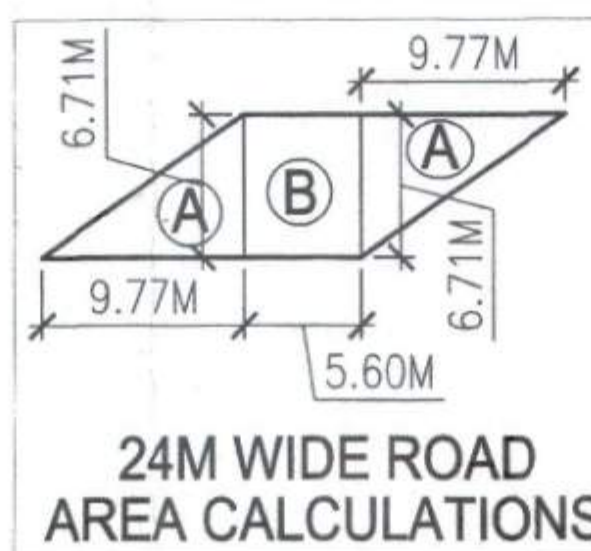


PLOTS AREA CALCULATION						
S.NO	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA/PLOT IN SQM.	NO OF PLOTS	TOTAL AREA (SQM)
1	1-4	8.90	20.000	178.00	4	712.00
2	5	AS/PLAN		419.80	1	419.80
3	11	AS/PLAN		313.80	1	313.80
4	6-10, 13-27	11.00	26.00	286.00	20	5720.00
5	12	AS/PLAN		384.00	1	384.00
6	28	AS/PLAN		403.56	1	403.56
7	29	AS/PLAN		258.18	1	258.18
8	30-35	8.50	18.00	153.00	6	918.00
9	36	AS/PLAN		157.38	1	157.38
10	37-42, 45-51	9.00	21.05	189.45	13	2462.85
11	43	AS/PLAN		239.46	1	239.46
12	44	AS/PLAN		204.61	1	204.61
13	52-56	12.00	35.055	420.66	5	2103.30
14	57-59	9.45	20.00	189.00	3	567.00
15	60	9.45	23.00	217.35	1	217.35
16	61	AS/PLAN		208.80	1	208.80
17	62	AS/PLAN		157.57	1	157.57
18	63	AS/PLAN		186.28	1	186.28
19	64	AS/PLAN		129.67	1	129.67
20	TOTAL				64	15763.61
	COMMERCIAL	AS/PLAN		1365.00	1	1365.00
	TOTAL FAR UTILIZATION					33574.72

NILP AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		10.05625	40696.165
2	PERMISSIBLE F.A.R @ 1.25		12.57031	50870.207
3	ACHIEVED/PROPOSED FAR 0.825		8.29650	33574.720
4	MAX. PERMISSIBLE AREA UNDER PLOTTING	51%	5.12869	20755.044
5	PROPOSED AREA UNDER PLOTTING	38.73%	3.89528	15763.610
6	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	1.00563	4069.617
7	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	1.00572	4070.000
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.40225	1627.847
9	PROPOSED AREA UNDER COMMERCIAL	3.35%	0.33730	1365.000
10	MAX. PERMISSIBLE AREA UNDER A.G.H	10%	1.00563	4069.617
11	PROPOSED AREA UNDER A.G.H	10%	1.00563	4069.650
12	REQUIRED MIN. AREA UNDER GREEN (2.5 SQMT/PERSON @ 64 PLOTS) OF PLOTTED DEVELOPMENT		0.53375	2160.000
13	PROVIDED GREEN AREA		0.8080	3270.000
14	PROPOSED POPULATION UNDER PLOTTING	64 X 13.5	864	PERSONS

24M WIDE ROAD AREA CALCULATION					
S.NO	WIDTH IN M.	LENGTH IN M.	AREA/PLOT IN SQM.	Nos.	TOTAL AREA (SQM)
A	1/2 (9.77 X 6.71)		32.78	2	65.56
B	5.60	6.710	37.58	1	37.58
TOTAL					103.13



PROJECT: M/s SPITI TOWNSHIP LLP & OTHERS			
SUBJECT: DOMESTIC WATER SUPPLY SHEET			
S. No.	Line Designation	Size of Pipe Provided mm	Length of pipe metres
1	WTP	150	25
2	1	100	38
3	2	100	40
4	1	100	16
5	4	100	15
6	5	100	38
7	4	100	45
8	7	100	10
9	7	100	26
10	8	100	10
11	10	100	26
12	10	100	93
13	11	100	32
14	12	100	50
15	13	100	40
16	14	100	34
17	13	100	10
18	16	100	10
19	17	100	43
20	18	100	10
21	19	100	43
22	12	100	54
23	20	100	23
24	21	100	70
25	22	100	36
26	23	100	22
27	24	100	36
28	24	100	14
29	25	100	22
30	21	100	133
TOTAL FOR 100 DIA			1039
TOTAL FOR 150 DIA			25
TOTAL PIPING			1064
SAY			1070
MUNICIPAL LINE			
1	1a - UGT	100	127
TOTAL PIPE 100 DIA (SAY)			130
TUBEWELL LINE			
1	TW1-1	100	66
2	TW1-2	100	36
TOTAL PIPE 100 DIA (SAY)			102

To be read with Licence No. 171 of 2023 Dated 24/08/2023

That this Layout plan for an area of 10.05625 acres (Drawing No. 9518 Dated 24-08-23) comprised of licence which is issued in respect of Residential Plotted Colony (under NILP) being developed by Spiti Township LLP, in the revenue estate of village Gopalpur, Sector-99A, Gurugram hereby approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed as allowed under NILP policy 2016.
- That the demarcation plans as per site of all the Residential, Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCPL for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DGTCPL, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement of the licences.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
- That the coloniser 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- 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.
- That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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.

(S.K. SEHRAWAT)
DTP (HQ)(HITESH SHARMA)
STP (HQ)(R.P. SINGH)
CTP (HR)(T.L. SATYAPRAKASH, IAS)
DGTCPL (HR)(RAJAT CHAUHAN)
ATP (HQ)(RAJESH DUTT)
JD (HQ)

LAYOUT PLAN FOR DOMESTIC WATER SUPPLY SYSTEM (01)

LAYOUT PLAN OF LAND MEASURING 10.05625 AT VILL: GOPALPUR, SECTOR-99A, GURUGRAM, HARYANA UNDER NEW INTEGRATED LICENSING POLICY TO BE DEVELOPED BY
1). M/S SPITI TOWNSHIP LLP,
2). CHLORIS REAL ESTATE LIMITED,
3). UMARAMAN INFRASTRUCTURE PVT. LTD.

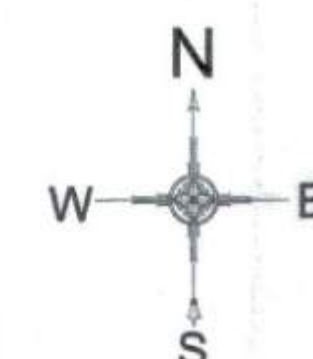
ARCHITECTS:
DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122016,
E-MAIL: info@daparchitects.com, Phone: +91-124-4839474
Architecture Interior Planning Vastu
TITLE :- LAYOUT PLAN
SCALE :- 1:1000
SPITI TOWNSHIP LLP
Authorized Signatory
DAULAT RAM GARG
ARCHITECT
CA/2001/28031
OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

LEGEND	
	COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	9M WIDE DDJAY ROAD
	3M WIDE NILP ROAD
	10% AREA (1.00563 ACRE) OF THE COLONY MARKED FOR PROVISION OF AGH UNDER THE NILP POLICY DATED 11/05/2022

Checked subject to Comments
in forwarding letter No. 195789
DTP/11/05/2023 and notes
attached with the estimate

Supervising Engineer (HQ)
for Chief Engineer-I
HSVP, Gurugram
Date: 24/08/23
Sd/-
S.K. Sehrawat

Director General
Town & Country Planning
Haryana, Chandigarh



To be read with Licence No. 171 of 2023 Dated 24/08/2023

That this Layout plan for an area of 10.05625 acres (Drawing no. 9518 Dated 24-08-23) comprised of licence which is issued in respect of Residential Plotted Colony (under NILP) being developed by Spiti Township LLP. in the revenue estate of village Gopalpur, Sector-99A, Gurugram hereby approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed as allowed under NILP policy 2016.
- That the demarcation plans as per site of all the Residential, Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTC for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DGTC, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement of the licences.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- 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.
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- 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
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- 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.

PROJECT: M/s SPITI TOWNSHIP LLP & OTHERS				
SUBJECT: FLUSHING & GARDEN WATER SUPPLY SHEET				
S. No.	Line Designation	Size of Pipe Provided	Length of pipe	
		mm Dia		
1	STP	1	100	25
2	1	2	100	27
3	1	3	100	25
4	3	4	100	36
5	4	5	100	15
6	5	6	100	45
7	6	7	100	26
8	6	8	100	10
9	8	9	100	26
10	7	9	100	10
11	8	10	100	93
12	10	11	100	22
13	11	12	100	38
14	12	13	100	55
15	12	14	100	12
16	14	15	100	48
17	14	16	100	36
18	16	17	100	33
19	11	26	100	10
20	26	25	100	86
21	16	25	100	10
22	26	18	100	54
23	18	23	100	24
24	23	19	100	70
25	19	20	100	22
26	19	21	100	22
27	21	22	100	48
28	23	24	100	134
TOTAL PIPE OF 100 DIA			1062	
TOTAL PIPE			1062	
Say			1070	

LEGEND	
SYMBOL	DESCRIPTION
	FLUSHING WATER LINE
	CONTROL VALVE
	ROAD LEVEL
	GROUND LEVEL
	INVERT LEVEL
	CONNECTION LEVEL
	GARDEN GYDRANTS

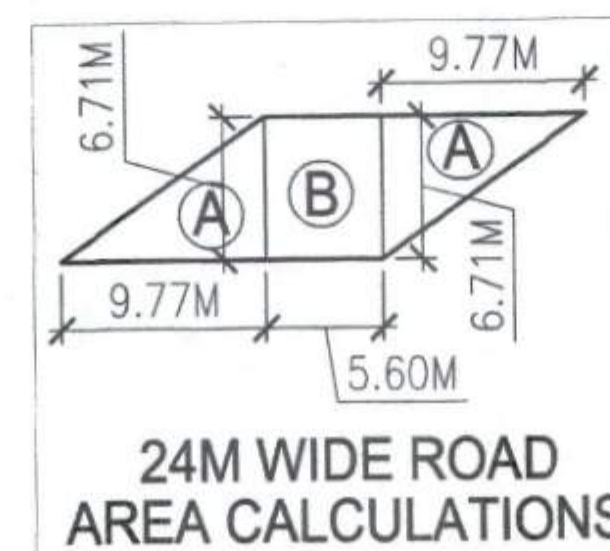
NOTE:
FORMATION LVL 213.00 = 100.00 RL

(S.K. SEHRAWAT)
DTP (HQ)(HITESH SHARMA)
STP (HQ)(P.B. SINGH)
CTP (HR)(T.L. SATYAPRAKASH, IAS)
DGTC (HR)(RAJA CHAUHAN)
ATP (HQ)(RAJESH DUTT)
JD (HQ)

PLOTS AREA CALCULATION						
S.NO	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA/PLOT IN SQM.	NO OF PLOTS	TOTAL AREA. IN (SQM)
1	1-4	8.90	20.000	178.00	4	712.00
2	5	AS/PLAN		419.80	1	419.80
3	11	AS/PLAN		313.80	1	313.80
4	6-10, 13-27	11.00	26.00	286.00	20	5720.00
5	12	AS/PLAN		384.00	1	384.00
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14	57-59	9.45	20.00	189.00	3	567.00
15	60	9.45	23.00	217.35	1	217.35
16	61	AS/PLAN		208.80	1	208.80
17	62	AS/PLAN		157.57	1	157.57
18	63	AS/PLAN		186.28	1	186.28
19	64	AS/PLAN		129.67	1	129.67
20	TOTAL			1365.00	64	15763.61
COMMERCIAL				AS/PLAN	1	1365.00
TOTAL FAR UTILIZATION						33574.72

NILP AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		10.05625	40696.165
2	PERMISSIBLE F.A.R @ 1.25		12.57031	50870.207
3	ACHIEVED/PROPOSED FAR 0.825		8.29650	33574.720
4	MAX. PERMISSIBLE AREA UNDER PLOTTING	51%	5.12869	20755.044
5	PROPOSED AREA UNDER PLOTTING	38.73%	3.89528	15763.610
6	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	1.00563	4069.617
7	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	1.00572	4070.000
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9	PROPOSED AREA UNDER COMMERCIAL	3.35%	0.33730	1365.000
10	MAX. PERMISSIBLE AREA UNDER A.G.H	10%	1.00563	4069.617
11	PROPOSED AREA UNDER A.G.H	10%	1.00563	4069.650
12	REQUIRED MIN. AREA UNDER GREEN (2.5 SQMT/PERSON @ 64 PLOTS) OF PLOTTED DEVELOPMENT		0.53375	2160.000
13	PROVIDED GREEN AREA		0.8080	3270.000
14	PROPOSED POPULATION UNDER PLOTTING	64 X 13.5	864	PERSONS

24M WIDE ROAD AREA CALCULATION					
S.NO	WIDTH IN M.	LENGTH IN M.	AREA/PLOT IN SQM.	Nos.	TOTAL AREA (SQM)
A	1/2 (9.77 X 6.71)		32.78	2	65.56
B	5.60	6.710	37.58	1	37.58
TOTAL					103.13



Only For Service Plan Estimate

Executive Engineer
Haryana Division No. 99A, GurugramChecked subject to Comments
In forwarding letter No. 95559
Dt. 12/07/2023 and notes
attached with the estimateSuperintending Engineer (HQ)
for Chief Engineer
HSVP, GurugramDirector General
Town & Country Planning
Haryana, ChandigarhSuperintending Engineer,
HSVP Circle, Gurugram

LEGEND	
	COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	9M WIDE DDJAY ROAD
	3M WIDE NILP ROAD
	10% AREA (1.00563 ACRE) OF THE COLONY MARKED FOR PROVISION OF AGH UNDER THE NILP POLICY DATED 11/05/2022

LAYOUT PLAN FOR FLUSHING WATER SUPPLY SYSTEM (02)

LAYOUT PLAN OF LAND MEASURING 10.05625 AT VILL: GOPALPUR, SECTOR-99A, GURUGRAM, HARYANA UNDER NEW INTEGRATED LICENSING POLICY TO BE DEVELOPED BY
1) M/S SPITI TOWNSHIP LLP,
2) CHLORIS REAL ESTATE LIMITED,
3) UMARAMAN INFRASTRUCTURE PVT. LTD.

ARCHITECTS:

DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122016,
E-MAIL: info@dparchitects.com, Phone: +91-124-4839474

TITLE: LAYOUT PLAN

SCALE: 1:1000

SPITI TOWNSHIP LLP DAULAT RAM GARG
CA 2001/28031

Authorized Signatory

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

GURGAON - MANESAR
URBAN COMPLEX - 2031 AD

FINAL DEVELOPMENT PLAN FOR CONTROLLED AREAS
DENOTED ON DRG.NO.-D.T.P.(G)1936 DATED 16.04.2010
UNDER SECTION 5 (7) OF ACT NO. 41 OF 1963

LEGEND:-

- [illegible]

- 11

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SCALE:- 1:50000
IN ORIGINAL DRG. ONLY

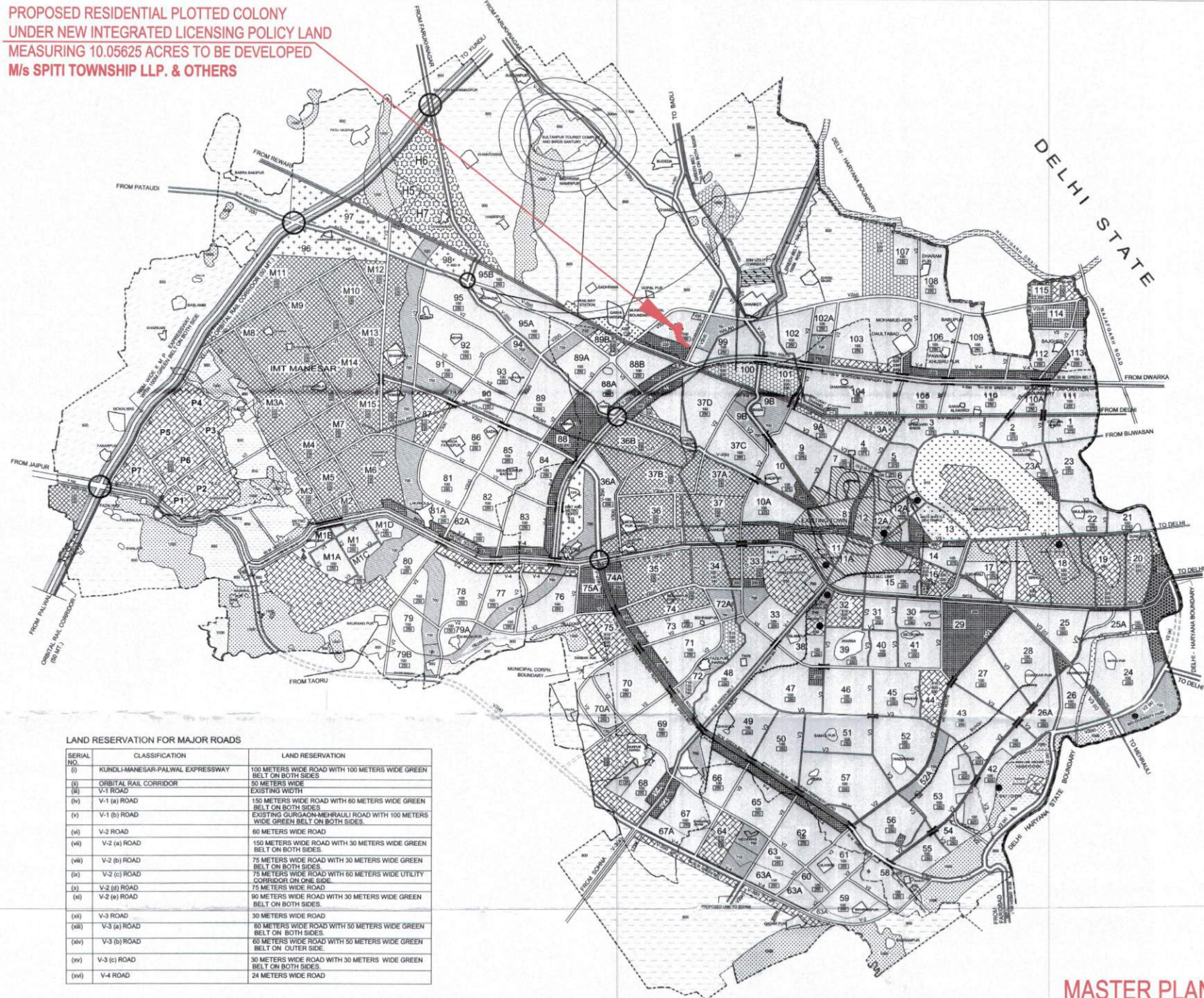
DRAWING NO DTP(G) 2104/2012 DATED 09.11.2012

HOSHIAR SINGH

ATOR
ARYANA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA

**PROPOSED RESIDENTIAL PLOTTED COLONY
UNDER NEW INTEGRATED LICENSING POLICY LAND
MEASURING 10.05625 ACRES TO BE DEVELOPED
M/s SPITI TOWNSHIP LLP. & OTHERS**

LAND RESERVATION FOR MAJOR ROADS

SERIAL NO.	CLASSIFICATION	LAND RESERVATION
(i)	KUNDLI-MANESAR-PALWAL EXPRESSWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
(ii)	ORBITAL RAIL CORRIDOR	50 METERS WIDE
(iii)	V-1 ROAD	EXISTING WIDTH
(iv)	V-1 (a) ROAD	150 METERS WIDE ROAD WITH 80 METERS WIDE GREEN BELT ON BOTH SIDES
(v)	V-1 (b) ROAD	EXISTING GURGAON-MEHRALI ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
(vi)	V-2 ROAD	60 METERS WIDE ROAD
(vii)	V-2 (a) ROAD	150 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
(viii)	V-2 (b) ROAD	75 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
(ix)	V-2 (c) ROAD	75 METERS WIDE ROAD WITH 60 METERS WIDE UTILITY CORRIDOR ON ONE SIDE
(x)	V-2 (d) ROAD	75 METERS WIDE ROAD
(xi)	V-2 (e) ROAD	90 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
(xii)	V-3 ROAD	30 METERS WIDE ROAD
(xiii)	V-3 (a) ROAD	60 METERS WIDE ROAD WITH 50 METERS WIDE GREEN BELT ON BOTH SIDES
(xiv)	V-3 (b) ROAD	60 METERS WIDE ROAD WITH 50 METERS WIDE GREEN BELT ON OUTER SIDE
(xv)	V-3 (c) ROAD	30 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
(xvi)	V-4 ROAD	24 METERS WIDE ROAD

MASTER PLAN

To be read with Licence No. 171 of 2023 Dated 24/08/2023

That this Layout plan for an area of 10.05625 acres (Drawing no. 9518 Dated 24-08-23) comprised of licence which is issued in respect of Residential Plotted Colony (under NILP) being developed by Spiti Township LLP, in the revenue estate of village Gopalpur, Sector-99A, Gurugram hereby approved subject to the following conditions:-

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17. 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.
18. 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.

(S.K. SEHRAWAT)
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STP (HQ)(P. P. SINGH)
CTP (HR)(T.L. SATYAPRAKASH, IAS)
DGTP (HR)(RAJAT CHAUHAN)
ATP (HQ)(RAJESH DUTT)
JD (HQ)

PROJECT: M/s SPITI TOWNSHIP LLP & OTHERS

SUBJECT: ROAD AREA

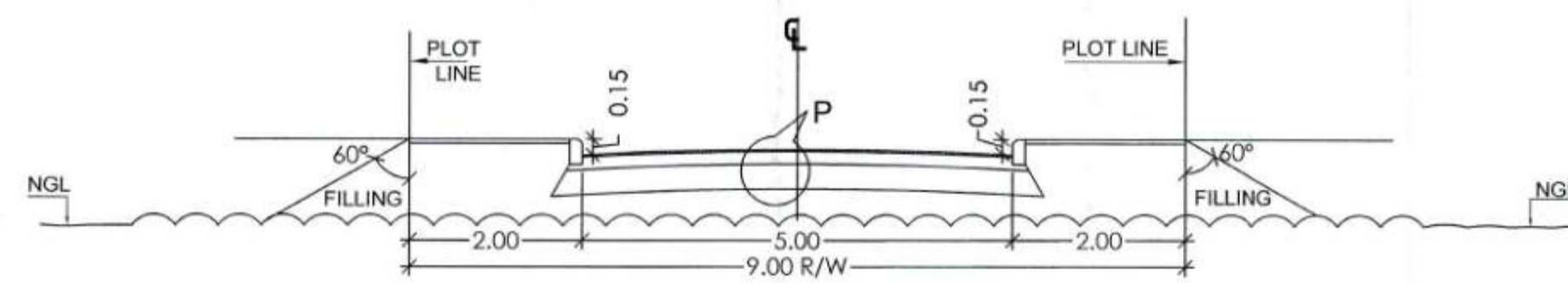
S. NO	ROAD NO	ROAD LENGTH IN M	ROAD WIDTH (CARPETED) IN M	AREA IN SQM
1	1 - 2	95.00	5.00	570.0
2	3 - 4	32.00	5.00	192.0
3	5 - 7	61.00	5.00	366.0
4	6 - 7	87.00	5.00	522.0
5	7 - 8	43.00	5.00	258.0
6	9 - 11	139.00	7.00	973.0
7	10 - 12	155.00	7.00	1085.0
8	14 - 16	110.00	7.00	770.0
9	13 - 15	117.00	7.00	819.0
10	TOTAL	839.00		5555.0

LENGTH OF KERB STONE 1678

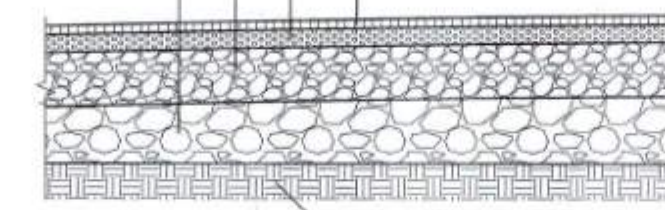
LEGEND	DESCRIPTION
	STREET LIGHT
	NILP ROAD
	EXISTING 9M WIDE ROAD UNDER DDJAY

NOTE:
FORMATION LVL 213.00 = 100.00 RL

SECTION FOR 9M R/W ROAD



200MM GRANULAR SURFACE
250MM WATER MIX MACADAM
50MM DBM
25MM BC

DETAIL-P
ROLLED SUBGRADE

DDJAY

PLOTS AREA CALCULATION

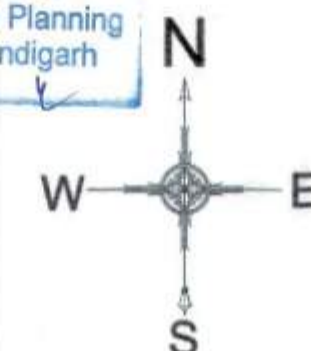
S.NO	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA/PLOT IN SQM.	NO OF PLOTS	TOTAL AREA. (SQM)	FAR %	TOTAL FAR. IN (SQM)
1	1 - 4	8.90	20.000	178.00	4	712.00	2.00	1424.00
2	5	AS/PLAN		419.80	1	419.80	2.00	839.60
3	11	AS/PLAN		313.80	1	313.80	2.00	627.60
4	6 - 10, 13 - 27	11.00	26.00	286.00	20	5720.00	2.00	11440.00
5	12	AS/PLAN		384.00	1	384.00	2.00	768.00
6	28	AS/PLAN		403.56	1	403.56	2.00	807.12
7	29	AS/PLAN		258.18	1	258.18	2.00	516.36
8	30 - 35	8.50	18.00	153.00	6	918.00	2.00	1836.00
9	36	AS/PLAN		157.38	1	157.38	2.00	314.76
10	37 - 42, 45 - 51	9.00	21.05	189.45	13	2462.85	2.00	4925.70
11	43	AS/PLAN		239.46	1	239.46	2.00	478.92
12	44	AS/PLAN		204.61	1	204.61	2.00	409.22
13	52 - 56	12.00	35.055	420.66	5	2103.30	2.00	4206.60
14	57 - 59	9.45	20.00	189.00	3	567.00	2.00	1134.00
15	60	9.45	23.00	217.35	1	217.35	2.00	434.70
16	61	AS/PLAN		208.80	1	208.80	2.00	417.60
17	62	AS/PLAN		157.57	1	157.57	2.00	315.14
18	63	AS/PLAN		186.28	1	186.28	2.00	372.56
19	64	AS/PLAN		129.67	1	129.67	2.00	259.34
20	TOTAL				64	15763.61		31527.22
	COMMERCIAL	AS/PLAN		1365.00	1	1365.00	1.50	2047.50
	TOTAL FAR UTILIZATION							33574.72

NILP AREA CALCULATION

S.NO	DISCRPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		10.05625	40696.165
2	PERMISSIBLE F.A.R @ 1.25		12.57031	50870.207
3	ACHIEVED/PROPOSED FAR 0.825		8.29650	33574.720
4	MAX. PERMISSIBLE AREA UNDER PLOTTING	51%	5.12869	20755.044
5	PROPOSED AREA UNDER PLOTTING	38.73%	3.89528	15763.610
6	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	1.00563	4069.617
7	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	1.00572	4070.000
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.40225	1627.847
9	PROPOSED AREA UNDER COMMERCIAL	3.35%	0.33730	1365.000
10	MAX. PERMISSIBLE AREA UNDER A.G.H	10%	1.00563	4069.617
11	PROPOSED AREA UNDER A.G.H	10%	1.00563	4069.650
12	REQUIRED MIN. AREA UNDER GREEN (2.5 SQMT/PERSON @ 64 PLOTS) OF PLOTTED DEVELOPMENT		0.53375	2160.000
13	PROVIDED GREEN AREA		0.8080	3270.000
14	PROPOSED POPULATION UNDER PLOTTING		64 X 13.5	864 PERSONS

24M WIDE ROAD AREA CALCULATION

S.NO	WIDTH IN M.	LENGTH IN M.	AREA/PLOT IN SQM.	Nos.	TOTAL AREA. (SQM)
A	1/2 (9.77 X 6.71)		32.78	2	65.56
B	5.60	6.710	37.58	1	37.58
	TOTAL				103.13

24M WIDE ROAD
AREA CALCULATIONSOnly For Service Plan Estimate
Executive Engineer
Haryana P. Division No. GurugramDirector General
Town & Country Planning
Haryana, ChandigarhSuperintending Engineer,
HSVP Circle, Gurugram

LEGEND	DESCRIPTION
	COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	9M WIDE DDJAY ROAD
	3M WIDE NILP ROAD
	10% AREA (1.00563 ACRE) OF THE COLONY MARKED FOR PROVISION OF AGH UNDER THE NILP POLICY DATED 11/05/2022

ROAD LAYOUT
STREET LIGHTING (05)

LAYOUT PLAN OF LAND MEASURING 10.05625 AT VILL: GOPALPUR, SECTOR-99A, GURUGRAM, HARYANA UNDER NEW INTEGRATED LICENSING POLICY TO BE DEVELOPED BY
1) M/S SPITI TOWNSHIP LLP,
2) CHLORIS REAL ESTATE LIMITED,
3) UMARAMAN INFRASTRUCTURE PVT. LTD.

ARCHITECTS:

DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122016,
E-MAIL: info@daparchitects.com, Phone: +91-124-4839474

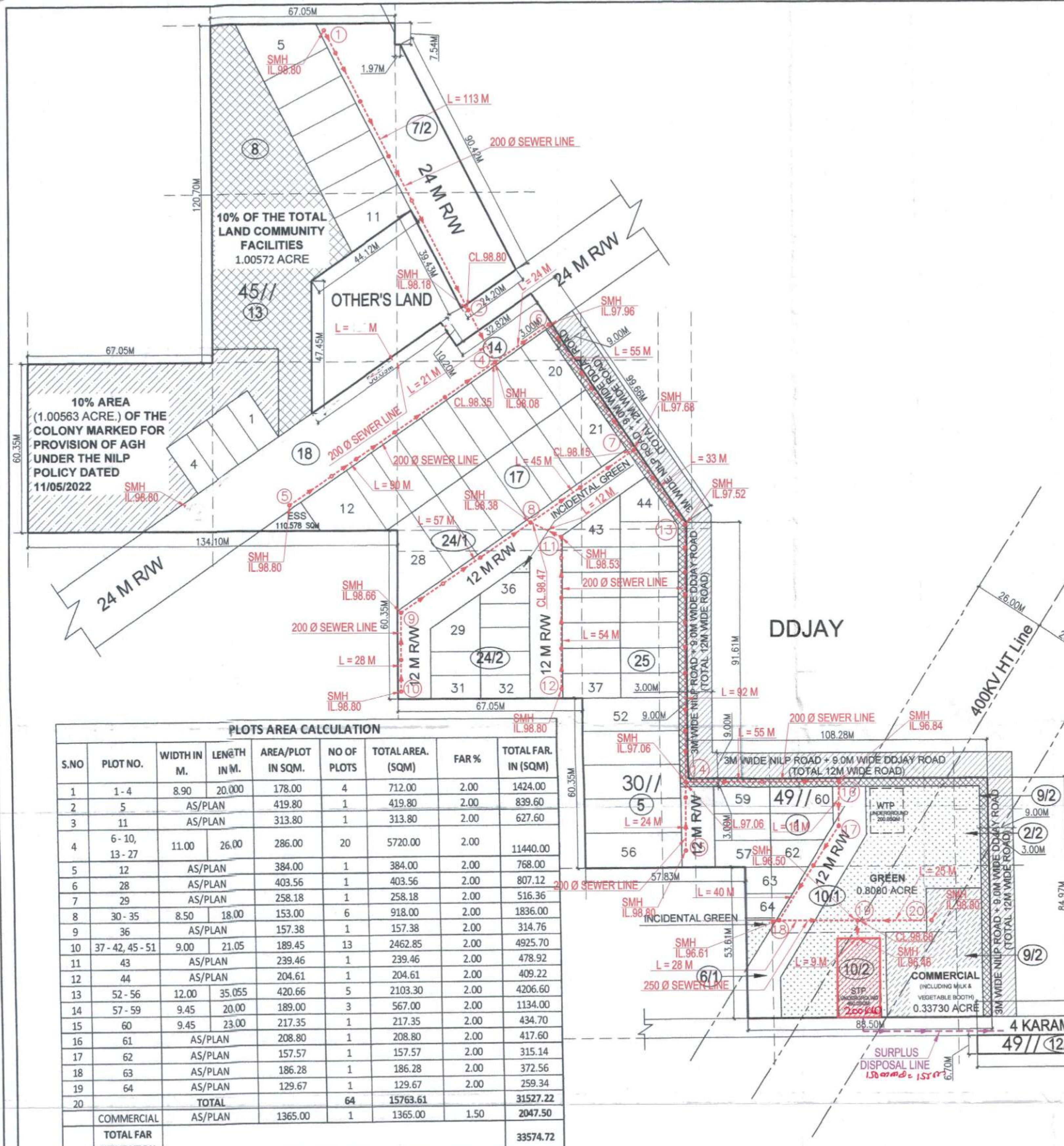
TITLE: LAYOUT PLAN

SCALE: 1:1000

SPITI TOWNSHIP LLP DAULAT RAM GARG
CA 2001/28031

Authorized Signatory

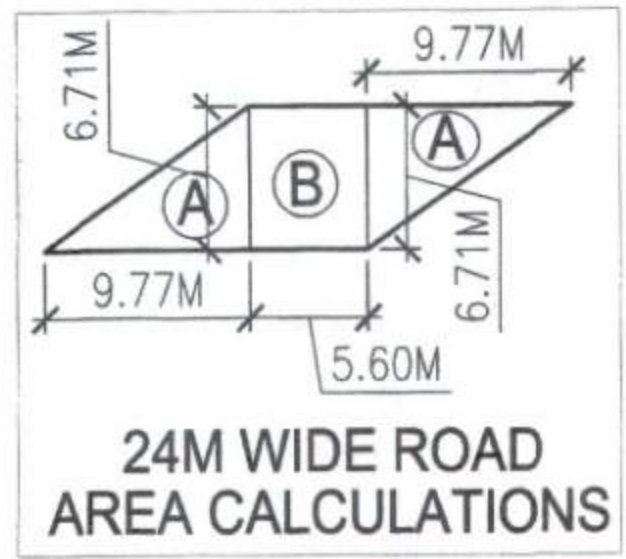
OWNER/AUTH. SIGN. ARCHITECT'S SIGN.



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24M WIDE ROAD AREA CALCULATION					
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B	5.60	6.710	37.58	1	37.58
TOTAL					103.13



PROJECT: M/s SPITI TOWNSHIP LLP & OTHERS				
SUBJECT: SEWERAGE SYSTEM SHEET				
S.No.	Sewer Line		Size of Pipe	Length of Line
	From	To	MM	Meters
1	1	2	200	113
2	3	2	200	124
3	2	4	200	21
4	5	4	200	90
5	4	6	200	24
6	6	7	200	55
7	10	9	200	28
8	9	8	200	57
9	12	11	200	54
10	11	8	200	12
11	8	7	200	45
12	7	13	200	33
13	13	14	200	92
14	15	14	200	24
15	14	16	250	55
16	16	17	250	16
17	17	18	250	40
18	18	19	250	28
19	20	19	200	25
20	19	STP	250	9
Total 200 Dia Pipe				797
Total 250 Dia Pipe				148
Total				945

SYMBOL	DESCRIPTION
---	SEWERAGE LINE
SMH	SEWERAGE MANHOLE
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
---	SURPLUS DISPOSAL LINE

NOTE:
FORMATION LVL 213.00 = 100.00 RL

Checked subject to Comments
In forwarding letter No. 193969
Dated 12/09/2023 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer-4
Haryana Panchkula

Director General
Town & Country Planning
Haryana, Chandigarh

LEGEND			
	COMMUNITY FACILITIES		
	COMMERCIAL AREA		
	GREEN AREA		
	9M WIDE DDJAY ROAD		
	3M WIDE NILP ROAD		
	10% AREA (1.00563 ACRE) OF THE COLONY MARKED FOR PROVISION OF AGH UNDER THE NILP POLICY DATED 11/05/2022		



To be read with Licence No. 171 of 2023 Dated 24/08/2023

That this Layout plan for an area of 10.05625 acres (Drawing no. 9518 Dated 24-08-23) comprised of licence which is issued in respect of Residential Plotted Colony (under NILP) being developed by Spiti Township LLP. in the revenue estate of village Gopalpur, Sector-99A, Gurugram hereby approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed as allowed under NILP policy 2016.
- That the demarcation plans as per site of all the Residential, Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTC for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DGTC, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- 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 General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
- That the coloniser 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- 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.
- That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
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- 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.

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(RAJAT CHAUHAN) ATP (HQ)
(RAJESH DUTT) JD (HQ)

LAYOUT PLAN FOR SEWERAGE SYSTEM (03)

LAYOUT PLAN OF LAND MEASURING 10.05625 AT VILL. GOPALPUR, SECTOR-99A, GURUGRAM, HARYANA UNDER NEW INTEGRATED LICENSING POLICY TO BE DEVELOPED BY

1) M/S SPITI TOWNSHIP LLP,
2) CHLORIS REAL ESTATE LIMITED,
3) UMARAMAN INFRASTRUCTURE PVT. LTD.

ARCHITECTS:
DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurugram - 122016,
E-MAIL: info@dparchitects.com, Phone: +91-124-4839474

DAULAT RAM GARG
CA 2001 / 28031

SPITI TOWNSHIP LLP
Authorized Signatory

OWNER/AUTH. SIGN.

ARCHITECT'S SIGN.