.85	29.750
3	C	0	500	0.49	*	25.72	1.626
				TOTAL		49.000	
MIXED VEG BUSHY AREA							
1	A	1		5.000	*	5.000	27.500
ESS AREA DET.							
1	A	1		35.215	*	25.56	112.066
2	B	0	500	16.215	*	25.56	121.298
				TOTAL		233.364	



To be read with Licence No. 18 of 2022 dated 11/03/2022

That this Layout plan for an area measuring 6.30 acres (Drawing no. DTCP-075 dated 14.09.21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Conmin Infra Developers LLP in Sector-78, Gurugram Manesar Urban Complex is hereby approved subject to the following conditions:-

1. That this Layout Plan shall 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 and 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 DTPC for the modification of layout plans of the colony.
5. That the revenue area 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 DTPC, 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 or fly over.
8. 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the land.
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 licensed area.
10. No plot will derive an access from less than 9 metres wide road/way 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(iii)(ii) of the Act No. 8 of 1975.
13. That the old site 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 colony through give and take with the land that HSP 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 notified by Haryana Government/ Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2017.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2/2017-Solar Power 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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government/ Renewable Energy Department, for enforcement of the Energy Conservation Building Codes.

Only For Service Plan Estimate

Executive Engineer
HSVP, Division No. V, Gurugram

Superintending Engineer
HSE, Gurugram

Checked subject to comments
in forwarding letter No. 68060
Dt. 28/04/2022 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer HSPV
Pachkula

PROJECT NAME & ADDRESS :

PROPOSED LAY-OUT PLAN OF
AFFORDABLE PLOTTED COLONY
(DDJAY) IN REVENUE ESTATE,
VILLAGE SIKHOPUR &
NAURANGPUR, SECTOR- 78,
DISTT. GURUGRAM (HR) LAND
MEASURING 6.3012 ACRES (LC
NO.-LC-4507-JE.(VA)-2021/29505
DATED 18-11-2021 BELONGING
TO M/S-CONMIN INFRA
DEVELOPERS LLP.

OWNER NAME: 
M/S CONMIN INFRA
DEVELOPER LLP.

ARCHITECT'S SIGNATURE

AR SHIV KUMAR
CA/2016/75356

RAO AND ASSOCIATE

DRAWING TITLE :
PLOTTING PLAN

SCALE : 1:400

REVISION :

NORTH :

WATER SUPPLY SCHEM