

EXTERNAL SEWAGE LAYOUT

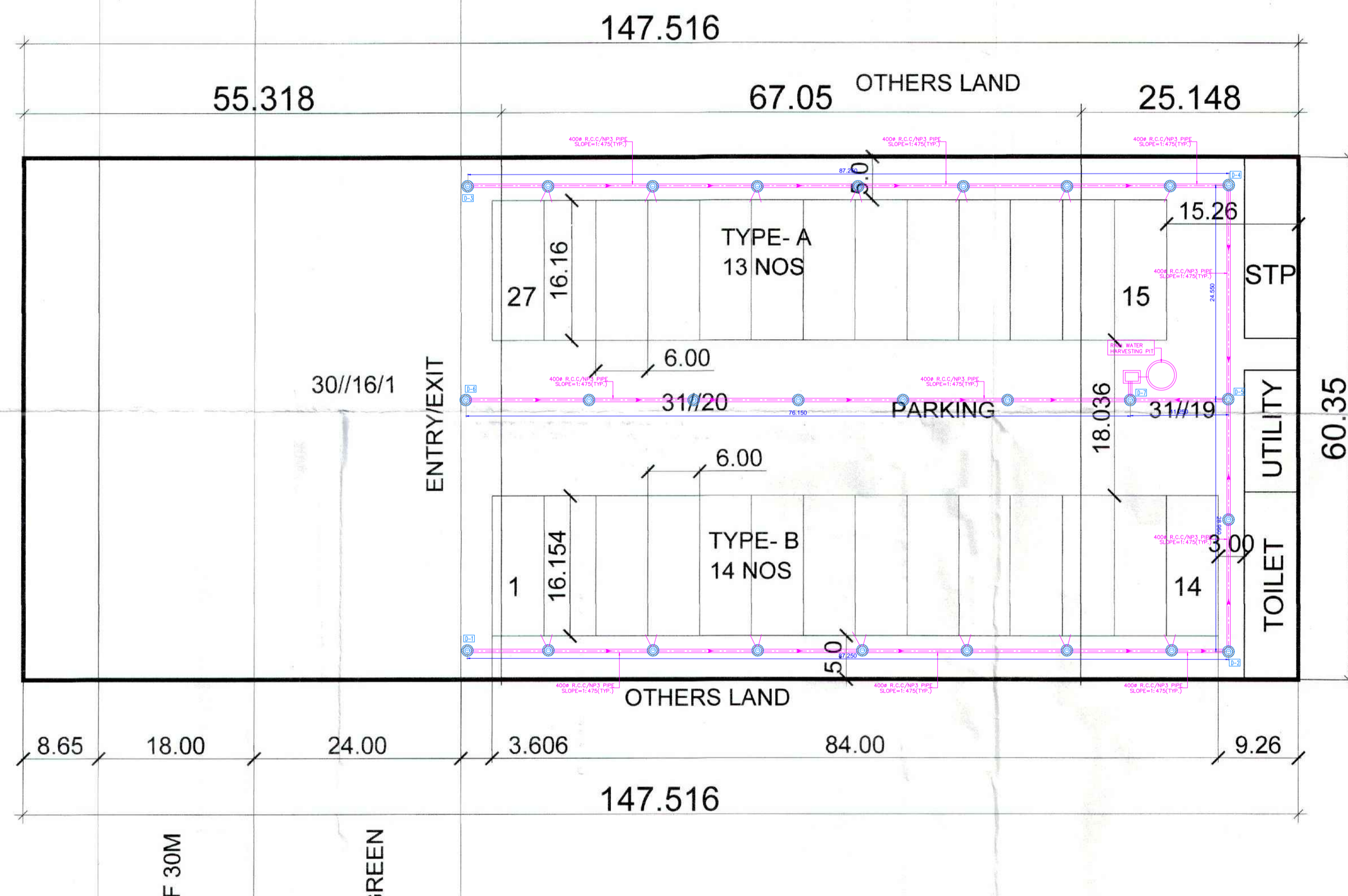
EXTERNAL DRAINAGE LAYOUT

DETAIL OF SCO'S					
TYPE	SIZE - MT		PLOT AREA IN SQMT	NO OF SCO	TOTAL PLOT AREA IN SQMT
TYPE-A	6.00	16.16	96.96	13	1260.48
TYPE-B	6.00	16.154	96.924	14	1356.936
TOTAL				27	2617.42

DESCRIPTION	Acre	
TOTAL SITE AREA	2.20	
AREA UNDER 12M WIDE SERVICE ROAD (PART OF 30M WIDE GREEN BELT) (A)	0.177	
AREA UNDER 18M WIDE GREEN BELT (PART OF 30M WIDE GREEN BELT) (B)	0.266	
AREA UNDER 150M WIDE SECTOR ROAD (NPR) (C)	0.129	
TOTAL AREA UNDER ROADS & GREEN BELT (A + B + C)	0.572	
BELANCE AREA (X)	1.628	
10% OF SITE (D)	0.220	
NET PLAN AREA OF SCHEME (X+D)	1.848 (7478.58 Sqmt)	
HENCE THE NET PLAN AREA FOR SCHEME	1.848 (7478.58 Sqmt)	
DESCRIPTIONS	PERMISSIBLE	PROPOSED
GROUND COVERAGE	2617.503 Sqm(35%)	2617.42 Sqm(34.99%)
FAR	11217.87 Sqm(150%)	11211.13 Sqm(149.91%)
PARKING,SERVICES/OPEN SPACES	4861.077 Sqm(65%)	4861.82 Sqm (65.01%)

PLUMBING LEGEND:-

- RCC PIPE FOR EXTERNAL STORM WATER DRAINAGE
- DRAINAGE MANHOLE
- 910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH
- 1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
- 1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH



To be read with Licence No. 47 of 2023 Dated 02/03/2023
 LC-4878
 946 dated 6/06/23

- That this Layout plan for an area of 2.20 acres (Drawing No. DGTCP- 946 dated 6/06/23) comprised of licence which is issued in respect Commercial Plotted Colony being developed by ETERNAL Housing Infra LLP, Sector-37-D, Gurugram Manesar Urban Complex hereby approved subject to the following conditions:-
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - That the plotted area of the colony shall not exceed as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
 - 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.
 - 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.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
 - 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 Government or in accordance with terms and conditions of the agreements of the notices.
 - 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.
 - That the colonizer shall obtain the Clearance/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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - 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.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
 - 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.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SIP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) DTP(HQ)
 (HITESH SHARMA) STP(HQ)
 (P. P. SINGH) CTP(HQ)
 (T.L. SATYAPRAKASH, IAS) DGTCP(HQ)
 (PANKAJ BENIWAL) ATP(HQ)
 (DINESH KUMAR) PA(HQ)

DESIGN CALCULATION OF STORM WATER DRAINAGE SYSTEM FOR - COMMERCIAL PLOTTED COLONY ON AN AREA MEASURING 2.20 ACRES FALLING IN VILLAGE HARSARU ,SECTOR-37D, GURGAON, HARYANA

S. NO.	NAME OF THE LINE	AREA TO BE SERVED IN ACRES			DISCHARGE @ 1/4" RAIN FALL	FINAL DISCHARGE	SIZE OF PIPE DRAIN (IN MM)	"C" VALUE	VELOCITY	DISCHARGE CAPACITY OF PIPE	LENGTH OF PIPE	SLOPE	FALL IN MET-ERS	GROUND LEVEL		INVERT LEVEL		DEPTH OF PIPE AT		AVERAGE DEPTH OF PIPE	
		SELF	PREVIOUS	TOTAL										U/End	L/End	U/End	L/End	U/End	L/End		
1	D-1	D-2	1.53	0.000	1.528	0.0107	10.73	400	0.013	0.76	95.59	87.3	475	0.18	0.00	0.00	-1.400	-1.584	1.40	1.58	1.49
2	D-2	D-5	0.67	1.528	2.196	0.0154	15.43	400	0.013	0.76	95.59	29.0	475	0.06	0.00	0.00	-1.584	-1.645	1.58	1.64	1.61
3	D-3	D-4	1.03	0.000	1.031	0.0072	7.24	400	0.013	0.76	95.59	87.3	475	0.18	0.00	0.00	-1.400	-1.584	1.64	1.58	1.61
4	D-4	D-5	1.03	1.031	2.061	0.0145	14.48	400	0.013	0.76	95.59	24.6	475	0.05	0.00	0.00	-1.584	-1.636	1.58	1.64	1.61
5	D-6	D-7	1.68	0.000	1.678	0.0118	11.79	400	0.013	0.76	95.59	76.2	475	0.16	0.00	0.00	-1.400	-1.560	1.64	1.56	1.60
6	D-5	D-7	0.14	4.258	4.394	0.0309	30.86	400	0.013	0.76	95.59	12.0	475	0.03	0.00	0.00	-1.645	-1.670	1.56	1.67	1.62
7	D-7	RWH	0.22	0.000	0.043	0.0003	0.30	400	0.013	0.76	95.59	2.0	475	0.00	0.00	0.00	-1.670	-1.674	1.67	1.67	1.67

PROJECT: COMMERCIAL PLOTTED COLONY ON AN AREA MEASURING 2.20 ACRES FALLING IN VILLAGE HARSARU ,SECTOR-37D, GURGAON, HARYANA.

DRAWING TITLE:- LAYOUT PLAN

NORTH POINT: N

SCALE: 1:100

DEVELOPER: M/S ETERNAL HOUSING INFRA LLP REGISTERED OFFICE AT PLOT NO. 32, BACK PORTION GFL, BLOCK-A, NARAINA INDUSTRIAL AREA , NEW DELHI PIN - 110028

ARCHITECT SIGNATURE: PUNEET SHARMA MCAJ 2007/408668

OWNER SIGNATURE: ETERNAL HOUSING INFRA LLP Authorised Signatory