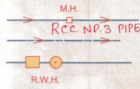


STROM WATER DRAINAGE SCHEME

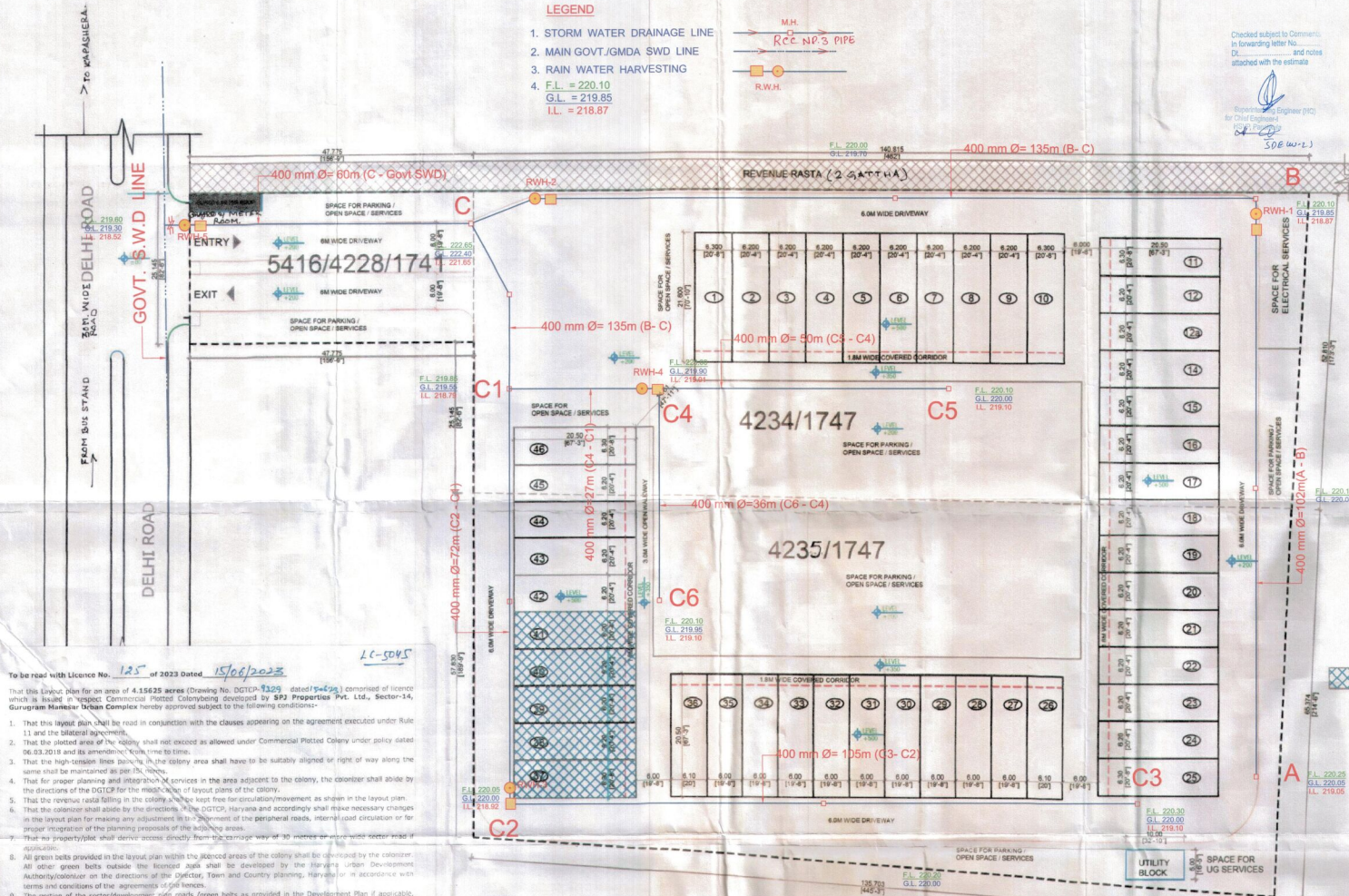
LEGEND

1. STORM WATER DRAINAGE LINE
2. MAIN GOVT./GMDA SWD LINE
3. RAIN WATER HARVESTING
4. F.L. = 220.10
G.L. = 219.85
I.L. = 218.87



Checked subject to Comments
in forwarding letter No. _____
Dated _____ and notes
attached with the estimate

Prepared by Engineer (P)C
for Client Signature
506 (w.r.)



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. DTGCP-1325 dated 15/06/2023) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by SPJ Properties Pvt. Ltd., Sector-34, 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 amendments 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 all the time.
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 DTGCP for the modification of layout plans of the colony.
5. That the revenue road 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 DTGCP, 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 allotted areas of the colony shall be developed by the colonizer. All other green belts outside the fenced 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 agreement of the land.
9. The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the sanctioned area shall be transferred free of cost to the government on the lines of section 10(1)(a) 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. 1533 (I) Dated 14.9.2005 issued by Ministry of Environment and Forest, Government of India before starting the construction/development of the colony 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 HARIDA 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. 12/2/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
15. That the colonizer/owner shall strictly comply with the directives issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SAVITA JINDAL) DTGCP(HR)
(RAJUL SINGHA) ATG(HR)
(SANDIP KUMAR) DTGCP(HR)
(DINESH KUMAR) RAJUL
(P. P. SINGH) DTGCP(HR)
(T.L. SATYAPRAKASH, IAS) DTGCP(HR)

DESCRIPTION	AREA (SQ. MT.)	NO. OF PLOTS	PROPOSED F.A.R.
TOTAL AREA	4.15625	34.89	1.25
NET AREA AVAILABLE FOR DEVELOPMENT	3.5000	29.17	1.25
PROPOSED F.A.R.	1.25	29.17	1.25
PROPOSED F.A.R.	1.25	29.17	1.25
TOTAL NO. OF PLOTS	34.89	34.89	1.25
RATIO OF F.A.R. DISTRIBUTION ON 1.250 MT. OF GROUND COVERAGE	1.250		

PILOT NO.	NO. OF PLOTS	PROPOSED F.A.R.	PROPOSED F.A.R.
1	1	1.25	1.25
2	1	1.25	1.25
3	1	1.25	1.25
4	1	1.25	1.25
5	1	1.25	1.25
6	1	1.25	1.25
7	1	1.25	1.25
8	1	1.25	1.25
9	1	1.25	1.25
10	1	1.25	1.25
11	1	1.25	1.25
12	1	1.25	1.25
13	1	1.25	1.25
14	1	1.25	1.25
15	1	1.25	1.25
16	1	1.25	1.25
17	1	1.25	1.25
18	1	1.25	1.25
19	1	1.25	1.25
20	1	1.25	1.25
21	1	1.25	1.25
22	1	1.25	1.25
23	1	1.25	1.25
24	1	1.25	1.25
25	1	1.25	1.25
26	1	1.25	1.25
27	1	1.25	1.25
28	1	1.25	1.25
29	1	1.25	1.25
30	1	1.25	1.25
31	1	1.25	1.25
32	1	1.25	1.25
33	1	1.25	1.25
34	1	1.25	1.25
35	1	1.25	1.25
36	1	1.25	1.25
37	1	1.25	1.25
38	1	1.25	1.25
39	1	1.25	1.25
40	1	1.25	1.25
41	1	1.25	1.25
42	1	1.25	1.25
43	1	1.25	1.25
44	1	1.25	1.25
45	1	1.25	1.25
46	1	1.25	1.25
47	1	1.25	1.25
48	1	1.25	1.25
49	1	1.25	1.25
50	1	1.25	1.25
51	1	1.25	1.25
52	1	1.25	1.25
53	1	1.25	1.25
54	1	1.25	1.25
55	1	1.25	1.25
56	1	1.25	1.25
57	1	1.25	1.25
58	1	1.25	1.25
59	1	1.25	1.25
60	1	1.25	1.25
61	1	1.25	1.25
62	1	1.25	1.25
63	1	1.25	1.25
64	1	1.25	1.25
65	1	1.25	1.25
66	1	1.25	1.25
67	1	1.25	1.25
68	1	1.25	1.25
69	1	1.25	1.25
70	1	1.25	1.25
71	1	1.25	1.25
72	1	1.25	1.25
73	1	1.25	1.25
74	1	1.25	1.25
75	1	1.25	1.25
76	1	1.25	1.25
77	1	1.25	1.25
78	1	1.25	1.25
79	1	1.25	1.25
80	1	1.25	1.25
81	1	1.25	1.25
82	1	1.25	1.25
83	1	1.25	1.25
84	1	1.25	1.25
85	1	1.25	1.25
86	1	1.25	1.25
87	1	1.25	1.25
88	1	1.25	1.25
89	1	1.25	1.25
90	1	1.25	1.25
91	1	1.25	1.25
92	1	1.25	1.25
93	1	1.25	1.25
94	1	1.25	1.25
95	1	1.25	1.25
96	1	1.25	1.25
97	1	1.25	1.25
98	1	1.25	1.25
99	1	1.25	1.25
100	1	1.25	1.25

PILOT NO.	PILOT SIZE	PILOT AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA
1	0.01	0.01	1	0.01
2	0.01	0.01	1	0.01
3	0.01	0.01	1	0.01
4	0.01	0.01	1	0.01
5	0.01	0.01	1	0.01
6	0.01	0.01	1	0.01
7	0.01	0.01	1	0.01
8	0.01	0.01	1	0.01
9	0.01	0.01	1	0.01
10	0.01	0.01	1	0.01
11	0.01	0.01	1	0.01
12	0.01	0.01	1	0.01
13	0.01	0.01	1	0.01
14	0.01	0.01	1	0.01
15	0.01	0.01	1	0.01
16	0.01	0.01	1	0.01
17	0.01	0.01	1	0.01
18	0.01	0.01	1	0.01
19	0.01	0.01	1	0.01
20	0.01	0.01	1	0.01
21	0.01	0.01	1	0.01
22	0.01	0.01	1	0.01
23	0.01	0.01	1	0.01
24	0.01	0.01	1	0.01
25	0.01	0.01	1	0.01
26	0.01	0.01	1	0.01
27	0.01	0.01	1	0.01
28	0.01	0.01	1	0.01
29	0.01	0.01	1	0.01
30	0.01	0.01	1	0.01
31	0.01	0.01	1	0.01
32	0.01	0.01	1	0.01
33	0.01	0.01	1	0.01
34	0.01	0.01	1	0.01
35	0.01	0.01	1	0.01
36	0.01	0.01	1	0.01
37	0.01	0.01	1	0.01
38	0.01	0.01	1	0.01
39	0.01	0.01	1	0.01
40	0.01	0.01	1	0.01
41	0.01	0.01	1	0.01
42	0.01	0.01	1	0.01
43	0.01	0.01	1	0.01
44	0.01	0.01	1	0.01
45	0.01	0.01	1	0.01
46	0.01	0.01	1	0.01
47	0.01	0.01	1	0.01
48	0.01	0.01	1	0.01
49	0.01	0.01	1	0.01
50	0.01	0.01	1	0.01
51	0.01	0.01	1	0.01
52	0.01	0.01	1	0.01
53	0.01	0.01	1	0.01
54	0.01	0.01	1	0.01
55	0.01	0.01	1	0.01
56	0.01	0.01	1	0.01
57	0.01	0.01	1	0.01
58	0.01	0.01	1	0.01
59	0.01	0.01	1	0.01
60	0.01	0.01	1	0.01
61	0.01	0.01	1	0.01
62	0.01	0.01	1	0.01
63	0.01	0.01	1	0.01
64	0.01	0.01	1	0.01
65	0.01	0.01	1	0.01
66	0.01	0.01	1	0.01
67	0.01	0.01	1	0.01
68	0.01	0.01	1	0.01
69	0.01	0.01	1	0.01
70	0.01	0.01	1	0.01
71	0.01	0.01	1	0.01
72	0.01	0.01	1	0.01
73	0.01	0.01	1	0.01
74	0.01	0.01	1	0.01
75	0.01	0.01	1	0.01
76	0.01	0.01	1	0.01
77	0.01	0.01	1	0.01
78	0.01	0.01	1	0.01
79	0.01	0.01	1	0.01
80	0.01	0.01	1	0.01
81	0.01	0.01	1	0.01
82	0.01	0.01	1	0.01
83	0.01	0.01	1	0.01
84	0.01	0.01	1	0.01
85	0.01	0.01	1	0.01
86	0.01	0.01	1	0.01
87	0.01	0.01	1	0.01
88	0.01	0.01	1	0.01
89	0.01	0.01	1	0.01
90	0.01	0.01	1	0.01
91	0.01	0.01	1	0.01
92	0.01	0.01	1	0.01
93	0.01	0.01	1	0.01
94	0.01	0.01	1	0.01
95	0.01	0.01	1	0.01
96	0.01	0.01	1	0.01
97	0.01	0.01	1	0.01
98	0.01	0.01	1	0.01
99	0.01	0.01	1	0.01
100	0.01	0.01	1	0.01

PLOT AREA UNDER MORTGAGE	
10% AREA REQUIRED IN LIEU OF BG OF EDC	588.632
Provided area in lieu of BG EDC	
TOTAL SALE AREA (PLOT NO 37 TO 41) TOTAL F & R 1 10.83%	617.550
PRINCIPAL ARCHITECT:	