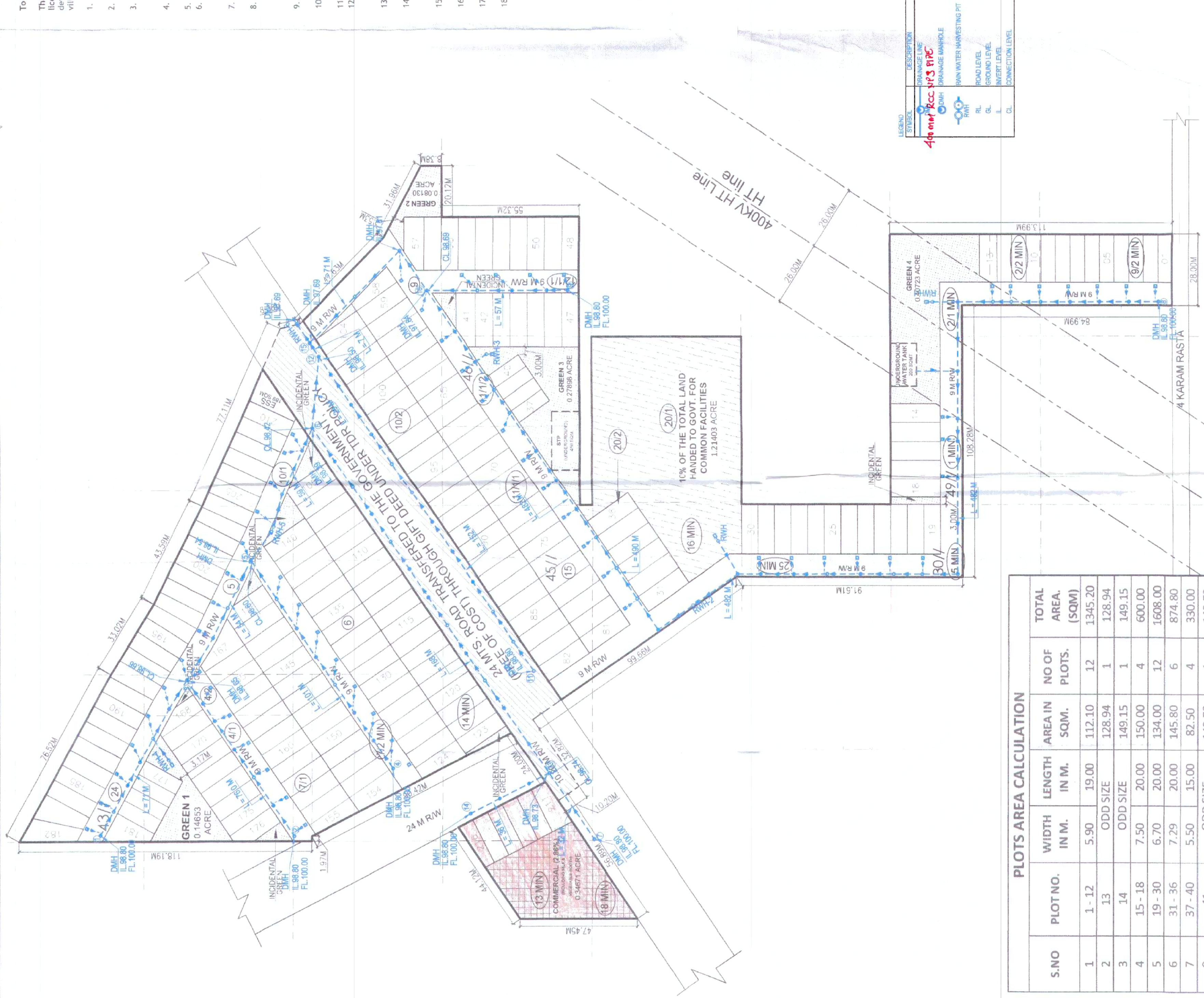


This layout plan for an area measuring 12.14028 acres (Drawing No. 123) dated 07/06/2023, is comprised of license which is issued in respect of Affiliated Potted Colony under Deen Dayal Jan Awas Yojana (2016) being a residential project located in Sector-99A, Gurugram, Haryana. The layout plan is hereby 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 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.
3. 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.
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 DCTCP for the modification of layout plans of the colony.
5. That the revenue natta 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 DCTCP, 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 wider sector road if applicable.
8. 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.
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 licensed 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 4% 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 licensed area shall be transferred free of cost to the government on the lines of Section 31(1)(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 HSP 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 Photovoltaic Power Plant as per the provisions of order No.22/257/2005-Shower 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. 9/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SHRAWAT) DTP (HQ)
(Hitesh Sharma) STP (HQ)
(T.L. SATYAPRAKASH, IAS) DCTCP (HR)

(RAJAT CHAUHAN) ATP (HQ)
(RAJESH DUTTA) JPHQ



SUBJECT : DRAINAGE SYSTEM LENGTH					
S. No.	Line No.		Pipe dia.	Length	
	From	To	mm	Meters	
1	1	3	400	71.00	
2	2	3	400	76.00	
3	3	5	400	54.00	
4	4	5	400	101.00	
5	5	6	400	59.00	
6	13	6	400	168.00	
7	7	13	400	32.00	
8	14	13	400	36.00	
9	8	10	400	482.00	
10	9	10	400	57.00	
11	10	15	400	71.00	
12	11	12	400	152.00	
13	6	12	400	29.00	
14	12	15	400	8.00	
15	15	Disposal	400	25.00	
Total 400 Dia Pipe				1421	
SAY				1425	

NOTE:- FORMATION LEVEL, 100.00 = 213.00 RL

AREA CALCULATION			
S.NO	DISCRIPTION	%	AREA IN SQM
1	TOTAL SITE AREA		49129.89
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	7,405.57
3	PROPOSED AREA UNDER PLOTTING	59.15%	29059.86
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	4912.99
5	PROVIDED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	4913.00
6	REQUIRED MIN. GREEN AREA.	7.5%	3684.74
7	PROVIDED GREEN AREA	7.53%	3699.00
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	1965.20
9	PROPOSED AREA UNDER COMMERCIAL	2.86%	1403.08
10	PERMISSIBLE POPULATION	240-400	2913.67
11	PROPOSED POPULATION	216X13.5	2916

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM.	AREA IN ACRE
1	G1	593.00	0.14653
2	G2	329.00	0.08130
3	G3	1129.00	0.27898
4	G4	1648.00	0.40723
	TOTAL	3699.00	0.91404

Checked subject to Comments
In forwarding letter No. 10627
Dt. 22/10/2022 and notes
attached herewith estimate
Superintending Engineer,
HSP, Gurugram

Sub Divisional Engineer(HQ)
O/o Chief Engineer, HSP,
Panchkula.

Director General
Town & Country Planning
Haryana, Chandigarh

AREA UNDER COMMERCIAL SITE AND PLOT NO. 211-216
SHALL BE FREEZED TILL CONSTRUCTION OF THE 24 MTR WIDE ROAD

LEGEND		
[Symbol]	COMMON FACILITIES	
[Symbol]	COMMERCIAL AREA	
[Symbol]	GREEN AREA	

SHRITI TOWNSHIP LLP
Authorized Signatory

OWNER/AUTH. SIGN

ARCHITECT'S SIGN

DRAINAGE LAYOUT PLAN - 04

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA LAND MEASURING 12.14028 ACRES IN VILL: GOPAL PUR, SECTOR 99A, GURUGRAM, HARYANA TO BE DEVELOPED BY 1) M/S SRITI TOWNSHIP LLP, 2) CHLORIS REAL ESTATE LIMITED, 3) UNAMARAN INFRASTRUCTURE PVT. LTD.

ARCHITECTS:
AD AD CONSULTANTS
PARNAMI TOWER, 3RD FLOOR, S.C.O. 50-51
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON
HARYANA-122002
E-MAIL: adconsultants13@gmail.com

TITLE: LAYOUT PLAN
SCALE: 1:1000