

SYMBOL	DESCRIPTION
	STREET LIGHT
	POLE LIGHT

PROJECT: PROJECT: M/S SPITI PROJECTS LLP, PLOTTING SERVICES
SUBJECT: ROAD AREA

S. NO	ROAD NO	ROAD LENGTH IN M	ROAD WIDTH (CARPETED) IN M	AREA IN SQM
1	1 - 2	131.00	5.50	720.5
2	2 - 3	12.00	5.50	66.0
3	2 - 4	40.00	5.50	220.0
4	4 - 5	39.00	5.50	214.5
5	4 - 6	38.00	5.50	209.0
6	6 - 7	45.00	5.50	247.5
7	7 - 8	45.00	5.50	247.5
8	8 - 9	43.00	5.50	236.5
9	9 - 10	45.00	5.50	247.5
10	10 - 11	34.00	5.50	187.0
11	6 - 12	100.00	5.50	550.0
12	12 - 13	42.00	8.00	336.0
13	13 - 14	12.00	5.50	66.0
14	7 - 14	127.00	5.50	698.5
15	14 - 15	45.00	5.50	247.5
16	15 - 17	52.00	5.50	286.0
17	15 - 16	89.00	5.50	489.5
18	17 - 8	74.00	5.50	407.0
19	17 - 18	43.00	5.50	236.5
20	18 - 9	74.00	5.50	407.0
21	18 - 19	45.00	5.50	247.5
22	19 - 10	74.00	5.50	407.0
23	19 - 20	45.00	5.50	247.5
24	20 - 29	71.00	5.50	390.5
25	20 - 21	86.00	5.50	473.0
26	13 - 22	45.00	11.00	495.0
27	22 - 23	33.00	5.50	181.5
28	22 - 24	55.00	8.00	440.0
29	24 - 25	75.00	5.50	412.5
30	24 - 26	19.00	8.00	152.0
31	26 - 27	73.00	5.50	401.5
32	26 - 28	114.00	8.00	912.0
33	TOTAL	1865.00		11080.0

LENGTH OF KERB STONE	3730
----------------------	------

LEGEND	
	10% AREA OF TOTAL LAND HANDLED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	2206.300	0.5452
2	GREEN 2	2468.500	0.6100
3	GREEN 3	802.000	0.1982
TOTAL		5476.800	1.3533

S.NO	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	01 - 05	7.665	18.000	137.970	5	689.850
2	06	7.665	11.730	89.910	1	89.910
3	07 - 14	7.170	18.000	129.060	8	1032.480
4	15	ODD SIZE		128.370	1	128.370
5	16	ODD SIZE		144.360	1	144.360
6	17 - 25	7.500	20.000	150.000	9	1350.000
7	26 - 31	6.865	16.000	109.840	6	659.040
8	32	ODD SIZE		90.320	1	90.320
9	33	ODD SIZE		99.230	1	99.230
10	34 - 36	6.865	16.000	109.840	3	329.520
11	37	6.705	18.000	120.690	1	120.690
12	38	ODD SIZE		84.960	1	84.960
13	39	7.000	15.280	106.960	1	106.960
14	40 - 54	7.000	20.505	143.535	15	2153.025
15	55 - 64	6.350	16.000	101.600	10	1016.000
16	65	ODD SIZE		143.180	1	143.180
17	66 - 67	6.600	22.705	149.853	2	299.706
18	68 - 97	7.160	20.500	146.780	30	4403.400
19	98 - 109	6.820	20.790	141.788	12	1701.454
20	110 - 114	6.100	18.115	110.502	5	552.508
21	115	ODD SIZE		150.000	1	150.000
22	116, 135, 136, 155, 176, 211, 212 & 242	6.600	18.000	118.800	8	950.400
23	117 - 124, 127 - 134, 137 - 144, 147 - 154, 177 - 192, 195 - 210, 213 - 227, 229 - 241	6.530	18.000	117.540	92	10813.680
24	125, 126, 145 & 146	6.595	18.000	118.710	4	474.840
25	156 & 175	6.600	17.000	112.200	2	224.400
26	157-164, 167-174	6.530	17.000	111.010	16	1776.160
27	165 & 166	6.595	17.000	112.115	2	224.230
28	193 & 194	6.560	18.000	118.080	2	236.160
29	228	ODD SIZE		98.990	1	98.990
30	243 - 248, 255 - 260	5.765	14.320	82.555	12	990.658
31	249 - 253	6.795	18.115	123.091	5	615.455
32	254	6.985	10.580	73.901	1	73.901
33	261 - 264	5.765	14.000	80.710	4	322.840
34	265 & 266	7.345	16.910	124.204	2	248.408
35	267 - 296	6.100	16.760	102.236	30	3067.080
36	297	ODD SIZE		100.310	1	100.310
37	298	ODD SIZE		91.190	1	91.190
38	299	ODD SIZE		81.270	1	81.270
39	300	ODD SIZE		71.350	1	71.350
40	301	ODD SIZE		61.435	1	61.435
41	302	ODD SIZE		86.590	1	86.590
TOTAL AREA					302	35954.309

200MM GRANULAR SURFACE
250MM WATER MIX MACADAM
50MM DBM
25MM BC
ROLLED SUBGRADE
DETAIL-P

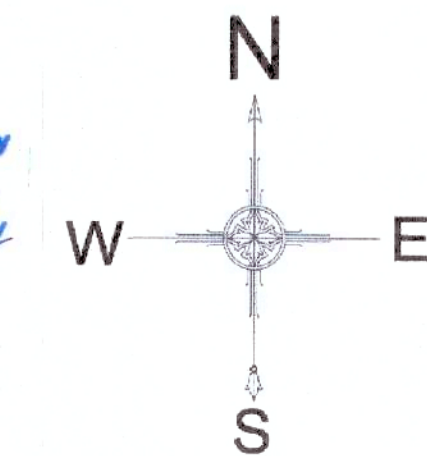
AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		16.55625	67000.71
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	10.09931	40870.43
3	PROPOSED AREA UNDER PLOTTING	53.66%	8.88451	35954.31
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.65563	6700.07
5	PROVIDED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.65563	6700.10
6	REQUIRED MIN. GREEN AREA.	7.5%	1.24172	5025.05
7	PROVIDED GREEN AREA	8.17%	1.35335	5476.80
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.66225	2680.03
9	PROPOSED AREA UNDER COMMERCIAL	2.01%	0.33289	1347.15
10	PERMISSIBLE POPULATION	240-400	3973.50	6623
11	PROPOSED POPULATION	302X13.5	4077	246

ROAD LAYOUT / STREET LIGHTING (05)

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 16.55625 ACRES IN SECTOR-3, FARUKHNAGAR, DISTT-GURUGRAM, (HR) TO BE DEVELOPED BY M/S SPITI PROJECTS LLP.

TITLE :- LAYOUT PLAN	
SCALE:- 1:1000	DATE:- 14-06-2023
OWNER/AUTH. SIGN.	ARCHITECT'S SIGN.



For Service Plan Estimate Only
Executive Engineer
HSVP Division No. IV
Gurugram
DAULAT RAM GARG
CA 2001 / 28031

DAULAT RAM GARG
CA 2001 / 28031

(SANTAY NARANG) ATP (HQ)
(R.S. BATTI) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(L.S. SINGH) CTP (HR)
(T.L. SAIYAPRAKASHI, IAS) DG, TCP (HR)
(RAM AVTAR BASSI) ID (HQ)

- To be read with Licence No. 154 of 2023 dated 25/07/2023
- That this Layout plan for an area measuring 16.55625 acres (Drawing No. DC, TCP, 9442 dated 28/7/23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Spiti Projects LLP in Sector-3, Farukhnagar is 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 65% 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.
 - That the demarcation plans as per site of 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 General, Town & Country Planning, Haryana.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP 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 DG, TCP, 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 wider sector road if applicable.
 - All green belts provided in the layout plan within the licensed areas 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - 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 licensed area.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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 3(3)(ii) of the Act No.8 of 1975.
 - 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.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - 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 14.03.2016.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Checked subject to Comments
In forwarding letter No. 158145
Dt. 12/09/2023 and notes
attached with the estimate

Director General
Town & Country Planning
Haryana, Chandigarh