

# SEWERAGE SCHEME

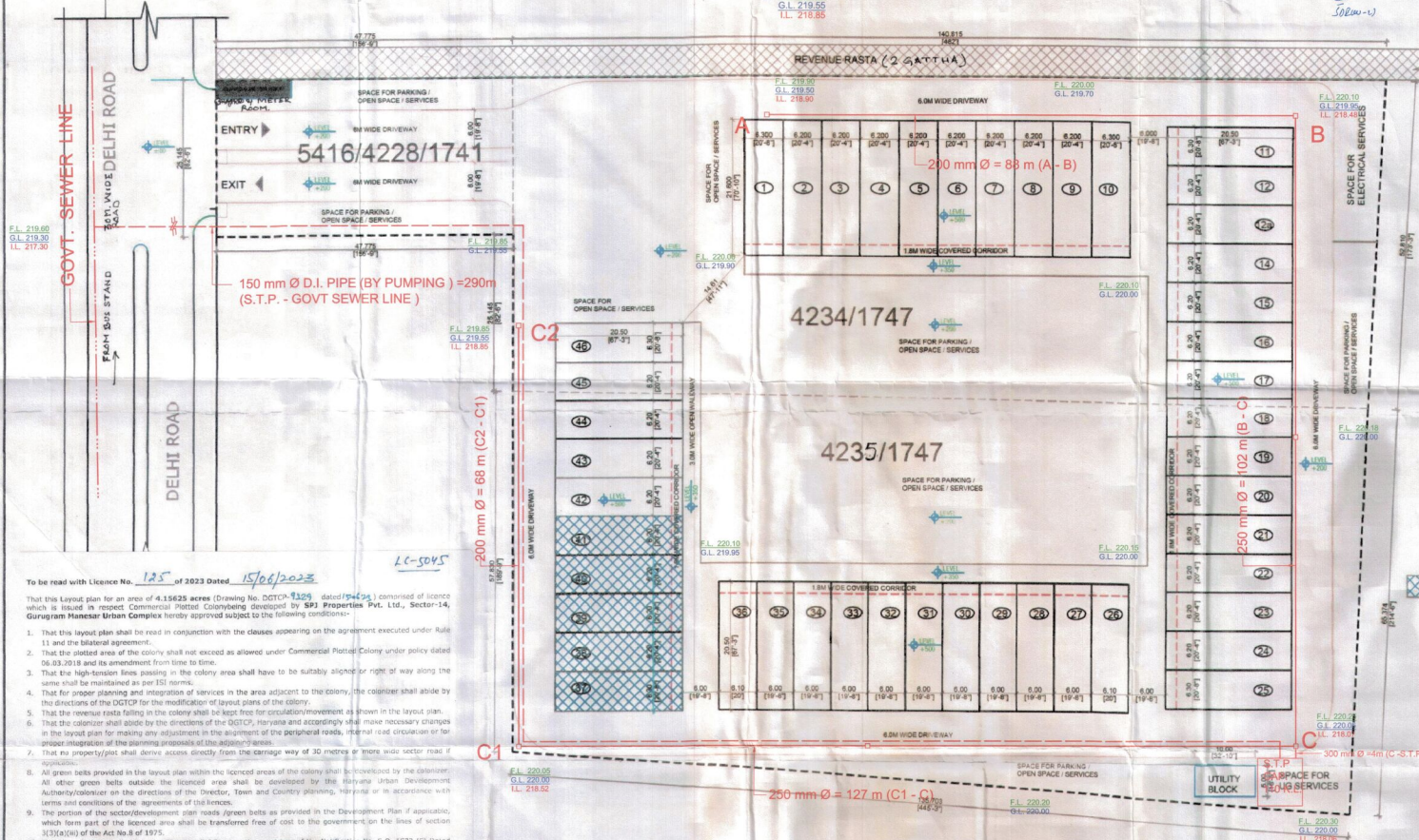
## LEGEND

1. SEWER LINE
2. D.I. PIPE (BY PUMPING) S.T.P. - MAIN SEWER
3. MAIN GOVT. SEWER LINE
4. S.T.P.
5. F.L. 219.85  
G.L. 219.55  
I.L. 218.85



Checked subject to Comments in forwarding letter No. 10/06/2023 and notes attached with the estimate.

Supervising Engineer (P.O.) for Child Engineers & Health Projects  
Solely



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. DCTCP-1259 dated 14/04/23) is submitted for which is issued in respect of Commercial Plotted Colony being developed by SPJ Properties Pvt. Ltd., Sector-14, Gurugram Manesar 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 IS 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 DCTCP for the modification of layout plan 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 DCTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road creation or for proper integration of the planning proposals of the adjacent 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 in the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
9. 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 line of section 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 (I) dated 14.04.2004 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 for interior lighting as well as Campus lighting.
14. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant and/or the provision of order No. 27/2020-Direct dated 23.03.2024 issued by Haryana Government Renewable Energy Department.
15. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SANTA CHIDLA) DTH(HQ)  
(SANJAY KUMAR) DTH(HQ)  
(P. SINGH) DTH(HQ)  
(T.L. SATYAPRAKASH) DTH(HQ)  
(RAHUL SINGHA) ATPL(HQ)  
(DINAKH MUMAR) PA(HQ)

| DESCRIPTION   | AREA DETAIL | FACTOR  | ACRES   | SQ.MT.    |
|---|-------------|---------|---------|-----------|
| TOTAL AREA  |             |         | 4.15625 | 16449.125 |
| PERMISSIBLE GROUND COVERAGE                                     |             | 35.00%  | 1.45469 | 5896.907  |
| PERMISSIBLE F.A.R.  |             | 1.300   |         | 5598.479  |
| PROPOSED GROUND COVERAGE  |             | 34.999% |         | 5598.479  |
| PROPOSED F.A.R.   |             |         |         | 5517.086  |
| TOTAL NO. OF PLOTS  |             |         |         | 46        |
| RATIO OF F.A.R. DISTRIBUTION ON 1.50 SQ. MT. OF GROUND COVERAGE |             |         |         | 4.0002    |

| PILOT NO. | NO. OF PLOTS | PROPOSED G.C. | PROPOSED F.A.R. |
|-----------|--------------|---------------|-----------------|
| 1         | 1            | 150.00        | 581.800         |
| 2-6       | 6            | 3071.30       | 6921.143        |
| 10        | 1            | 150.00        | 581.800         |
| 11        | 1            | 120.15        | 451.500         |
| 12-24     | 13           | 1500.00       | 6081.000        |
| 25        | 1            | 120.15        | 451.500         |
| 26        | 1            | 1107.00       | 4244.300        |
| 27-35     | 9            | 140.00        | 535.000         |
| 36        | 1            | 120.15        | 451.500         |
| 37        | 1            | 120.15        | 451.500         |
| 38-45     | 8            | 1010.00       | 3827.181        |
| 46        | 1            | 120.15        | 451.500         |
| TOTAL     | 46           | 1086.400      | 25227.086       |
| FACTOR    |              | 35.00%        | 1.300           |
| BALANCE   |              | 0.002         | 0.000           |

| UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R. | PILOT NO.   | AREA (SQ. MT.) | NO. OF PLOTS | TOTAL AREA |
|--|---|----------------|--------------|------------|
| UTILITY BLOCK                                      | 1, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 | 1010.00        | 1            | 1010.00    |

| PILOT NO. | PILOT AREA (SQ. MT.) | NO. OF PLOTS | TOTAL AREA |
|-----------|----------------------|--------------|------------|
| 1         | 6.00 x 12.00         | 1            | 72.00      |
| 2-6       | 6.00 x 23.00         | 6            | 138.00     |
| 10        | 6.00 x 12.00         | 1            | 72.00      |
| 11        | 6.00 x 10.00         | 1            | 60.00      |
| 12-24     | 6.00 x 30.00         | 13           | 180.00     |
| 25        | 6.00 x 12.00         | 1            | 72.00      |
| 26        | 6.00 x 10.00         | 1            | 60.00      |
| 27-35     | 6.00 x 10.00         | 9            | 90.00      |
| 36        | 6.00 x 12.00         | 1            | 72.00      |
| 37        | 6.00 x 12.00         | 1            | 72.00      |
| 38-45     | 6.00 x 10.00         | 8            | 80.00      |
| 46        | 6.00 x 10.00         | 1            | 60.00      |
| TOTAL     |                      | 46           | 1086.40    |

10% AREA REQUIRED IN USE OF 60 SQ. FT. FOR

PROPOSED AREA IN USE OF 60 SQ. FT. FOR

TOTAL SALEABLE AREA (PILOT NO. 37 TO 45) TOTAL F.A.R. 22.80

PRINCIPAL ARCHITECT:

**ACPL** ISO 9001:2015  
Architectural Management Planning

ACPL Design Ltd. 8/11, South Extension - II, New Delhi 110048 India  
www.acpldesign.com

CLIENT:

SPJ PROPERTIES PVT LTD  
A-41 PITAMPURA  
NEW DELHI-110034

For Service Plan Estimate Only

Supervising Engineer  
HVP/CDM No. 30

PROJECT-HSV/CDM/Service Plan

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

SPJ PROPERTIES PVT LTD  
Authorized Signatory

For SPJ PROPERTIES PVT. LTD.  
Rajni Kaur  
Regd. No. 40111 Council  
of Architects, Haryana  
No. 12/1608

OWNER'S/AUTHORIZED SIGN. ARCHITECT SIGN

DRAWING TITLE: LAYOUT SUBMISSION DRAWING

DRAWING NO. 001 SCALE: 1 : 350

SEWERAGE SCHEME