

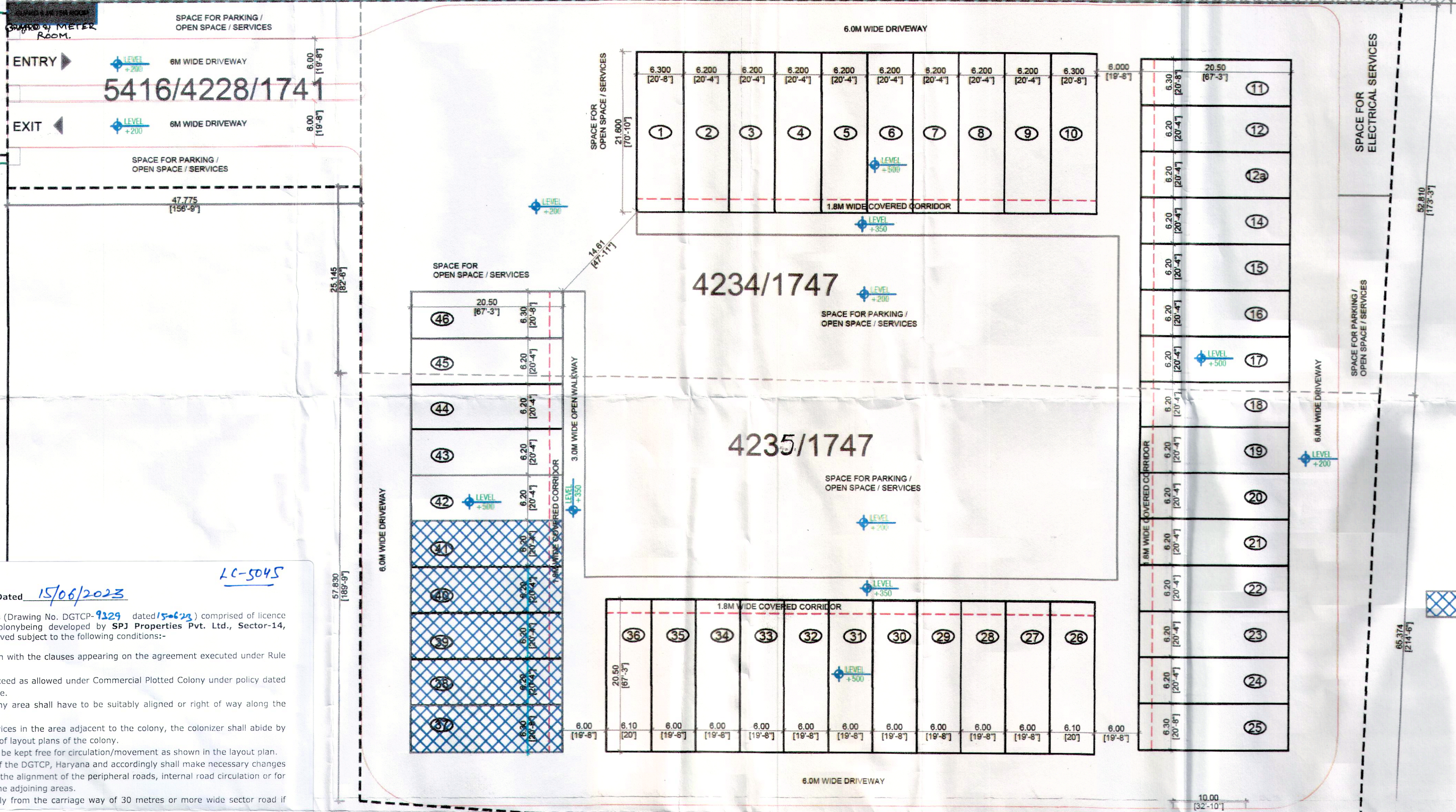
TO KAPASHERA

30M. WIDE DELHI ROAD

FROM BUS STAND

DELHI ROAD

REVENUE RASTA (2 GATHA)



To be read with Licence No. 125 of 2023 Dated 15/06/2023 LC-5045

That this Layout plan for an area of 4.15625 acres (Drawing No. DGTCP-9329 dated 15-6-23) comprised of licence 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:-

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 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 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 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.
10. 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.
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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SAVITA JINDAL) DTP(HQ) (SANJAY KUMAR) STP(HQ) (P. P. SINGH) CTP(HR) (T.L. SATYAPRAKASH, IAS) DGTCP(HR)
 (RAHUL SINGHA) ATP(HQ) (DINESH RUMAR) PA(HQ)

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		4.15625	16819.720
PERMISSIBLE GROUND COVERAGE	35.00%	1.45469	5886.902
PROPOSED GROUND COVERAGE			25227.086
PROPOSED F.A.R.	149.985		25227.086
TOTAL NO. OF PLOTS			46
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			4.2857

PLOTS SUMMARY			
PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R.
1	1	136.08	583.200
2-9	8	1071.36	4591.543
10	1	136.08	583.200
11	1	129.15	553.500
12-24	13	2652.30	7061.286
25	1	129.15	553.500
26	1	125.05	535.979
27-35	9	1107.00	4744.286
36	1	125.05	535.979
37	1	129.15	553.500
38-45	8	1016.80	4357.714
46	1	129.15	553.500
TOTAL	46	5886.320	25227.086
FACTOR		35.00%	1.500
BALANCE			2.495

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.			
UTILITY BLOCK	SIZE	AREA (SQ.MT.)	TOTAL AREA
UTILITY BLOCK	5.000 X 10.000	50.000	50.000

PLOT AREA DETAIL			
PLOT NO.	SIZE	AREA (SQ.MT.)	TOTAL AREA
1	6.30 X 21.60	136.08	136.08
2-9	6.30 X 21.60	136.08	1071.36
10	6.30 X 21.60	136.08	136.08
11	6.30 X 20.50	129.15	129.15
12-24	6.30 X 20.50	129.15	1652.30
25	6.30 X 20.50	129.15	129.15
26	6.10 X 20.50	125.05	125.05
27-35	6.10 X 20.50	125.05	1107.00
36	6.10 X 20.50	125.05	125.05
37	6.30 X 20.50	129.15	129.15
38-45	6.20 X 20.50	127.10	1016.80
46	6.30 X 20.50	129.15	129.15
TOTAL		46	5886.32

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 27 TO 41) TOTAL F.A.R. 10.83%

PRINCIPAL ARCHITECT:

ACPL ISO 9001:2015
 Architecture Management Planning

ACPL Design Ltd E-24 South Extension -II -11 24622195
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CLIENT:-
SPJ PROPERTIES PVT LTD
 A-11 PITAMPURA
 NEW DELHI -110034

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

For SPJ PROPERTIES PVT LTD
 Authorised Sign./Director

Ar. KAPIL SINGH
 Regn. No. 110048/2015
 of Architecture CA/21/03/21608
 ARCHITECT SIGN

DRAWING TITLE:
 LAYOUT SUBMISSION DRAWING

DRAWING NO. 001 SCALE: 1 : 350