

WATER SUPPLY SCHEME

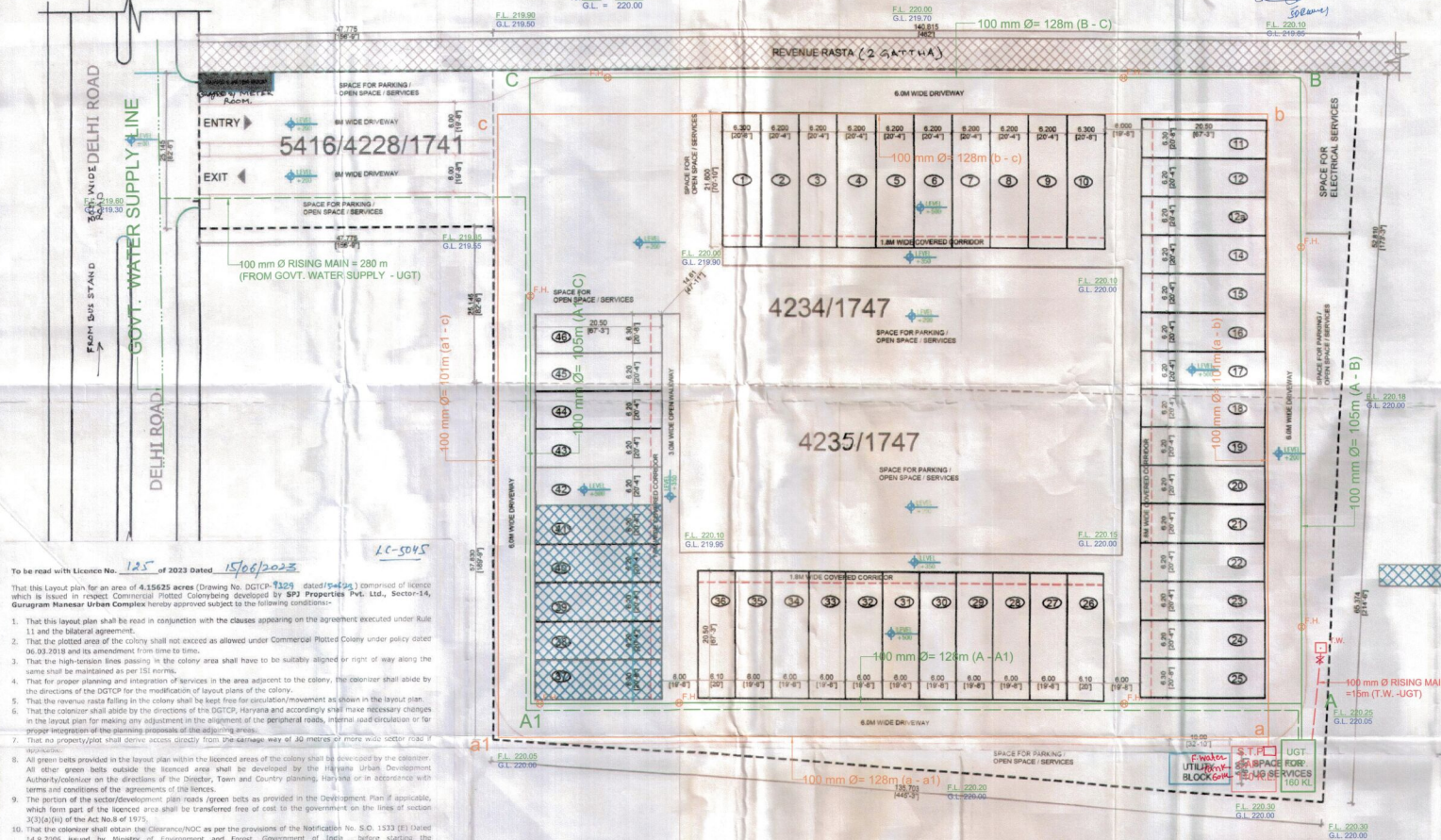
LEGEND ->

1. WATER SUPPLY LINE (DOMESTIC)
2. WATER SUPPLY LINE (FLUSHING)
3. RISING MAIN (FROM MAIN GOVT. LINE - U.G.T.)
4. RISING MAIN FROM T.W. TO U.G.T.
5. MAIN WATER SUPPLY LINE (GOVT. LINE)
6. U.G.T.
7. TUBE WELL
8. S.T.P.
9. FIRE HYDRANT
10. F.L. = 220.10
G.L. = 220.00



Checked subject to Comments
in following letter No.
Dt. _____ and notes
attached with the estimate

Responsible Engineer (EC)
for Civil Engineering
[Signature]



To be read with Licence No. 125 of 2023 Dated 15/06/2023
This layout plan for an area of 4.15625 acres (Drawing No. DGTCP-1329 dated 19/04/24) approved of licence which is issued in respect Commercial Plotted Colony being developed by SPJ Properties Pvt. Ltd., Sector-14, Gurugram Haryana 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 Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
3. 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.
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 DGTCP 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 DGTCP, 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 more wide 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
9. The portion of the sector/development plan roads (green belts as provided in the Development Plan if applicable, which form part of the licence area shall be transferred free of cost to the government on the line of sector 3(3)(a)(ii) of the Act No.8 of 1975.
10. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1333 (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.
11. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
12. 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.
13. That the colonizer/owner shall use only Compact Fluorescent Lamps/Fitting for internal lighting as well as Campus lighting.
14. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/22/2009-POWER dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
15. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SF dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SAVITA JINDAL) DTP(HQ)
(RAHUL SINGHA) ATP(HQ)
(SANJAY KUMAR) STP(HQ)
(DINESH KUMAR) PAT(HQ)
(P. SURESH) STP(HQ)
(T.L. SATYAPRANASHI) IAS DGTCP(HQ)

DESCRIPTION	FACTOR	AC RES.	SQ. MET.
TOTAL AREA		4.15625	34239.229
PERMISSIBLE GROUND COVERAGE	35.00%	1.45490	5084.907
PERMISSIBLE F.A.R.	1.500		51759.343
PROPOSED GROUND COVERAGE	34.997%		5084.907
PROPOSED F.A.R.	1.49885		51717.086
TOTAL NO. OF PLOTS			46
RATIO OF F.A.R. DISTRIBUTION ON 1.500 M ² OF GROUND COVERAGE			3.2857

UTILITY BLOCK	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R.
1	1	35.00%	5084.907
2	1	35.00%	5084.907
3	1	35.00%	5084.907
4	1	35.00%	5084.907
5	1	35.00%	5084.907
6	1	35.00%	5084.907
7	1	35.00%	5084.907
8	1	35.00%	5084.907
9	1	35.00%	5084.907
10	1	35.00%	5084.907
11	1	35.00%	5084.907
12	1	35.00%	5084.907
13	1	35.00%	5084.907
14	1	35.00%	5084.907
15	1	35.00%	5084.907
16	1	35.00%	5084.907
17	1	35.00%	5084.907
18	1	35.00%	5084.907
19	1	35.00%	5084.907
20	1	35.00%	5084.907
21	1	35.00%	5084.907
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26	1	35.00%	5084.907
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28	1	35.00%	5084.907
29	1	35.00%	5084.907
30	1	35.00%	5084.907
31	1	35.00%	5084.907
32	1	35.00%	5084.907
33	1	35.00%	5084.907
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36	1	35.00%	5084.907
37	1	35.00%	5084.907
38	1	35.00%	5084.907
39	1	35.00%	5084.907
40	1	35.00%	5084.907
41	1	35.00%	5084.907
42	1	35.00%	5084.907
43	1	35.00%	5084.907
44	1	35.00%	5084.907
45	1	35.00%	5084.907
46	1	35.00%	5084.907

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44	1	35.00%	5084.907
45	1	35.00%	5084.907
46	1	35.00%	5084.907

PRINCIPAL ARCHITECT:

ACPL ISO 9001:2015
Architecture
Engineering
Planning

ACPL Design Ltd. 4th Floor, South Extension - II, Plot No. 10, Convent Road, New Delhi 110028, India. Tel: 011-26421000, Fax: 011-26421001, Email: info@acpl.co.in

CLIENT:

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

For Service Plan Estimate Only

Responsible Engineer
HSDP Plan No. 30-34

PROPOSED COMMERCIAL PLOTTED COLONY ON AN AREA MEASURING 4.15625 ACRES IN THE REVENUE ESTATE OF VILLAGE GURUGRAM, SECTOR-14 DISTRICT GURUGRAM

OWNER'S/AUTHORIZED SIGN: *[Signature]*
ARCHITECT SIGN: *[Signature]*

DRAWING TITLE: LAYOUT SUBMISSION DRAWING

DRAWING NO. 001 SCALE: 1:350

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