

To be read with Licence No. 134 of 2025 Dated 04-08-2025.

That this layout plan for an area measuring 8.35 acres (Drawing no. DTCP-11358 Dated 04-08-25) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by VK and Sons Buildwell Pvt. Ltd. in collaboration with individual land owners in the revenue estate of Village Narhera, Sector-2 & 3, Pataudi, District-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, 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 DTCP 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 DTCP, 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 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, 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 licenced 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 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.
- 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-SPower 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.

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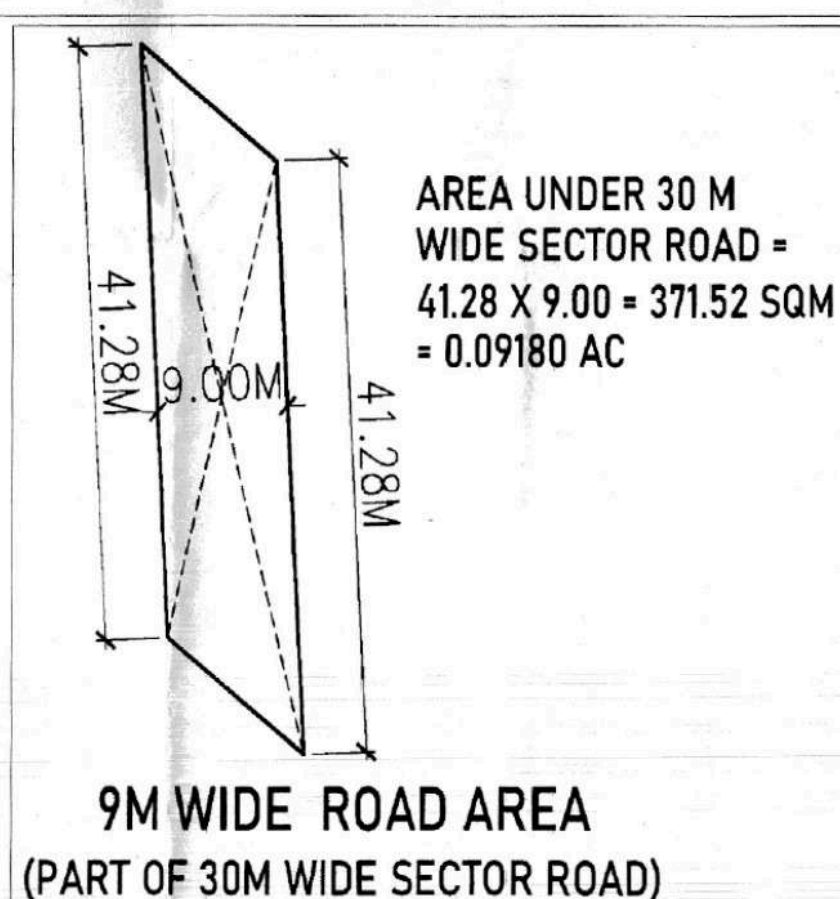
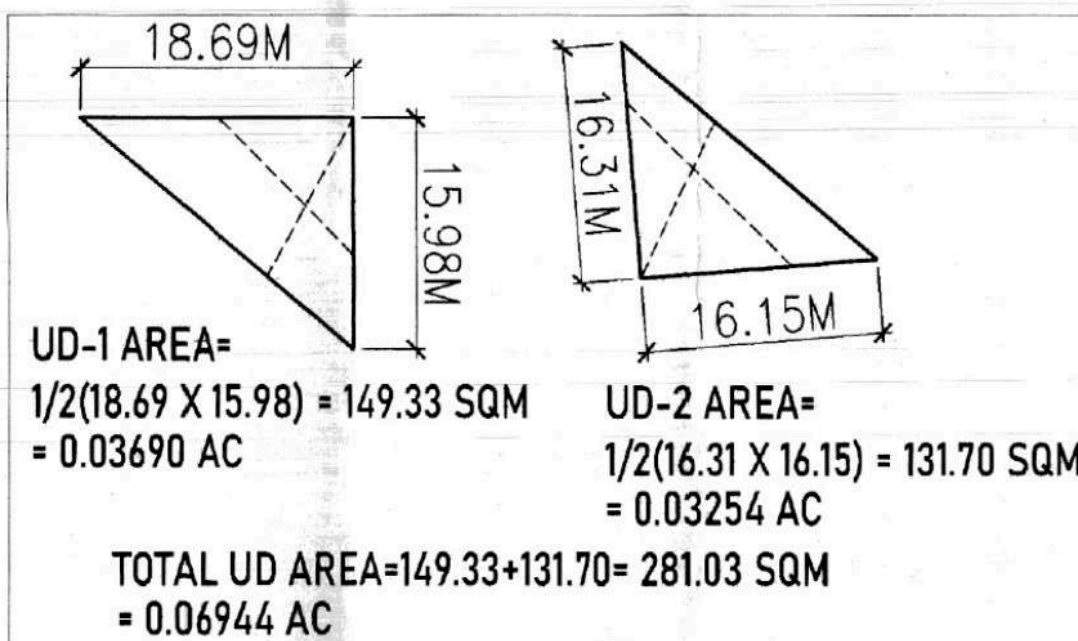
SUBJECT : DOMESTIC WATER SUPPLY SHEET

S.No.	Line Designation		Size of Pipe	Length of Line
			in MM	in Meters
1	WTP	1	100	25
2	1	2	100	80
3	2	3	100	56
4	3	4	100	26
5	4	5	100	63
6	1	9	100	30
7	9	10	100	27
8	10	11	100	41
9	11	12	100	36
10	12	13	100	45
11	12	14	100	96
12	9	7	100	82
13	7	8	100	26
14	6	7	100	128
15	TW1	14	80	14
16	TW2	14	80	40
17	14	WTP	100	3
18	MU	WTP	80	80
TOTAL FOR 100 DIA				764
SAY				765
TOTAL FOR 80 DIA				134
SAY				135

AREA CALCULATION			
S.NO	DISCRIPTION	%	AREA IN ACRE
1	TOTAL SITE AREA		8.35000
2	AREA UNDER 30.0 M WIDE SECTOR ROAD		0.09180
3	AREA UNDER UD		0.06944
4	BALANCE AREA FOR PLANING		8.18876
5	50% AREA BENEFIT OF 30.0 M WIDE SECTOR ROAD		0.04590
6	NET PLANNED AREA		8.23466
7	MAX. PERMISSIBLE AREA UNDER PLOTTING ON NET PLANNED AREA	61%	5.02314
8	PERMISSIBLE AREA UNDER COMMERCIAL ON NET PLANNED AREA	4%	0.32939
9	MAX. PERMISSIBLE SALEABLE AREA	65%	5.35253
10	PROPOSED AREA UNDER PLOTTING	56.08%	4.61797
11	PROPOSED AREA UNDER COMMERCIAL	3.57%	0.29413
12	PROPOSED AREA UNDER PLOTTING & COMMERCIAL	59.65%	4.91210
13	REQUIRED AREA FOR COMMUNITY FACILITIES ON TOTAL SITE AREA	10%	0.83500
14	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	0.83522
15	REQUIRED MIN. GREEN AREA ON TOTAL SITE AREA	7.5%	0.62625
16	PROVIDED GREEN AREA	7.59%	0.63340
17	PERMISSIBLE POPULATION	240-400	PERSONS
18	PROPOSED POPULATION (140X18)	2520	306 PERSONS/AC

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN-1	2310.310	0.57089
2	GREEN-2	252.973	0.06251
TOTAL		2563.283	0.63340

PLOTS AREA CALCULATION					
S.NO	TYPE	WIDTH IN M.	LENGTH IN M.	AREA IN SQM/PLOT	NO OF PLOTS.
1	A	7.88	19.00	149.720	6
2	B	6.70	13.50	90.450	9
3	C	6.76	13.50	91.260	1
4	D	6.10	12.70	77.470	5
5	E	AS/PLAN		150.000	1
6	F	AS/PLAN		120.000	1
7	G	AS/PLAN		132.000	1
8	H	AS/PLAN		150.000	59
9	I	AS/PLAN		150.000	1
10	J	AS/PLAN		120.000	1
11	K	AS/PLAN		150.000	1
12	L	AS/PLAN		150.000	1
13	M	AS/PLAN		150.000	1
14	N	AS/PLAN		80.000	1
15	O	AS/PLAN		126.500	1
16	P	AS/PLAN		110.073	1
17	Q	AS/PLAN		113.440	1
18	R	AS/PLAN		116.194	1
19	S	AS/PLAN		118.540	1
20	T	AS/PLAN		120.702	1
21	U	AS/PLAN		123.234	1
22	V	AS/PLAN		125.500	1
23	W	AS/PLAN		127.922	1
24	X	AS/PLAN		130.272	1
25	Y	AS/PLAN		132.247	1
26	Z	AS/PLAN		133.421	1
27	AA	AS/PLAN		133.771	1
28	AB	AS/PLAN		134.506	1
29	AC	AS/PLAN		135.320	1
30	AD	AS/PLAN		136.457	1
31	AE	AS/PLAN		148.447	1
32	AF	AS/PLAN		150.000	1
33	AG	AS/PLAN		132.500	1
34	AH	AS/PLAN		124.610	18
35	AI	AS/PLAN		126.750	9
36	AJ	AS/PLAN		130.060	1
37	AK	AS/PLAN		145.030	1
38	AL	AS/PLAN		110.500	1
TOTAL				140	18688.226



LEGEND	
	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA

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 Architecture Interior Planning Vastu

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 8.3500 ACRES IN SECTOR-2 & 3, VILL. NARHERA, PATAUDI, DISTT-GURUGRAM, (HR) TO BE DEVELOPED BY M/S VK & SONS BUILDWELL PVT.LTD.

TITLE :- LAYOUT PLAN

SCALE:- 1:500

DATE:- 19-05-2025

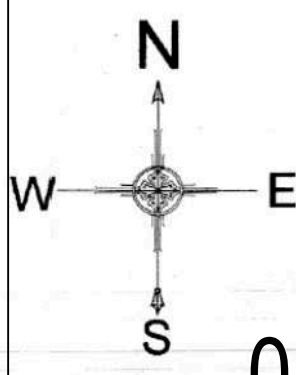
VK & Sons Buildwell Pvt. Ltd.
 Authorised Signatory



OWNER/AUTH. SIGN.

ARCHITECT'S SIGN.

SYMBOL	DESCRIPTION
	DOMESTIC WATER LINE 1500
	DOMESTIC WATER LINE 1000
	CONTROL VALVE
	MUNICIPAL SUPPLY LINE
	WATER METER
	ROAD LEVEL
	GROUND LEVEL
	INVERT LEVEL
	CONNECTION LEVEL
	EFHC
	TUBE WELL SUPPLY LINE



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LAYOUT PLAN

DOMESTIC WATER SUPPLY SYSTEM