

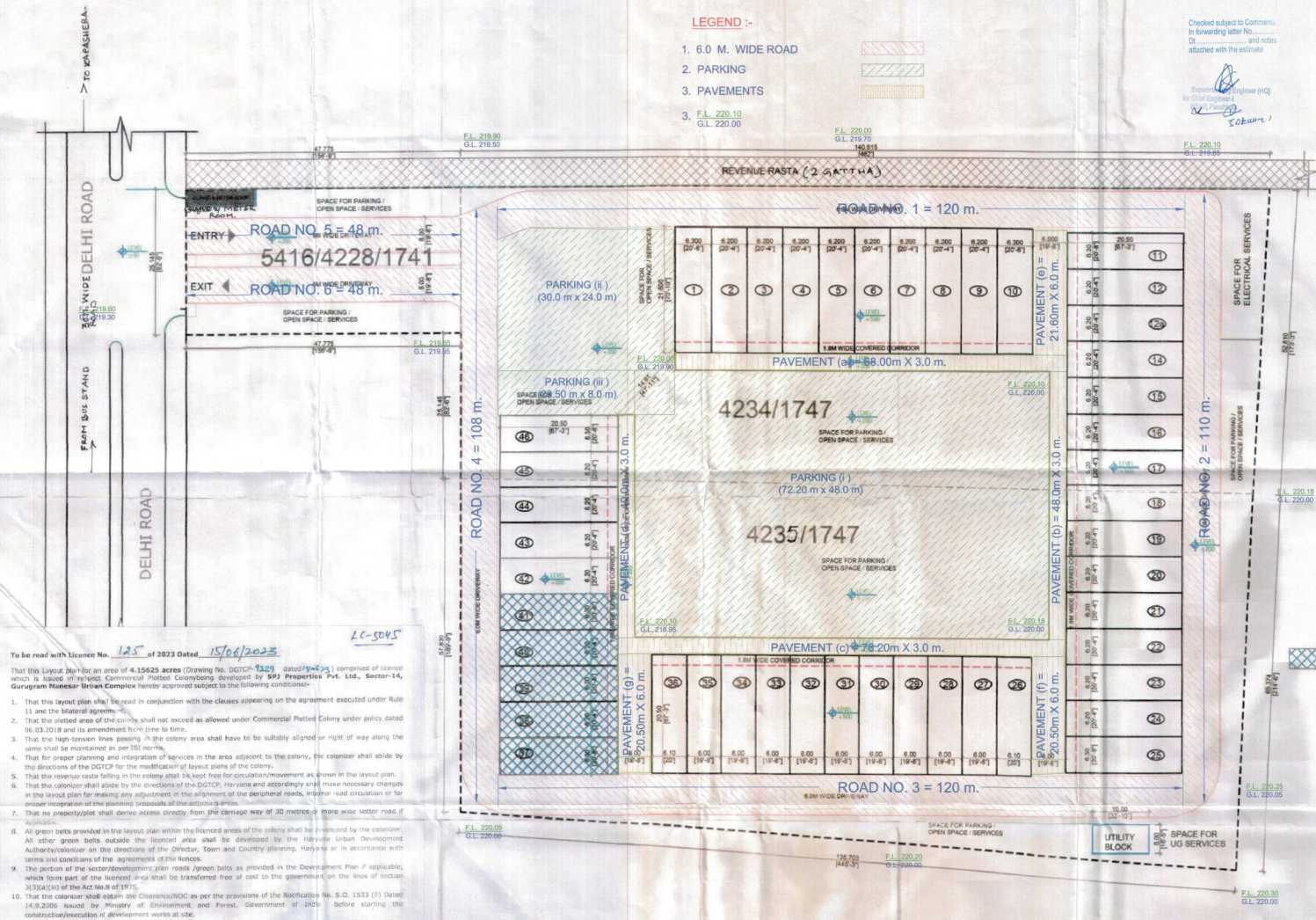
## ROADS

**LEGEND :-**

1. 6.0 M. WIDE ROAD
2. PARKING
3. PAVEMENTS
3. F.L. 220.10  
G.L. 220.00

Checked subject to Comments  
In forwarding letter No. ....  
Dt. .... and note  
attached with the estimate

Superintendent Engineer (HQ)  
for Chief Engineer-I  
H.S.P., Panchajanya  
S. K. S. S.



To be read with Licence No. 125 of 2023 Dated 15/06/2023

That this Layout plan for an area of **4.15625 acres** (Drawing No. DGCTP-9329 dated 15/06/23) comprised of licences which is issued in respect Commercial Plotted Colony being developed by **SPJ Properties Pvt. Ltd., Sector-14, Gurugram Manesar Urban Complex** hereby approved subject to the following conditions:-

- [illegible]

(SAMITA JINDAL)  
DTP(HQ)

(SANJAY KUMAR)  
STPL(HQ)

(P. SINGH)  
CTP(HR)

(T.L. SATYAPRAKASH, IAS)  
DGTCP(HR)

(RAHUL SINGLA)  
ATP(HQ)

(DINESH KUMAR)  
PA(HQ)

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ. MT.
TOTAL AREA		4.17623	18619.720
PERMISSIBLE GROUND COVERAGE	35.20%	1.48149	6686.962
PERMISSIBLE F.A.R.	1.500		25225.580
PROPOSED GROUND COVERAGE	34.992%		5885.370
PROPOSED F.A.R.	149.985		25177.086
TOTAL NO. OF PLOTS			46
RATIO OF F.A.R. DISTRIBUTION ON 1.5 SQ. MT. OF GROUND COVERAGE			4.2857

PLOTS SUMMARY			
PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.B.
1	1	136.08	583.802
2-6	8	1071.39	4591.543
10	1	136.08	583.802
11	1	129.15	553.500
12-14	13	365.30	1681.086
25	1	229.15	553.500
26	1	323.25	585.629
27-28	1	1197.00	6244.266
30	1	323.25	585.629
31	1	329.15	581.600
38-45	8	1036.80	4387.784
46	1	129.15	553.500
TOTAL	46	5866.820	25277.088
FACTOR		35.00%	2.00
BALANCE		0.382	2.00

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.				
	PLOT SIZE	AREA (SQ. MT.)	NO OF PLOTS	TOTAL AREA
UTILITY BLOCK	5,000 X 10,000	50,000	1	50,000

PLOT AREA DATA				
PLOT NO.	PLOT SIZE	AREA (SQ. FT.)	NO. OF PLOTS	TOTAL AREA
1	5,300 x 21.25	112,125	1	112,025
2-5	5,250 x 23.80	124,875	8	1,000,360
6-9	5,300 x 21.80	115,540	1	1,155,020
10-11	5,250 x 20.50	107,625	2	215,250
12-24	6,200 x 20.50	127,100	13	1,652,300
25	5,300 x 20.50	108,650	1	1,179,120
26-28	6,415 x 20.50	131,513	1	1,179,120
29-32	5,000 x 20.50	102,500	8	1,111,400
33	6,415 x 20.50	131,513	1	1,115,050
34-37	5,350 x 20.50	109,575	1	1,179,120
38-45	6,200 x 20.50	127,100	8	1,056,160
46	5,350 x 20.50	109,575	1	1,179,120
<b>TOTAL</b>			<b>46</b>	<b>10,044,320</b>

PLOT AREA UNDER MORTGAGE	
10% AREA REQUIRED IN LIEU OF BG OF EDC	588.632

Provided area in lieu of BG EDC	637.550
TOTAL SALE AREA (PLOT NO 37 TO 41) TOTAL F.A.R. 10.83%	

PRINCIPAL ARCHITECT:

1. *Journal of the American Medical Association*, 1990; 263: 1033-1036.

**ACPL** ISO 9001:2015  
Architecture

Management Planning

ACPL Design Ltd E-24 South Extension -1st 401 11 24822195  
New Delhi 110048, India 401 11 24845739  
www.acplindia.com

CLIENT:	
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SPJ PROPERTIES PVT LTD  
A-11 PITAMPURA  
NEW DELHI -110034

Superintending Engineer  
Executive Engineer  
HSVP Divn. No. 18,  
Gurugram 21.

PROJECT:- HSVP Circle, Gurugram

MEASURING 4.15625 ACRES IN THE REVENUE ESTATE OF VILLAGE GURUGRAM, SECTOR-14 DISTRICT GURUGRAM


SDI PROPERTIES PVT LTD

Ar. KAPIL SINGH

Regn. No. with Council of Architecture CA/2103/1608

OWNER'S/AUTHORIZED SIGN.	ARCHITECT SIGN
DRAWING TITLE:	

LAYOUT

SUBMISSION DRAWING		
DRAWING NO.	001	SCALE: 1:350

STANDARD NO.	301	SCREEN : 1 : 330
ROADS		

## ROADS