



To be read with Licence No. 123 of 2023 Dated 07/06/2023 LC-4056

That this layout plan for an area measuring 12.14028 acres (Drawing no. 9347 Dated 08-06-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Spiti Township LLP, is others in collaboration with Spiti Township LLP, falling in the revenue estate of village-Gopalpur in sector-99A, Gurugram 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 DGTCP 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 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.
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 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 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 3(3)(a)(iii) 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 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.
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.22/52/2005-5Power 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)
(T.L. SATYAPRAKASH, IAS) DGTCP (HR)
(RAJAT CHAUHAN) ATP(HQ)
(RAJESH DUTT) JD(HQ)

PLOTS AREA CALCULATION						
S.NO	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	1 - 12	5.90	19.00	112.10	12	1345.20
2	13	ODD SIZE		128.94	1	128.94
3	14	ODD SIZE		149.15	1	149.15
4	15 - 18	7.50	20.00	150.00	4	600.00
5	19 - 30	6.70	20.00	134.00	12	1608.00
6	31 - 36	7.29	20.00	145.80	6	874.80
7	37 - 40	5.50	15.00	82.50	4	330.00
8	41	ODD SIZE		149.70	1	149.70
9	42 - 56	6.94	21.00	145.74	15	2186.10
10	57	ODD SIZE		150.00	1	150.00
11	58	ODD SIZE		110.90	1	110.90
12	59 - 103	7.17	20.00	143.40	45	6453.00
13	104	6.96	20.00	139.20	1	139.20
14	105	ODD SIZE		149.45	1	149.45
15	106 - 123, 125 - 139	6.68	20.00	133.60	33	4408.80
16	124	ODD SIZE		129.00	1	129.00
17	140	7.50	20.00	150.00	1	150.00
18	141	ODD SIZE		149.50	1	149.50
19	142	7.36	20.00	147.20	1	147.20
20	143 - 153, 156 - 166	6.80	19.50	132.60	22	2917.20
21	154	ODD SIZE		150.30	1	150.30
22	155	ODD SIZE		109.40	1	109.40
23	167	ODD SIZE		145.60	1	145.60
24	168	ODD SIZE		107.80	1	107.80
25	169 - 175	6.89	20.00	137.80	7	964.60
26	176	ODD SIZE		128.40	1	128.40
27	177 - 180	6.00	17.00	102.00	4	408.00
28	181	ODD SIZE		138.90	1	138.90
29	182	ODD SIZE		150.00	1	150.00
30	183	ODD SIZE		150.00	1	150.00
31	184 - 191, 193 - 195	6.73	20.00	134.60	11	1480.60
32	192	ODD SIZE		142.50	1	142.50
33	196	ODD SIZE		128.90	1	128.90
34	197 - 203	6.40	20.00	128.00	7	896.00
35	204 - 210	6.67	20.00	133.40	7	933.80
36	211	ODD SIZE		148.00	1	148.00
37	212 - 215	6.57	19.00	124.83	4	499.32
38	216	ODD SIZE		101.60	1	101.60
		TOTAL			216	29059.86
		IN ACRE				7.18085

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		12.14028	49129.89
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	7.40557	29969.23
3	PROPOSED AREA UNDER PLOTTING	59.15%	7.18085	29059.86
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.21403	4912.99
5	PROVIDED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.21403	4913.00
6	REQUIRED MIN. GREEN AREA.	7.5%	0.91052	3684.74
7	PROVIDED GREEN AREA	7.53%	0.91404	3699.00
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.48561	1965.20
9	PROPOSED AREA UNDER COMMERCIAL	2.86%	0.34671	1403.08
10	PERMISSIBLE POPULATION	240-400	2913.67	4856.11
11	PROPOSED POPULATION	216X13.5	2916	240.2 PERSONS /ACRE

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.
Dt. and notes
attached with the estimate

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

Superintending Engineer,
HSPV Circle, Gurugram

Director General
Town & Country Planning
Haryana, Chandigarh

AREA UNDER COMMERCIAL SITE AND PLOT No. 211-216

SHALL BE FREEZED TILL CONSTRUCTION THE 24 MTR WIDE ROAD

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

FLUSHING WATER SUPPLY SYSTEM LAYOUT PLAN - 02

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 12.14028 ACRES IN VILL. GOPALPUR, SECTOR-99A, GURUGRAM, HARYANA TO BE DEVELOPED BY 1) M/S SPITI TOWNSHIP LLP, 2) CHLORIS REAL ESTATE LIMITED, 3) UMARAMAN INFRASTRUCTURE PVT. LTD.

ARCHITECTS:
AD CONSULTANTS
PARAM TOWER, 3RD FLOOR, S.C.O. 30-51
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON
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E-MAIL: adconsultants13@gmail.com

TITLE :- LAYOUT PLAN

SCALE:- 1:1000

SPITI TOWNSHIP LLP

Authorized Sign...

OWNER/AUTH. SIGN

ARCHITECT'S SIGN