

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

To

✓ Spiti Township LLP,
G-14, Ground Floor, Jangpura Extension,
New Delhi-110014.

Memo No. LC-4956/PA(VA)/2023/ 25585

Dated: 04/08/23

Subject: Approval of Service Plan/Estimates for an Affordable Residential Plotted Colony under DDJAY over an area measuring 12.14028 acres (Licence no. 123 of 2023 dated 07.06.2023) falling in the revenue estate of village Gopalpur, Sector-99A, Gurugram.

The service plan estimates for aforesaid colony have been checked and corrected wherever necessary by Chief Engineer-I, HSVP, Panchkula and are hereby approved subject to the following terms & conditions:

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-I, HSVP Panchkula office memo dated 23.06.2023.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up of Affordable Residential Plotted Colony under DDJAY for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
7. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.

8. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Engineer-I HSVP Panchkula under intimation to this office.

DA/As Above.


(S.K. Sehrawat)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-4956/PA(VA)-2023/

Dated:

A copy is forwarded to the Chief Engineer-I, HSVP Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W-1)/SDE(W-2)/2023/140803 dated 23.06.2023 for information and necessary action please.


(S.K. Sehrawat)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

That this layout plan for an area measuring 12.14028 acres (Drawing No. 7327 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:-

- 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 DGCP 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 DGCP, 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 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.
- 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)(a)(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 HSVP 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 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.
- 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. SINGH)
CTP (HR)

(T.L. SATYAPRAKASH, IAS)
DGCP (HR)

(RAJAT CHAUHAN)
ATP (HQ)

(RAJESH DUTT)
ID (HQ)

SUBJECT: DOMESTIC WATER SUPPLY LENGTH

S. No.	Line Designation	Size of Pipe Provided mm	Length of pipe metres
1	WTP	1	150
2	1	2	100
3	2	3	100
4	2	32	100
5	32	4	100
6	32	34	100
7	4	33	100
8	34	33	100
9	33	35	100
10	35	36	100
11	35	38	100
12	36	37	100
13	37	38	100
14	38	5	100
15	5	6	100
16	6	7	100
17	6	9	100
18	7	8	100
19	8	9	100
20	4	10	100
21	10	11	100
22	11	12	100
23	12	30	100
24	12	31	100
25	10	14	100
26	11	13	100
27	14	13	100
28	13	15	100
29	15	16	100
30	16	17	100
31	16	18	100
32	18	19	100
33	17	19	100
34	15	20	100
35	20	21	100
36	21	22	100
37	21	23	100
38	23	24	100
39	22	24	100
40	20	25	100
41	25	26	100
42	25	28	100
43	26	27	100
44	27	28	100
45	28	29	100

TOTAL FOR 100 DIA 1882

TOTAL FOR 150 DIA 25

TOTAL PIPING 1907

SAY 1907

MUNICIPAL LINE

1	Ia - UGI	100	134
	TOTAL PIPE 100 DIA (SAY)		134

TUBEWELL LINE

1	TW-1	100	38
2	TW-2	100	300
3	TW-3	100	130
	TOTAL PIPE 100 DIA (SAY)		468

DOMESTIC WATER SUPPLY SYSTEM LAYOUT PLAN - 01

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
PARNAMI TOWER, 3RD FLOOR, S.C.O. 50-51
OLD JUDICIAL COMPLEX CIVIL LINES - GURGAON
TELEFAX 0124-4081801/4081802
E-MAIL: adconsultants13@gmail.com

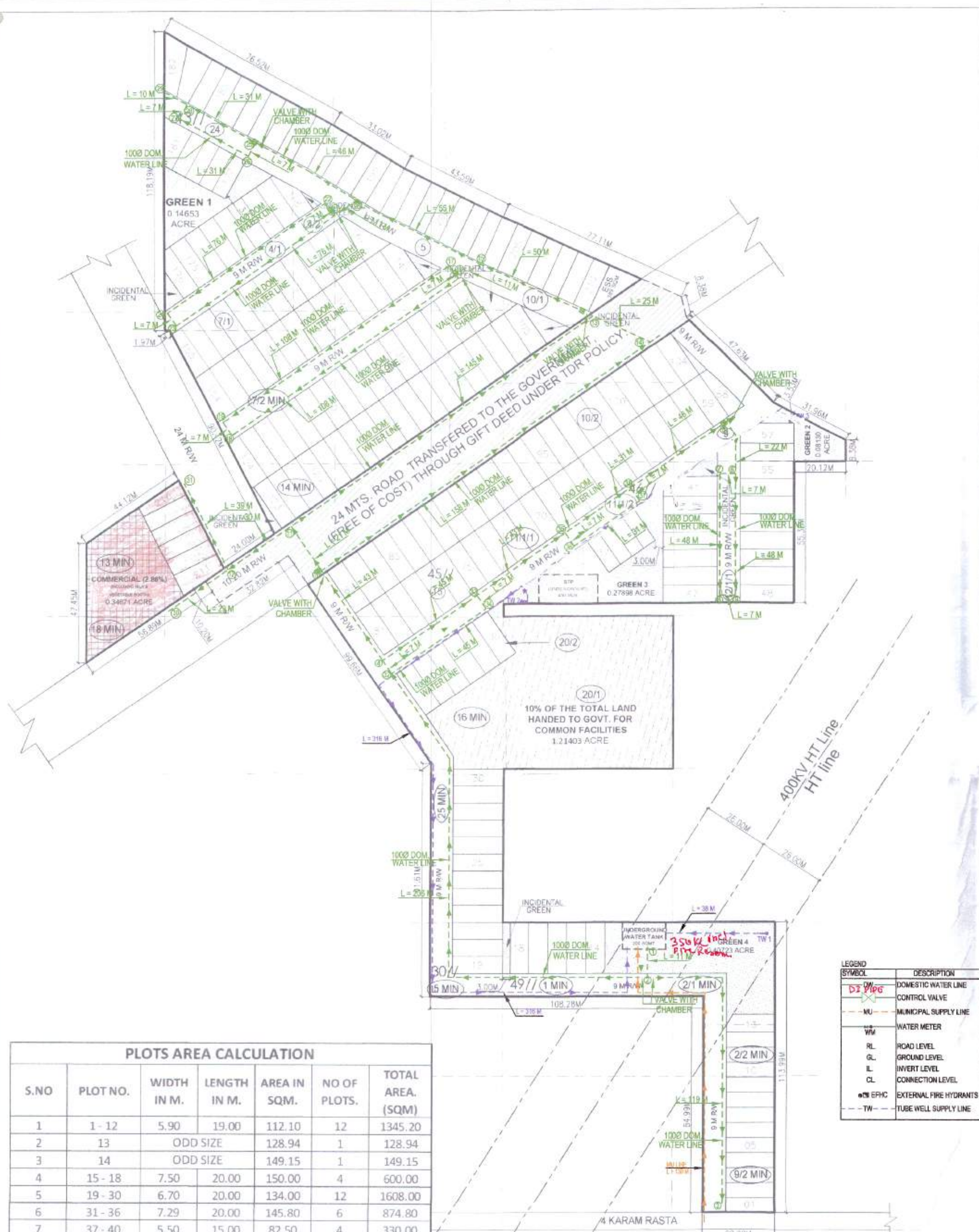
TITLE - LAYOUT PLAN
SCALE - 1:1000

SPITI TOWNSHIP LLP

Authorized Signatory

OWNER/AUTH. SIGN

ARCHITECT'S SIGN



SYMBOL	DESCRIPTION
DOM	DOMESTIC WATER LINE
PIPING	CONTROL VALVE
MU	MUNICIPAL SUPPLY LINE
WM	WATER METER
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
EFHC	EXTERNAL FIRE HYDRANTS
TW	TUBE WELL SUPPLY LINE

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. 140503
Dt 23/06/2023, and notes
attached with the estimate

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

Superintending Engineer,
HSVP 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



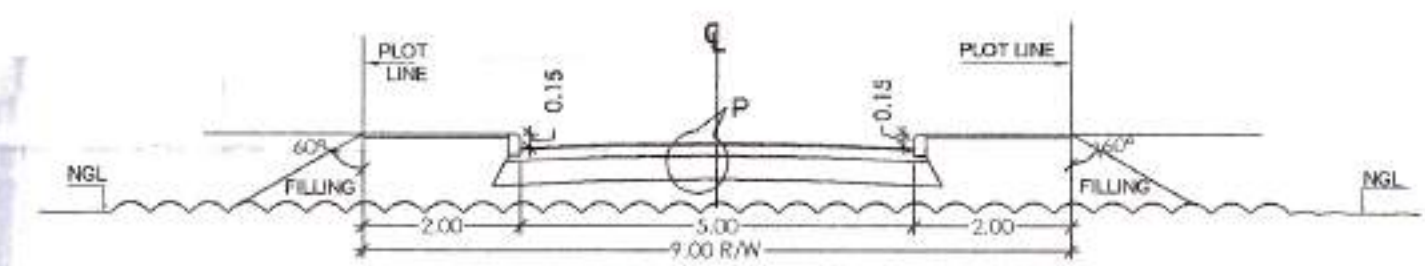
LEGEND	
[Symbol]	COMMON FACILITIES
[Symbol]	COMMERCIAL AREA
[Symbol]	GREEN AREA

That this layout plan for an area measuring 12,140.28 acres (Drawing No. 937 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, & 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:-

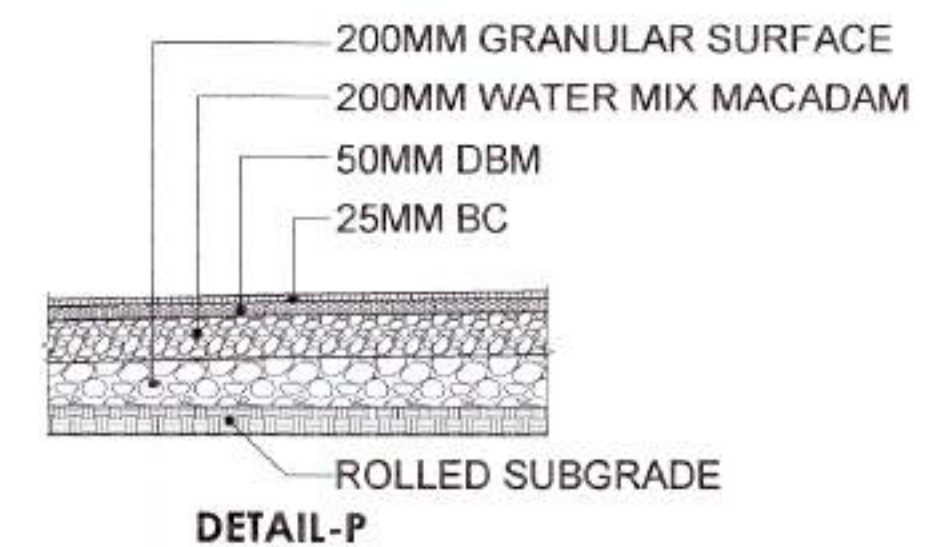
1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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 rate 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 areas of the colony shall be deemed to be open space. All other green belts outside the licensed area shall be developed by the colonizer, Haryana Urban Development Authority/colonizer on the directions of the Director General, Town & 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)(ii) of the Act No.8 of 1973.
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-SPower 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-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.K. SINGH) CTP (HQ) (T.L. SATYAPRAKASH, IAS) DGTCP (HQ)

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



SECTION FOR 9M R/W ROAD



DETAIL-P

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. 110/for
Dt-23/06/2023 and notes
attached with the estimate

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

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
COMMON FACILITIES
COMMERCIAL AREA
GREEN AREA

ROAD LAYOUT/STREET LIGHTING - 05

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 12,140.28 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.

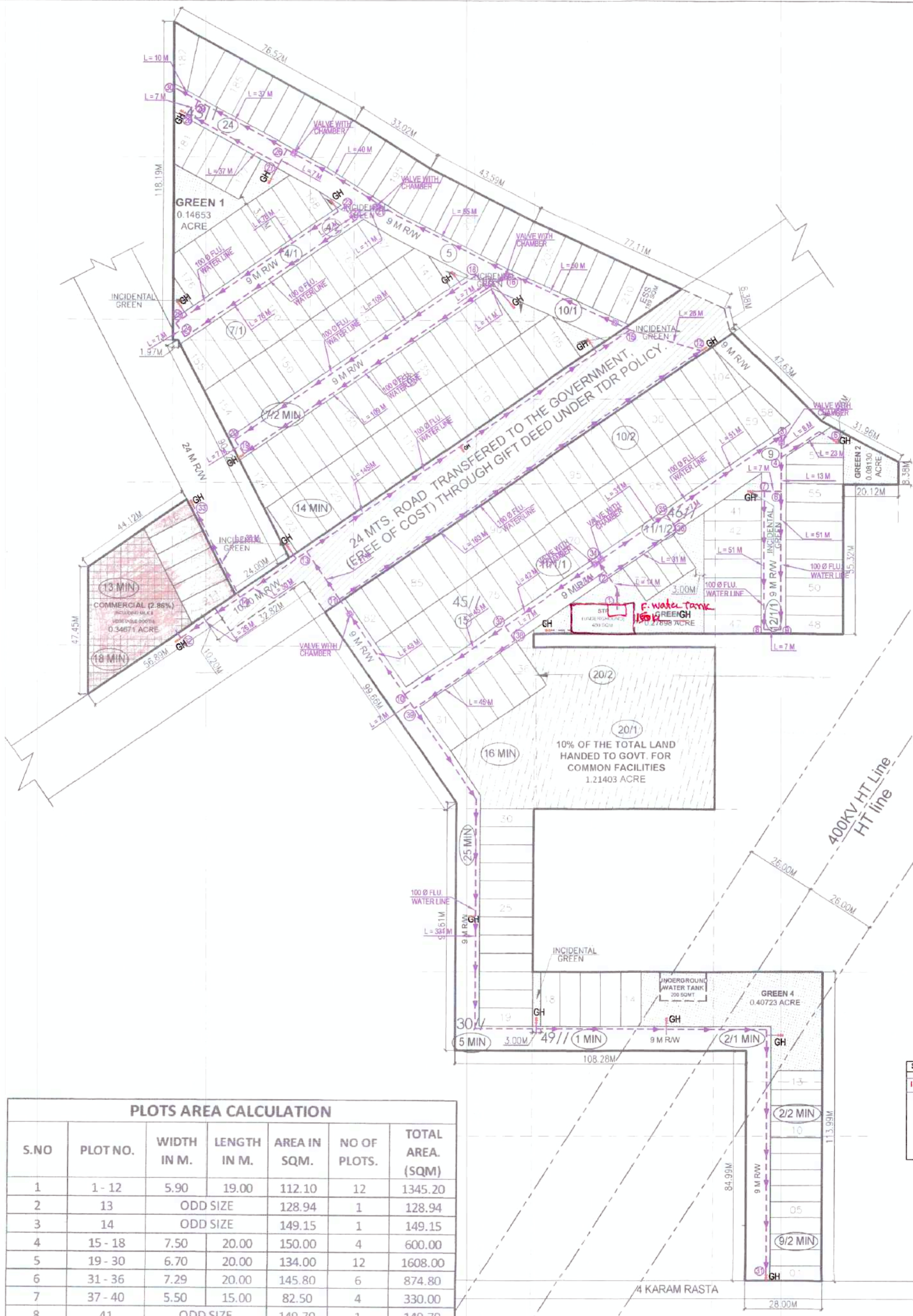
ARCHITECTS:
AD CONSULTANTS
PARNAMI TOWER, 3RD FLOOR, S.C.O. 50/51
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON
TEL: 0124-4081801/4081802
E-MAIL: adconsultants13@gmail.com

TITLE - LAYOUT PLAN
SCALE - 1:1000

SPITI TOWNSHIP LLP
Authorized Signatory

OWNER/AUTH. SIGN

ARCHITECT'S SIGN



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)

(R.P. SINGH)
CTP(HR)

(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	
[Pattern]	COMMON FACILITIES
[Pattern]	COMMERCIAL AREA
[Pattern]	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:
AC AD CONSULTANTS
PARAM TOWER, 3RD FLOOR, S.C.O. 30-51
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON
TELEFAX 0124 - 4081801/4081802
E-MAIL: adconsultants13@gmail.com

TITLE :- LAYOUT PLAN
SCALE:- 1:1000

SPITI TOWNSHIP LLP
Authorized Sign...

OWNER/AUTH. SIGN

ARCHITECT'S SIGN



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI
VIKAS PRADHIKARAN

Tel : 0172-2571989

Website : www.hsvp.in

Email : cehqhsvp@ gmail.com

Address: C-3, HSVP , HQ Sector-6
Panchkula

C.E.I.-No. 140803
Dated: 23/06/2023
Annexure-A

SUB:- Approval of Service Plan Estimate to set up affordable plotted colony under DDJAY-2016 over an area measuring 12.14028 acres (License No. 123 of 02023 dated 08.06.2023) in the Revenue Estate Gopalpur, Sector-99A, Gurugram Manesar Urban complex being developed by Spiti Township LLP.

Technical note and comments:-

1. All detailed working drawings would have to be prepared by the colonizer for Integrating the internal services proposals with the master proposals of town.
2. The correctness of the levels will be the sole, responsibility of the colonizer for the integration of internal proposals, with the master proposals, of town and will be got confirmed before execution.
3. The material to be used shall the same specifications as are being adopted by HSVP and further shall also confirm to such directions, as issued by Chief Engineer, HSVP from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HSVP. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HSVP from time to time.
5. The colonizer will be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ HSVP. All link connections with the State Government/ HSVP system and services will be done by the colonizer. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.
6. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR underground tanks quarters,



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI
VIKAS PRADHIKARAN

Tel : 0172-2571989
Website : www.hsvp.in
Email : cehqhsvp@gmail.com

Address: C-3, HSVP, HQ Sector-6
Panchkula

manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications; colonizer himself will be responsible for structural stability of all structures.

7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.
8. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation purposes.
9. A minimum 100 i/d C.I/D.I, 200mm i/d SW and 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HSVP.
11. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications.
12. The specifications for various roads will be followed as per IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.


Sub Divisional Engineer (W-2),
For Chief Engineer-I, HSVP,
Panchkula