

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:-

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 NILP policy 2016.
3. 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.
4. 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.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. 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.
16. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
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)
DTP (HQ)(HITESH SHARMA)
STP (HQ)(P. P. SINGH)
CTP (HR)(T.L. SATYAPRAKASH, IAS)
DGTCP (HR)(RAJAT CHAUHAN)
ATP (HQ)(RAJESH DUTT)
JD (HQ)

PROJECT: M/s SPITI TOWNSHIP LLP & OTHERS

SUBJECT: ROAD AREA

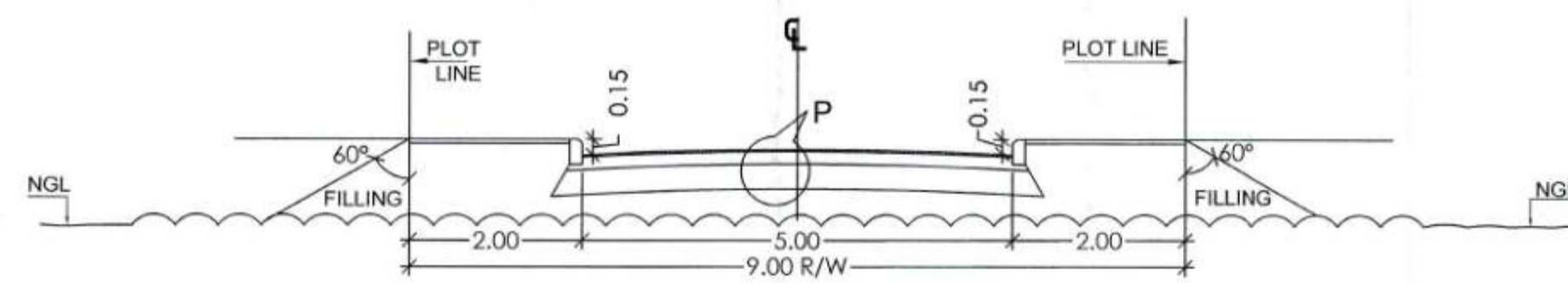
S. NO	ROAD NO	ROAD LENGTH IN M	ROAD WIDTH (CARPETED) IN M	AREA IN SQM
1	1 - 2	95.00	5.00	570.0
2	3 - 4	32.00	5.00	192.0
3	5 - 7	61.00	5.00	366.0
4	6 - 7	87.00	5.00	522.0
5	7 - 8	43.00	5.00	258.0
6	9 - 11	139.00	7.00	973.0
7	10 - 12	155.00	7.00	1085.0
8	14 - 16	110.00	7.00	770.0
9	13 - 15	117.00	7.00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

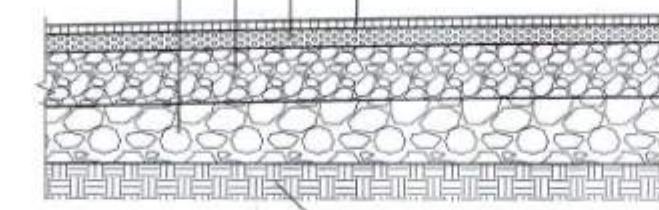
NOTE:
FORMATION LVL 213.00 = 100.00 RL

SECTION FOR 9M R/W ROAD



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

DETAIL-P



DDJAY

PLOTS AREA CALCULATION

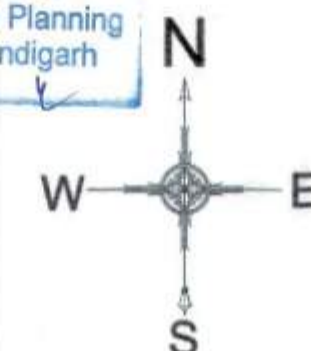
S.NO	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA/PLOT IN SQM.	NO OF PLOTS	TOTAL AREA. (SQM)	FAR %	TOTAL FAR. IN (SQM)
1	1 - 4	8.90	20.000	178.00	4	712.00	2.00	1424.00
2	5	AS/PLAN		419.80	1	419.80	2.00	839.60
3	11	AS/PLAN		313.80	1	313.80	2.00	627.60
4	6 - 10, 13 - 27	11.00	26.00	286.00	20	5720.00	2.00	11440.00
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	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

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.
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E-MAIL: info@daulatarchitects.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.

