

This layout plan for an area measuring 8.35 acres (Drawing No. DTP-1339, Dated 05-08-2025) comprising of 15 plots is submitted for approval in respect of Affordable Plotted Colony (Under Jan Awas Yojana-2016) being developed by VK & Sons Buildwell Pvt. Ltd. in collaboration with individual land owners in the revenue estate of Village Narhera, Sector-2 & 3, Patlaudi, District 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 the plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial sites 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.
4. That the proposed plots and area shall be adjacent to the colony, the colonizer shall abide by the directions of the DTP for the development 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 DTP, 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, Town and Country Planning, Haryana or in accordance with the provisions of the Haryana Urban Development Authority Act, 1975.
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 333A(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 7.5m of the standard frontage when demarcated.
14. That the colonizer shall be responsible for the regulation of the boundaries of the license through give and take with the land that HSP is finally able to be the subject 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/42016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-50 dated 21.03.2016 issued by Haryana Government Renewable Energy Department dated 19/07/2016-50 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(ARDEEP KUMAR) ATYHQ (RAKESH KUMAR) DTP (HQ) (VINEET KUMAR) STP (HQ) (BHUVINSH KUMAR) CTP(HQ) (AMIT KUMAR) DTP (HQ)

(PARVEEN KUMAR) SD(HQ)

AREA CALCULATION			
S.NO	DISCRIPTION	%	AREA IN ACRE
1	TOTAL SITE AREA		8.35000
2	AREA UNDER 30.0M WIDE SECTOR ROAD		0.09180
3	AREA UNDER UD		0.06944
4	BALANCE AREA FOR PLANNING		8.18876
5	50% AREA BENEFIT OF 30.0M 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%	0.63940
17	PERMISSIBLE POPULATION	240-400	PERSONS
18	PROPOSED POPULATION (140X18)	2520	306 PERSONS/AC

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

PLOTS AREA CALCULATION					
S.NO	TYPE	WIDTH IN M.	LENGTH IN M.	AREA IN SQM	NO OF PLOTS
1	A	7.85	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	150.000
6	F	AS/PLAN	77.000	1	77.000
7	G	AS/PLAN	132.000	1	132.000
8	H	7.50	20.00	150.000	59
9	I	AS/PLAN	150.000	1	150.000
10	J	AS/PLAN	120.000	1	120.000
11	K	AS/PLAN	150.000	1	150.000
12	L	AS/PLAN	150.000	1	150.000
13	M	AS/PLAN	80.000	1	80.000
14	N	AS/PLAN	126.500	1	126.500
15	O	AS/PLAN	110.073	1	110.073
16	P	AS/PLAN	113.440	1	113.440
17	Q	AS/PLAN	116.194	1	116.194
18	R	AS/PLAN	118.540	1	118.540
19	S	AS/PLAN	120.702	1	120.702
20	T	AS/PLAN	123.234	1	123.234
21	U	AS/PLAN	125.500	1	125.500
22	V	AS/PLAN	127.922	1	127.922
23	W	AS/PLAN	130.272	1	130.272
24	X	AS/PLAN	132.247	1	132.247
25	Y	AS/PLAN	133.421	1	133.421
26	Z	AS/PLAN	133.771	1	133.771
27	AA	AS/PLAN	134.506	1	134.506
28	AB	AS/PLAN	135.320	1	135.320
29	AC	AS/PLAN	136.457	1	136.457
30	AD	AS/PLAN	148.447	1	148.447
31	AE	AS/PLAN	150.000	1	150.000
32	AF	AS/PLAN	150.000	2	299.880
33	AG	AS/PLAN	152.500	1	152.500
34	AH	AS/PLAN	124.610	18	2242.980
35	AI	AS/PLAN	126.750	9	1140.750
36	AJ	AS/PLAN	130.060	1	130.060
37	AK	AS/PLAN	145.030	1	145.030
38	AL	AS/PLAN	110.500	1	110.500
	TOTAL			101.500	101.500

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

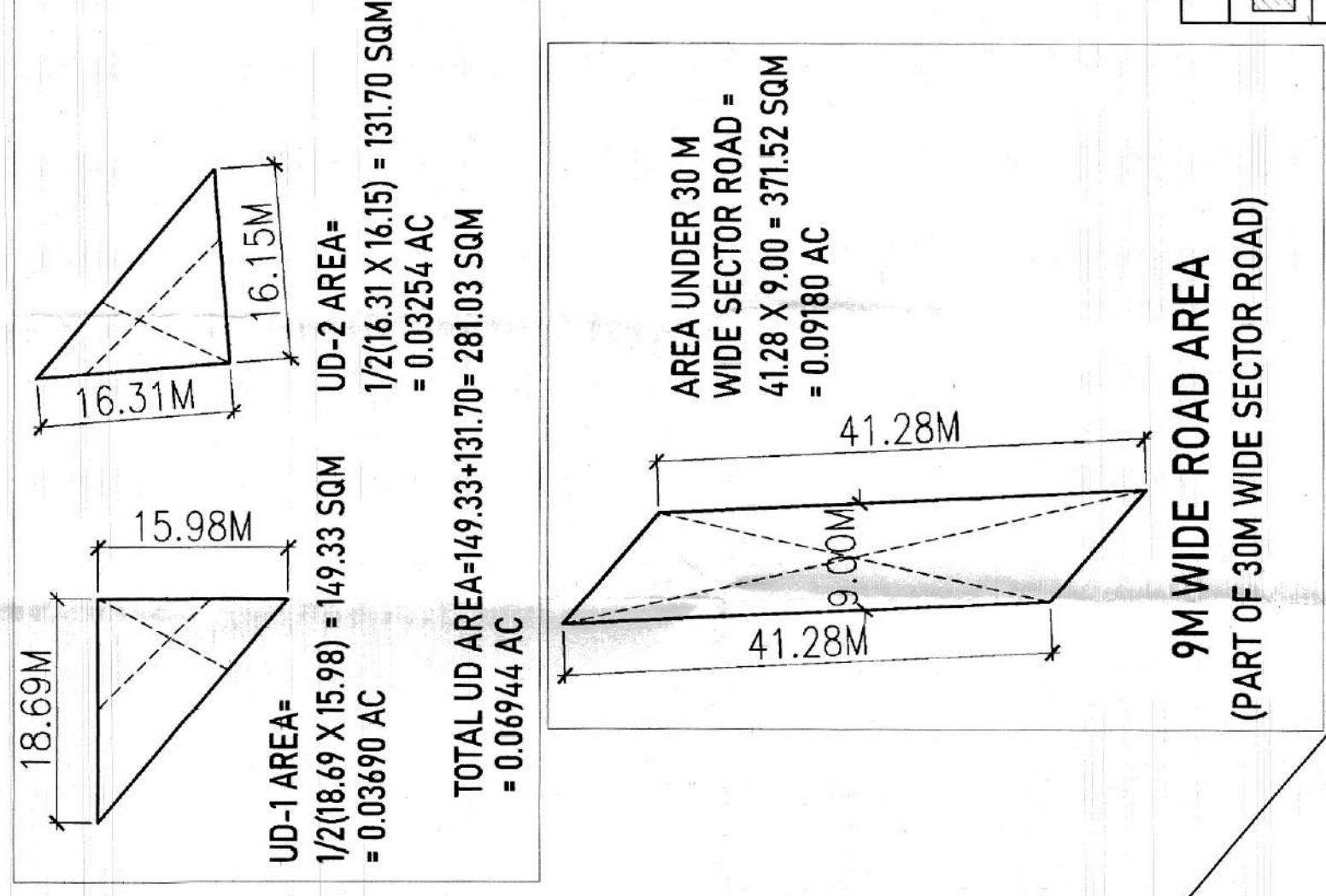
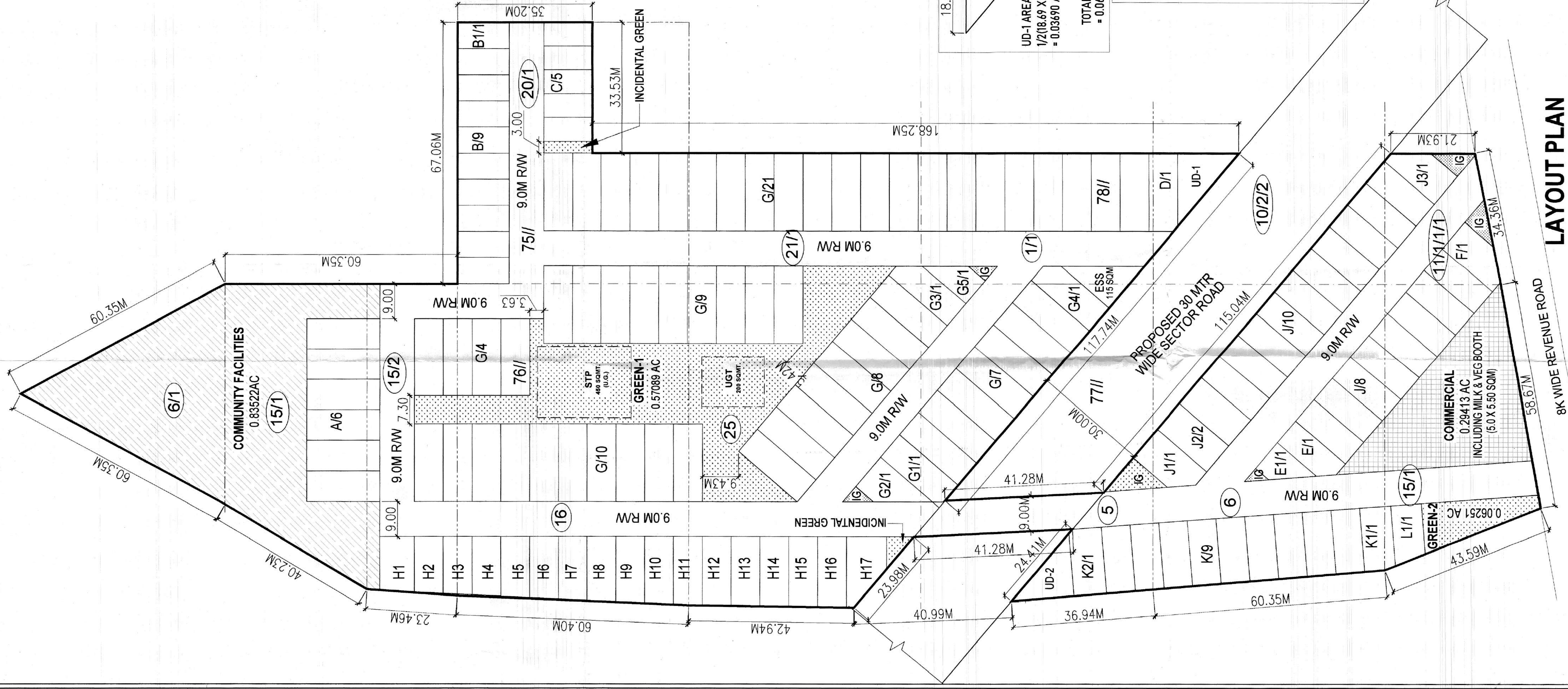
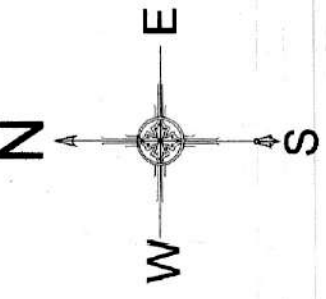
ARCHITECTS DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122016,
Haryana
DIN: 22/52/2005-50 dated 21.03.2016
E-Mail: info@daulatandpuneet.com Phone: 91-921-437664
Architecture Interior Planning Vastu

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

TITLE :- LAYOUT PLAN
SCALE:- 1:500
DATE:- 19-05-2025

OWNERS AUTH. SIGN. ARCHITECT'S SIGN.

VK & Sons Buildwell Pvt. Ltd.
Authorised Signatory



LAYOUT PLAN