

AREA DETAIL				
DESCRIPTION	FACTOR	ACRES	SQ. MT.	
TOTAL AREA		9.10225	35811.22	
PERMISSIBLE G.C.	35.00%	3.187	12399.07	
PERMISSIBLE F.A.R.	1.800		15277.16	
PROPOSED G.C.	35.00%		3194.01	
PROPOSED F.A.R.	1.800		15277.16	
TOTAL NO. OF PLOTS			111	
RATIO OF F.A.R. DISTRIBUTION ON 1.8 S.Q.M.T. OF GROUND COVERAGE			4.135	

BLOCK SUMMARY					
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PERMISSIBLE F.A.R.	ACHIEVED F.A.R.
BLOCK-A	01-030	31	35.00%	1890.716	3584.016
BLOCK-B	01-040	40	47.77000	2004.857	1984.254
BLOCK-C	01-020	20	27.64000	1180.453	1131.154
BLOCK-D	01-010	10	11.14000	480.000	480.739
TOTAL		101	120.55000	5927.826	5844.103
FACTOR			35.00%	1.500	1.477

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.			
UTILITY BLOCK	PLOT SIZE	AREA (SQ.MT.)	TOTAL AREA
U-1	6.000 X 14.000	84.000	84.000

BLOCK-A AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
A1-AB	8.000 X 17.000	136.000	38	4332.000
TOTAL				4332.000

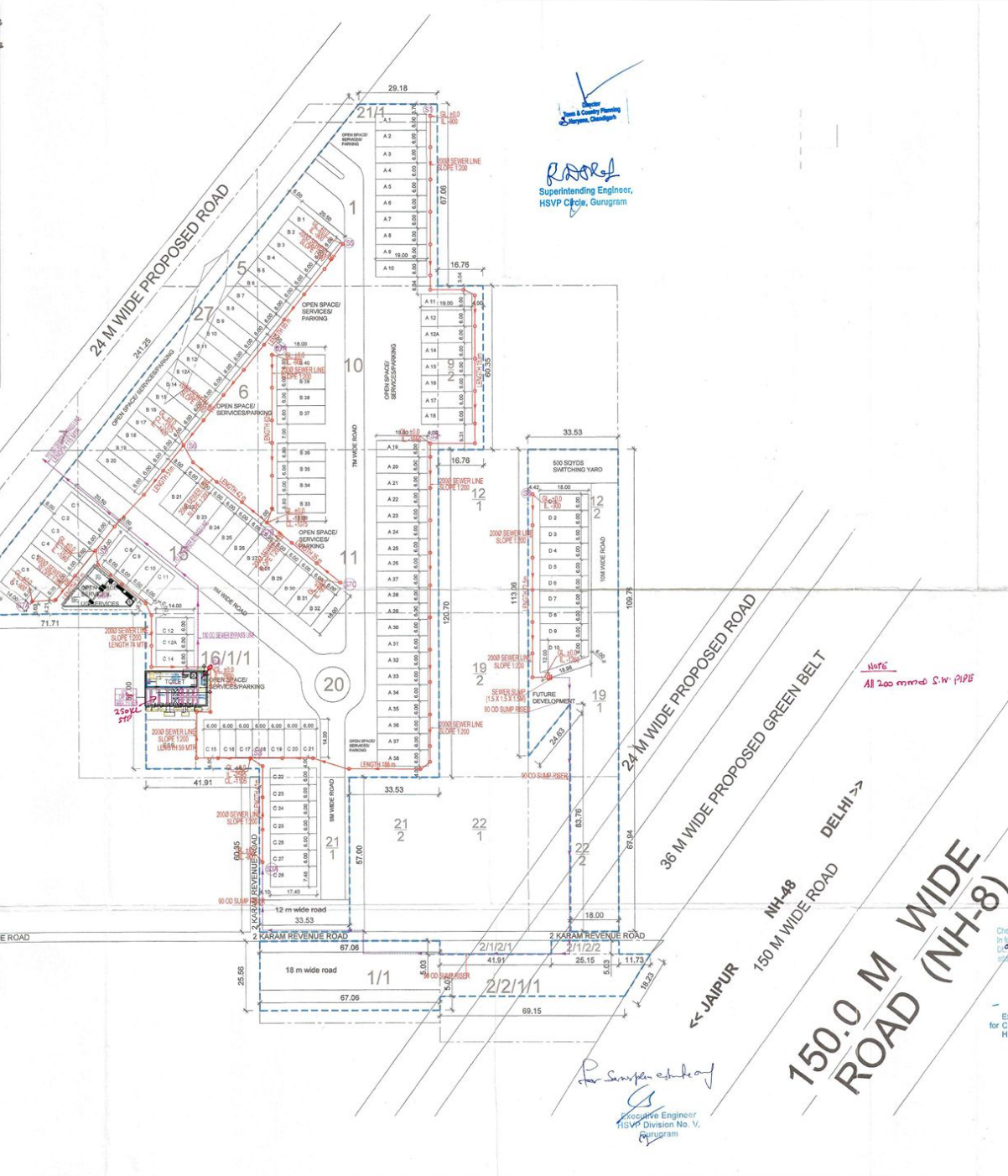
BLOCK-B AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
B1-AD	8.000 X 20.000	160.000	20	2400.000
B2-BD	8.000 X 18.000	144.000	12	1728.000
B3-B3, B3B, B3B3	8.000 X 18.000	144.000	4	432.000
B3, B3B, B3B3, B3B3	8.000 X 18.000	144.000	4	432.000
TOTAL				4896.000

BLOCK-C AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
C1-CE	8.000 X 20.000	160.000	20	2400.000
C2-C2	8.000 X 14.000	112.000	15	1512.000
C3-C3	8.000 X 17.000	136.000	1	136.000
C4	7.476 X 17.400	130.089	1	130.089
TOTAL				5748.089

BLOCK-D AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
D1-D2	8.000 X 11.800	94.400	9	972.000
D3	10-130 X 8.000	104.000	1	104.000
TOTAL				1134.000



Director  
Town & Country Planning  
Haryana  
Superintending Engineer,  
HSPV Circle, Gurugram

- To be read with Licence No. 241 of 2023 Dated. 07/11/2023
- That this Layout plan for an area measuring 9.10225 acres (Drawing No. DGTCPC-9779 dated 12/11/2023) comprised of license which is issued in respect Commercial Plotted Colony being developed by SEWAK DEVELOPERS PVT. LTD. and other in collaboration with Emaar India Ltd, Sector-83, 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 DGTCPC 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 DGTCPC, 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 area 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 license.
  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 lines of section 30(2)(ii) of the Act No.8 of 1975.
  10. That the colonizer shall obtain the Clearance/MOC 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.22/2005-Spower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARESH SHARMA) DTP(HQ)  
(HETESH SHARMA) STP(M)HQ  
(P. SINGH) P. (HR)  
(S.T. SATYAPRAKASH JAS) DCTC(HR)  
(PANKAJ BENEWAL) ATP(HQ)  
(DINESH KUMAR) PAC(HQ)

KEY PLAN

PRINCIPAL ARCHITECT:



ACPL Design Ltd

PROJECT:  
COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10225 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA SECTOR 83 GURUGRAM BEING DEVELOPED BY SEWAK DEVELOPERS PVT. LTD & OTHERS IN COLLABORATION WITH MAE EMAAR INDIA LTD.



DRAWING TITLE:

LAYOUT PLAN  
SEWERAGE SCHEME

DRAWING NO. 101 S-1 SCALE: 1 : 750

Checked/Submitted to  
04/11/2023  
07/11/2023

Executive Engineer (M)  
for Chief Engineer  
HSPV Division No. V,  
Gurugram



Executive Engineer  
HSPV Division No. V,  
Gurugram

36 M WIDE PROPOSED GREEN BELT  
150 M WIDE ROAD NH-8  
150.0 M WIDE ROAD (NH-8)  
DELHI >>  
← JAIPUR

Note  
All 200 mm dia S.W. PIPE