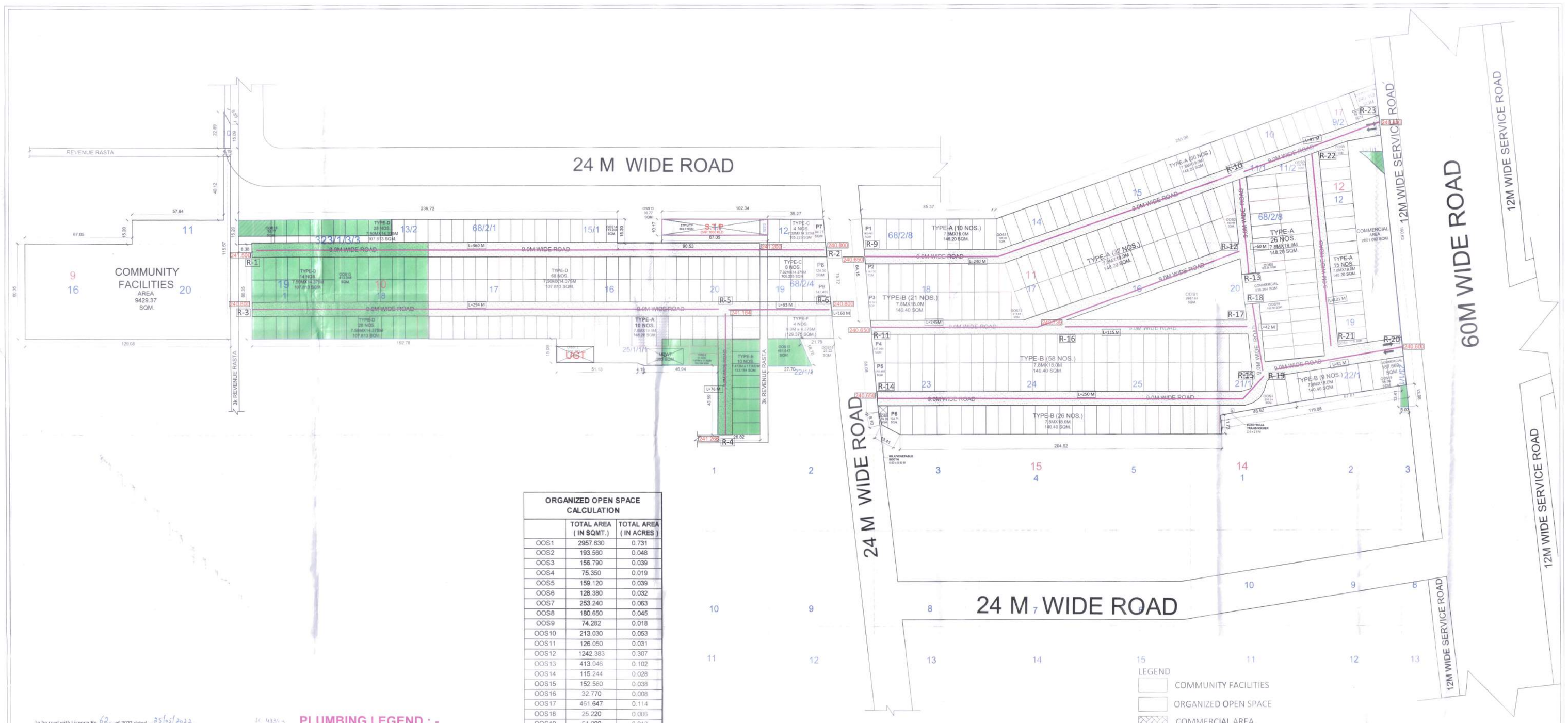
Roads



ORGANIZED OPEN SPACE CALCULATION		
	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
OOS1	2957.630	0.731
OOS2	193.560	0.048
OOS3	156.790	0.039
OOS4	75.350	0.019
OOS5	159.120	0.039
OOS6	128.380	0.032
OOS7	253.240	0.063
OOS8	180.650	0.045
OOS9	74.282	0.018
OOS10	213.030	0.053
OOS11	126.050	0.031
OOS12	1242.383	0.307
OOS13	413.046	0.102
OOS14	115.244	0.028
OOS15	152.560	0.038
OOS16	32.770	0.008
OOS17	461.647	0.114
OOS18	25.220	0.006
OOS19	54.000	0.013
OOS20	57.000	0.014
TOTAL	7071.952	1.74752

LEGEND

- COMMUNITY FACILITIES
- ORGANIZED OPEN SPACE
- COMMERCIAL AREA
- 50.002 % FROZEN PLOTS
- 2.69097 ACRES ADDITIONAL LICENSE
- PLOTS REVISION IN ADDITIONAL LICENSE

To be read with Licence No. 69 of 2022 dated 25/05/2022

This site Layout plan for an additional area measuring 2.69097 acres in already licenced granted Affordable Residential Plotted Colony area measuring 20.60902 acres (License No. 68 of 2021 dated 16.09.2021) total 23.29999 acres (Drawing no. DTCP- 65526 dated 25-05-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Suposhaa Realcon Pvt. Ltd. in Sector-61, Gurugram Manesar Urban Complex is 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 60% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site at all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
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 DTCP 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 DTCP, 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 area.
7. That no property plot shall derive access directly from the carriage way of 30 metres or wider 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/Municipal as the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible FAR under commercial use shall be deemed to be open space.
12. 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)(ii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.02.2016.
18. 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 21.01.2016 issued by Haryana Government Renewable Energy Department.
19. 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.

(RAKESH BANSAL) ATP (HQ) | (ANIT MADHOLIA) DTP (HQ) | (HITESH SHARMA) STP (IA) HQ | (P.P. [illegible]) [illegible] (HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)

PLUMBING LEGEND : -

S.NO	DESCRIPTION	SYMBOL
1.	9.0M WIDE ROAD	

MATERIAL STATEMENT OF ROAD				
				WIDE(m)
S.NO	NODE	WIDE(m)	LENGTH(m)	9
1	R1-R2	9	360	360
2	R3-R5	9	294	294
3	R4-R5	9	76	76
4	R5-R6	9	63	63
5	R9-R10	9	240	240
6	R11-R12	9	245	245
7	R10-R13	9	60	60
8	R14-15	9	250	250
9	R16-17	9	115	115
10	R18-19	9	42	42
11	R19-20	9	81	81
12	R21-22	9	121	121
13	R10-23	9	91	91
			LENGTH	2038
			Total Length in mtr.	2038
			Add 5% for Curve	102
			TOTAL LENGTH	2140

23.29999 ACRES	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQMT.	%	ACRES	SQMT.	%
EXISTING LICENCED AREA (A)	20.60902	83401.736				
ADDINTIONAL LICENCED AREA (B)	2.69097	10889.968				
NET LAND AREA (A+B)	23.29999	94291.704				
ORGANIZED OPEN SPACE ((Calculated on net balance area)	1.74750	7071.878	7.50	1.74752	7071.952	7.5001
COMMUNITY FACILITIES (Calculated on net balance area)	2.33000	9429.170	10.00	2.33005	9429.370	10.0002
COMMERCIAL AREA (Calculated on net balance area)	0.93200	3771.668	4.00	0.93094	3767.377	3.995
AREA UNDER PLOTS (Calculated on net balance area)	14.21301	57517.939	61.00	13.39126	54192.411	57.473
TOTAL RESL & COMM. AREA (Calculated on net balance area)	15.14502	61289.608	65.00	14.32220	57959.788	61.469
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		310.67	
ACHIEVED DENSITY @18 PERSON PER PLOT	321.37	PPA	ACHIEVED PLOTS		416	

DETAIL OF PLOTS						
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT IN SQMT.	NO OF PLOTS	TOTAL AREA IN SQMT.
1	A	7.800	19.000	148.200	128	18969.600
2	B	7.800	18.000	140.400	114	16005.600
3	C	7.320	14.375	105.225	12	1262.700
4	D	7.500	14.375	107.813	138	14878.125
5	E	7.473	17.822	133.184	11	1465.022
6	F	9.000	14.375	129.375	4	517.500
7	P1	{ (6.557+6.227)/2 X 18.0 }		140.445	1	140.445
8	P2	{ (7.132+5.649)/2 X 18.0 }		114.130	1	114.130
9	P3	{ (4.0+5.649)/2 X 18.0 }		85.649	1	85.649
10	P4	{ (8.0+7.386)/2 X 18.0 }		147.987	1	147.987
11	P5	{ (5.847+7.396)/2 X 18.0 }		119.465	1	119.465
12	P6	{ 7.8 X (18.0+13.919)/2 }		124.710	1	124.710
13	P7	{ (7.331+5.957)/2 X 14.375 }		94.710	1	94.710
14	P8	{ (8.015 +9.279)/2 X 14.375 }		124.300	1	124.300
15	P9	{ (10.542 +9.279)/2 X 14.375 }		142.469	1	142.469
	TOTAL				416	54192.411

DETAIL OF 50 % FROZEN PLOTS AS PER POLICY						
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT IN SQMT.	NO OF PLOTS	TOTAL AREA IN SQMT.
1	A	7.800	19.000	148.200	73	10818.600
2	B	7.800	18.000	140.400	67	9406.800
3	D	7.500	14.375	107.813	42	4528.125
4	E	7.473	17.822	133.184	11	1465.022
5	F	9.000	14.375	129.375	4	517.500
6	P7	{ (7.331+5.957)/2 X 14.375 }		94.710	1	94.710
7	P8	{ (8.015 +9.279)/2 X 14.375 }		124.300	1	124.300
8	P9	{ (10.542 +9.279)/2 X 14.375 }		142.469	1	142.469
		TOTAL =			200	27097.526

MILK/ VEGETABLE BOOTH					
	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
	5.00	5.500	27.500	1	27.500

Checked subject to comments in forwarding letter No. 1263 PF Dt. 26/07/22 and as attached with the estimate

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

25/7/2022

PROJECT NAME & ADDRESS

LAYOUT PLAN OF PROPOSED AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN SECTOR-61, GURUGRAM (HR.). LAND MEASURING 23.29999 ACRES. BEING DEVELOPED BY SUPOSHAA REALCON PRIVATE LIMITED.

OWNER'S NAME

M/s. SUPOSHAA REALCON PRIVATE LIMITED.

DRAWING TITLE

ROAD LAYOUT
LAYOUT PLAN

AUTHORIZED SIGNATORY

Suposhaa Realcon Private Limited
Authorised Signatory

For Service Plan Estimate Only
Executive Engineer
HSVP Divn.
Gurugram

ARCHITECT SIGNATURE

RAJIV GANDHI
ARCHITECT
LIC. No.-CA / 91 / 13852

DATE:

SHEET- 01 OF 01

SCALE 1:125

NORTH

N

Superintending Engineer,
HSVP Circle, Gurugram