



To be read with Licence No. 211 of 2022 dated 26/12/2022

That this Layout plan for an area measuring 7.94375 acres (Drawing no. DG, TCP, 8872, dated 26/12/23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Mapsko Builders Pvt. Ltd. in collaboration with land owners in Sector-78, 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 General, 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 DG, TCP 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 DG, TCP, 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 licensed areas 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 General, 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(i)(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 HSPV 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.22/52/2005-5 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY NARANG) ATP (HQ) (R.S. BATHI) DTP (HQ) (HITESH SHARMA) STP (HQ) (P.P. SAKSHI) CTP (HR) (T.L. SATYAPRAKASH, IAS) DG, TCP (HR)

(RAM AVTAR BASSI) JD (HQ)

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 7.94375 Acres, UNDER DEEN DAYAL JAN AWAS YOJNA IN VILLAGE NAURANGPUR, SECTOR-78, DISTT. TEHSIL-MANESAR, GURUGRAM HARYANA BEING DEVELOPED BY MAPSKO BUILDERS PVT. LTD

ARCHITECT	OWNER
Shri Nisar Ahmed Ansari CA/2005/36034	MAPSKO BUILDERS PVT. LTD.
	For Mapsko Builders Pvt. Ltd. Authorized Signatory
DEVELOPED BY MAPSKO BUILDERS PVT. LTD.	

TABLE FOR PIPE SIZES AND MANHOLE LEVELS											
Line From	Line To	Length of Line in mtr.	Pipe Dia in mm	Slope 1 in	Road level at Start	Invert Level at Start	Road level at end	Invert Level at End	Depth at Start	Depth at End	
D1	D3	59	400	550	0.000	-1.450	0.000	-1.557	1.45	1.56	
D2	D3	29	400	550	0.000	-1.450	0.000	-1.503	1.45	1.50	
D3	D5	104	400	550	0.000	-1.557	0.000	-1.746	1.56	1.75	
D4	D5	55	400	550	0.000	-1.450	0.000	-1.550	1.45	1.55	
D5	D7	25	400	550	0.000	-1.746	0.000	-1.792	1.75	1.79	
D6	D7	64	400	550	0.000	-1.450	0.000	-1.566	1.45	1.57	
D7	D9	45	400	550	0.000	-1.792	0.000	-1.874	1.79	1.87	
D8	D9	59	400	550	0.000	-1.450	0.000	-1.557	1.45	1.56	
D9	D13	129	400	550	0.000	-1.874	0.000	-2.108	1.87	2.11	
D10	D11	171	400	550	0.000	-1.450	0.000	-1.761	1.45	1.76	
D11	D13	41	400	550	0.000	-1.761	0.000	-1.835	1.76	1.84	
D12	D13	72	400	550	0.000	-1.800	0.000	-1.931	1.80	1.93	
D13	OUTFALL 1	5	400	550	0.000	-2.108	0.000	-2.117	2.11	2.12	
D15	D16	47	400	550	0.000	-1.800	0.000	-1.885	1.80	1.89	
D16	OUTFALL 2	3	400	550	0.000	-1.885	0.000	-1.891	1.89	1.89	

TOTAL AREA OF THE SCHEME		=	7.94375 ACRES
NET PLANNED AREA		=	7.94375 ACRES
Permissible Area Detail		Area (In Acres)	Proposed Area Detail
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE		0.318	0.318 ACRES 4.00 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE		4.846	4.514 ACRES 56.82 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE		5.163	4.832 ACRES 60.82 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE		0.596	0.621 ACRES 7.82 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE		0.794	0.794 ACRES 10.00 %
PLOTS AREA DETAIL			
S.no	Plot No	Size	Area Sq.Mt
1	A	6.600 x 22.690	149.75
2	B	6.820 x 21.990	149.97
3	C	7.480 x 20.000	149.60
4	D	7.540 x 19.880	149.90
5	E	6.770 x 18.800	127.28
6	F	6.670 x 16.350	109.05
7	G	6.710 x 14.380	96.49
8	H	7.120 x 13.580	96.69
9	I	7.550 x 11.460	86.52
10	J	18.800 x 6.310	118.63
11	M1	AS PER PLINE	149.70
12	M2	AS PER PLINE	138.01
13	M3	AS PER PLINE	126.22
14	M4	AS PER PLINE	148.25
TOTAL		147	18265.58 Sq.mt
		OR	4,514 Acres
DENSITY CALCULATION			
TOTAL DENSITY		=	147 X 13.50 @ PERSONS PER PLOT
		=	1984.50 ÷ 7.9438
		=	249.819 PPA AGAINST 240-400 PPA PERMISSIBLE
AREA UNDER GREEN PARK			
Minimum Required @ 7.50%		=	0.60 Acres
Proposed Green			
G1		=	0.301 Acres
G2		=	0.196 Acres
G3		=	0.124 Acres
Total Area		=	0.621 Acres
OR		=	7.82 %

LEGEND:

- STORM WATER DRAINAGE LINE
- STORM WATER MANHOLE
- 5.0x1.5x3.0M DEEP RECHARGE PIT

(STORM WATER DRAINAGE LAYOUT)