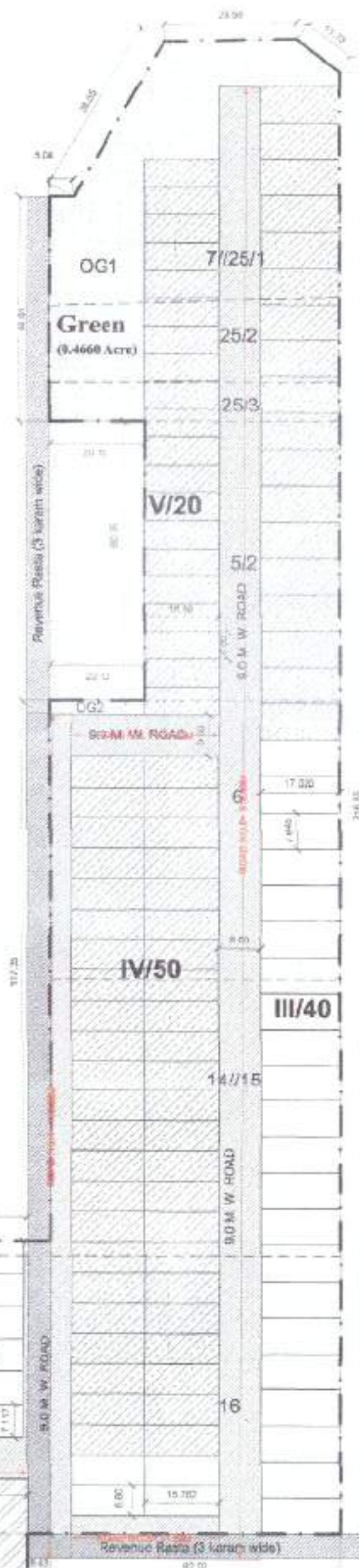


to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this Layout plan for site area measuring 9.5 acres (Drawing No. DTCP-7766 dated 11-06-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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 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, 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 DTCP 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 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.
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, 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 HUDA 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.22/52/20CS-SPower dated 21.03.2015 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.

(AJIT SINGH)
JD (HQ)(SANJAY NABHAT)
ATP (HQ)(ROHIT CHAUHAN)
DTP (HQ)(R. P. SINGH)
STP (HQ)(JITENDER SHARMA)
CTP (HQ)(K. MAKRAND PANDURANG, IAS)
DTCP (HQ)

LEGEND:

- 9M WIDE ROAD
- 24M WIDE ROAD

Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Checked subject to comments in forwarding letter No.
Dt. and notes attached with the estimate

Total Area	9.5 Acres	(P)
Area under 90.0 M. widening Road	0.609 Acres	(A)
Area under 12.0 M. wide Green Belt	0.319 Acres	(B)
Area under 18.0 M. wide Service Road	0.525 Acres	(C)
50% of Area under (A+B+C)	0.725 Acres	(Q)
Net Planned Area	8.775 Acres	(P-Q)
Proposed Residential	4.4086	50.250%
Proposed Commercial	0.3509	3.969%
Proposed Community Facilities	0.9505	10.825%
Proposed Green	0.7130	7.51%
Salable area	4.7595	54.249%

Detail of Plots	Type	Size (m.)	Area (Sqm.)	No.	Total Area (Sqm.)	No.	Total Area (Sqm.)
I		7.000	49.000	12	588.000	0	0.000
II		7.117	50.655	12	607.860	0	0.000
III		7.845	61.622	40	2464.880	18	2464.880
IV		6.500	42.250	46	1953.500	46	1953.500
V		6.000	36.000	28	1008.000	20	1008.000
Total				156	1784.140	84	2094.337

Required Green	0.7125	Acres
Proposed Green	0.7130	Acres
Total Population	2106	
Population Density	240.04	PPA

LEGEND:

- Community Facilities
- Green
- Commercial
- Site Boundary
- Freezed Plot

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

PROPOSED ORGANIZED GREEN

OG1 = 0.466 acres
OG2 = 0.015 acres
OG3 = 0.145 acres
OG4 = 0.077 acres
OG5 = 0.010 acres
TOTAL = 0.713 acres (7.51%)

TOTAL POPULATION = 156X13.5 = 2106 Persons
PROPOSED DENSITY = 2106/8.775 = 240.04 PPA
1 Milk & Vegetables Booth = 27.50sqm

ROAD LAYOUT

DRAWING TITLE

LAYOUT

SCALE:

1:1000

ARCHITECT SIGNATURE

For Namdev Construction Pvt. Ltd.
Sd/-
CA/206740587

OWNER SIGNATURE

For Namdev Construction Pvt. Ltd.
Sd/-
HSD/206740587

OWNER NAME

M/s Namdev Construction Pvt. Ltd.

LGf-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-VI, GURUGRAM
COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI -110070



For Service Plan Estimates Only

Executed by
HSD/206740587

Additional Chief Engineer
HSD/206740587

to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this Layout plan for site area measuring 9.5 acres (Drawing No. DTCP-7766 dated 11-06-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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 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, Town & Country Planning, Haryana.
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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 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.
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, 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)(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 HUDA 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. 15/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AJIT SINGH) JD (HQ) (SANJAY NARANG) ATP (HQ) (ROHIT CHAUHAN) DTP (HQ) (R. K. SINGH) STP (HQ) (JITENDER SHAG) CTP (HQ) (K. MAHENDR PANDURANG) DTCP (HQ)

Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Total Area	9.5 Acres	(P)	
Area under 90.0 M. widening Road	0.609 Acres	(A)	
Area under 12.0 M. wide Green Belt	0.319 Acres	(B)	
Area under 18.0 M. wide Service Road	0.525 Acres	(C)	
50% of Area under (A+B+C)	0.726 Acres	(C)	
Net Planned Area	8.7735 Acres	(P-Q)	
Proposed Residential	4.4086	50.250%	
Proposed Commercial	0.3509	3.999%	
Proposed Community Facilities	0.9505	10.005%	
Proposed Green	0.7130	7.51%	
Saleable area	4.7505	54.269%	

Detail of Plots		Size		Area		Nos.		Total Area		Frozen Plot	
Type	(m.)	(m.)	(Sqm.)	(m.)	(Sqm.)			(Sqm.)		Nos.	Total Area (Sqm.)
I	1.000	x	19.350	135.450	10	1354.500	0	0.000			
II	7.117	x	18.875	134.331	12	1422.000	0	0.000			
III	7.845	x	17.020	133.521	40	5448.076	18	2103.394			
IV	6.600	x	15.762	104.029	56	5865.927	46	4785.343			
V	6.000	x	15.880	95.280	28	2467.840	20	1905.600			
Total						156	17341.144	84	9094.337		
Required Green	0.7125										
Proposed Green	0.7130										
Total Population	2106										
Population Density	210.04										

LEGEND:

- Community Facilities
- Green
- Commercial
- Site Boundary
- Frozen Plot

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

PROPOSED ORGANIZED GREEN

- OG1 = 0.466 acres
- OG2 = 0.015 acres
- OG3 = 0.145 acres
- OG4 = 0.077 acres
- OG5 = 0.010 acres
- TOTAL = 0.713 acres (7.51%)

TOTAL POPULATION = 156X13.5 = 2106 Persons

PROPOSED DENSITY= 2106/8.7735 = 240.04 PPA

1 Milk & Vegetables Booth = 27.50sqm

MATERIAL STATEMENT OF DOMESTIC WATER SUPPLY SYSTEM						
S No.	Line No	Length	Dia	80 mm	100 mm	150 mm
1	2 - 1	141	80	141		
2	3 - 2	170	100		170	
3	4 - 3	42	100		42	
4	4 - 4a	157	80	157		
5	5 - 4	54	100		54	
6	5 - 5a	50	80	50		
7	6 - 5	98	100		98	
8	6 - 6a	15	80	15		
9	OHT - 6	32	150			32

LEGEND

- DOMESTIC WATER SUPPLY
- TUBE WELL LINE
- HUDA / MUNICIPAL LINE
- Electricity W/S Line

Checked subject to comments in forwarding letter No. Dt. and notes attached with the estimate

DRAWING TITLE: LAYOUT

SCALE: 1:1000

ARCHITECT SIGNATURE: [Signature]

OWNER SIGNATURE: [Signature]

DATE: 20/05/2021

PROJECT: M/s Namdev Construction Pvt. Ltd.

ADDRESS: LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET D, GURUGRAM

to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this Layout plan for site area measuring 9.5 acres, Drawing No. DTC-7766 dated 11-05-2021, comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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 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, 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 DTCP 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 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.
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 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 3 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)(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 HUDA 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.
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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-SP 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.

(A) SINGH
JD (HQ)

(S) NARAYAN
ATP (HQ)

(R) CHAUHAN
DTP (HQ)

(S) SINGH
STP (HQ)

(J) SINGH
CTP (HQ)

(K) MAHARAJ
DTCP (HQ)

Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Director
Town & Country Planning
Haryana, Chandigarh

Total Area	9.5 Acres	(P)		
Area under 90.0 M. widening Road	0.609 Acres	(A)		
Area under 12.0 M. wide Green Belt	0.319 Acres	(B)		
Area under 18.0 M. wide Service Road	0.525 Acres	(C)		
50% of Area under (A+B+C)	0.736 Acres	(Q)		
Net Planned Area	8.7735 Acres	(P-Q)		
Proposed Residential	4.4006	50.250%		
Proposed Commercial	0.3509	3.999%		
Proposed Community Facilities	0.9505	10.839%		
Proposed Green	0.7130	7.511%		
Sealable area	4.7595	54.249%		
Detail of Plots				
Type	Size	Area	Nos.	Total Area
	(m.)	(Sqm.)		(Sqm.)
I	7.000 x	19.350	10	193.500
II	7.117 x	18.875	12	226.500
III	7.845 x	17.020	40	681.600
IV	6.600 x	15.762	66	1040.532
V	6.000 x	15.880	28	445.840
Total			156	17841.344
Required Green	0.7125	Acres		
Proposed Green	0.7130	Acres		
Total Population	2106			
Population Density	240.04	PPA		

LEGEND:

	Community Facilities		Site Boundary
	Green		Freezed Plot
	Commercial		

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

PROPOSED ORGANIZED GREEN

OG1	= 0.466 acres
OG2	= 0.015 acres
OG3	= 0.145 acres
OG4	= 0.077 acres
OG5	= 0.010 acres
TOTAL	= 0.713 acres (7.51%)

TOTAL POPULATION = 156X13.5 = 2106 Persons
 PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA
 1 Milk & Vegetables Booth = 27.50sqm

DESIGN STATEMENT OF SEWERAGE LINE									
S No	Line No	Length	Di. Proposed	Gr. Level	G Level Upper	G Level Lower	Invert Level Upper	Invert Level Lower	REMARKS
1	1	134	200	145	104.30	103.15	103.40	102.15	
2	2	171	200	145	103.15	101.50	102.15	100.10	CL=100.47
3	3	53	200	145	101.50	101.05	100.10	99.73	
4	4a	149	200	145	103.05	101.05	102.15	100.42	CL
5	4	47	250	195	101.05	101.10	99.73	99.49	
6	5a	43	200	145	101.50	101.10	100.60	100.10	CL
7	5	109	250	195	101.10	100.75	99.49	99.93	
8	6	7	30	250	145	100.75	100.75	99.93	99.72
9	7	STP	5	250	195	100.75	100.75	99.72	99.70

LEGEND

	SEWER LINE
	MANHOLE
	GROUND LEVEL
	CONNECTION LEVEL
	INVERT LEVEL

Checked subject to comments in forwarding letter No.
 Dt. and notes attached with the estimate

Superintending Engineer (HQ)
 for Chief Engineer 1 HSPV

24.6.2021

SEWERAGE LAYOUT

DRAWING TITLE: **LAYOUT** For Service Plan Estimate

SCALE: 1:1000

ARCHITECT SIGNATURE:

OWNER SIGNATURE:

OWNER NAME: **M/s Namdev Construction Pvt. Ltd.**
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-1, GURUGRAM
 COMMUNITY CENTER, VASANT KUNJ, NEW DELHI -110070

For Service Plan Estimate

Executive Engineer
 HSPV Division No. 4

Superintending Engineer
 HSPV Division No. 4

Chief Engineer
 HSPV Division No. 4

Additional Chief Engineer
 HSPV Division No. 4

to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this Layout plan for site area measuring 9.5 acres (Drawing No. DTCF-1766 dated 11-06-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram is hereby approved subject to the following conditions:

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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 DTCF 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 DTCF, 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, 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.
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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 HUDA 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 S Power 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.

(AJIT SINGH)
JD (HQ)(SARVATY NARASING)
ATP (HQ)(ROHIT CHAUHAN)
DTP (HQ)(P. SINGH)
STP (HQ)(JITENDER SINGH)
CTP (HQ)(KAMRAN PANDURANG, IAC)
DTCF (HQ)

LEGEND

	STORM WATER LINE
	MANHOLE
	GROUND LEVEL
	CONNECTION LEVEL
	INVERT LEVEL



Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no. 2 of 2019 dt. 05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Checked subject to comments in forwarding letter No. and notes attached with the estimate

Director
Town & Country Planning
Haryana, Chandigarh

Total Area	9.5 Acres	(P)
Area under 90.0 M. widening Road	0.609 Acres	(A)
Area under 12.0 M. wide Green Belt	0.319 Acres	(B)
Area under 18.0 M. wide Service Road	0.525 Acres	(C)
50% of Area under (A+B+C)	0.7265 Acres	(Q)
Net Planned Area	8.7735 Acres	(P-Q)
Proposed Residential	4.4086	50.250%
Proposed Commercial	0.3509	3.999%
Proposed Community Facilities	0.9505	10.000%
Proposed Green	0.7130	7.51%
Freezed area	4.7595	54.249%

Detail of Plots	Size	Area	Nos.	Total Area	Freezed Plot
Type	(m.)	(Sqm.)		(Sqm.)	(Sqm.)
I	7.000	19.350	335	1384.500	0.000
II	7.117	18.675	334	1312.001	0.000
III	7.845	17.023	333	1243.876	2.863.384
IV	6.400	15.762	304	1040.208	46.1785.343
V	5.000	15.880	95	2607.840	20.1905.600
Total			156	17841.144	84.3054.337

Required Green	0.7125	Acres
Proposed Green	0.7130	Acres
Total Population	2106	
Population Density	240.04	PPA

LEGEND:

	Community Facilities		Site Boundary
	Green		Freezed Plot
	Commercial		

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

PROPOSED ORGANIZED GREEN

OG1	= 0.466 acres
OG2	= 0.015 acres
OG3	= 0.145 acres
OG4	= 0.077 acres
OG5	= 0.010 acres
TOTAL	= 0.713 acres (7.51%)

TOTAL POPULATION = 156X13.5 = 2106 Persons
 PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA
 1 Milk & Vegetables Booth = 27.50sqm

HYDRAULIC DESIGN CALCULATION OF STORM WATER DRAINAGE SYSTEM											
S NO	LINE NO	LENGTH	Pipe Dia	SLOPE	GROUND LEVEL AT START	GROUND LEVEL AT END	INVERT LEVEL AT START	INVERT LEVEL AT END	DEPTH AT START	DEPTH AT END	REMARKS
	FROM	TO	MTR	1 IN	MTR	MTR	MTR	MTR	MTR	MTR	
1	1	RWH-1	57	400	450	104.30	103.40	103.27	0.90	1.03	
2	2	RWH-1	60	400	450	104.30	103.27	103.14	1.03	1.16	
3	3	2	17	400	450	104.30	103.40	103.36	0.90	0.94	
4	4	2	3	400	450	104.30	103.40	103.13	1.16	1.17	
5	5	RWH-2	143	400	450	104.30	103.15	102.13	1.17	1.03	
6	6	3	177	400	450	103.15	101.50	102.12	1.03	1.08	
7	7	4	23	400	450	101.50	101.50	100.55	0.90	0.95	
8	8	RWH-3	4	400	450	101.50	101.50	100.42	1.08	1.09	
9	9	RWH-3	33	400	450	101.50	101.35	100.41	1.09	1.11	
10	10	RWH-4	7	400	450	101.35	101.35	100.24	1.11	1.45	CL = 100.58
11	11	5	28	400	450	103.15	103.05	102.25	0.90	1.01	
12	12	RWH-5	9	400	450	103.05	103.05	102.04	1.01	1.03	
13	13	6	153	400	450	103.05	101.65	102.02	1.03	1.07	
14	14	7	47	400	450	101.65	101.15	100.19	1.46	1.06	CL = 100.18
15	15	8	33	400	450	101.50	101.50	100.53	0.90	0.97	
16	16	RWH-6	3	400	450	101.50	101.15	100.53	0.97	0.99	
17	17	9	108	400	450	101.15	100.75	99.85	1.06	0.90	
18	18	RWH-7	19	400	450	100.75	100.75	99.85	0.90	0.94	
19	19	RWH-8	11	400	450	100.75	99.92	99.81	0.84	1.04	
20	20	10	80	400	450	99.92	99.92	99.02	0.90	1.08	
21	21	10	10	400	450	99.92	99.92	98.84	1.08	1.10	

DRAINAGE

DRAWING TITLE	LAYOUT
SCALE	1:1000
ARCHITECT SIGNATURE	OWNER SIGNATURE
OWNER NAME	M/s Namdev Construction Pvt. Ltd.
LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTER, VASANT KUNJ, NEW DELHI -110070	

to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this layout plan for site area measuring 9.5 acres (Drawing No. DTCP- 7766 dated 11-06-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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 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, 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 DTCP 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 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.
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 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.
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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(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 HUDA 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-SP 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.

(AJIT SINGH)
JD (HQ)(SUNJAY NARANG)
ATP (HQ)(ROHIT CHAUHAN)
DTP (HQ)(P. SINGH)
SP (HQ)(JITENDER SINGH)
CTP (HR)(K. MANRANG PANDURANG, IN.)
DTP (HQ)

Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Checked subject to comments in forwarding letter No.
Dt. and notes attached with the estimate

Director
Town & Country Planning
Haryana, Chandigarh

Total Area	9.5 Acres	(P)	attached with the estimate
Area under 30.0 M. widening Road	0.60% Acres	(A)	
Area under 12.0 M. wide Green Belt	0.31% Acres	(B)	
Area under 18.0 M. wide Service Road	0.52% Acres	(C)	
50% of Area under (A+B+C)	0.726% Acres	(Q)	
Net Planned Area	8.773% Acres	(P-Q)	
Proposed Residential	4.408% 50.250%		
Proposed Commercial	0.350% 3.999%		
Proposed Community Facilities	0.950% 10.000%		
Proposed Green	0.713% 7.51%		
Saleable area	4.759% 54.249%		

Detail of Plots	Type	Size (m.)	Area (Sq.m.)	No.	Total Area (Sq.m.)	No.	Total Area (Sq.m.)
I		7.000	19.350	17	1351.500	17	1351.500
II		7.117	18.875	12	1622.000	12	1622.000
III		7.845	17.025	40	5340.876	40	5340.876
IV		6.600	15.762	104	6885.927	104	6885.927
V		6.000	15.880	28	2667.840	28	2667.840
Total				156	17041.144	156	17041.144

Required Green	0.7125	Acres	
Proposed Green	0.7130	Acres	
Total Population	2106		
Population Density	240.04	PPA	

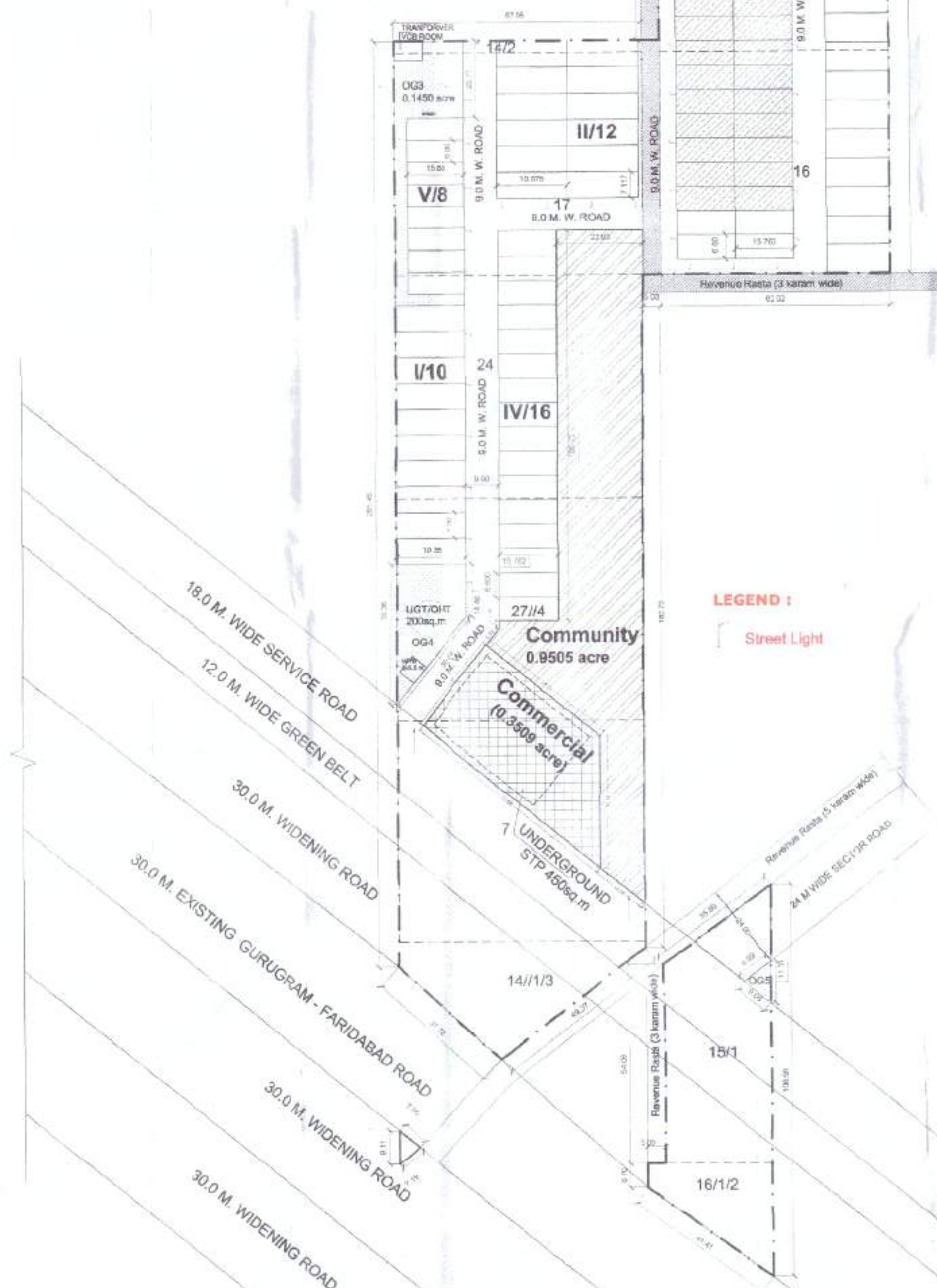
LEGEND:

- Community Facilities Site Boundary
Green Freezed Plot
Commercial

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

PROPOSED ORGANIZED GREEN
 OG1 = 0.466 acres
 OG2 = 0.015 acres
 OG3 = 0.145 acres
 OG4 = 0.077 acres
 OG5 = 0.010 acres
 TOTAL = 0.713 acres (7.51%)

TOTAL POPULATION = 156X13.5 = 2106 Persons
 PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA
 1 Milk & Vegetables Booth = 27.50sqm



STREET LIGHT



DRAWING TITLE: LAYOUT For Service Plan Estimate Only

SCALE: 1:1000

ARCHITECT'S SIGNATURE: [Signature] OWNER SIGNATURE: [Signature]

OWNER NAME: M/s Namdev Construction Pvt. Ltd.

LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI -110070

Addl. Chief Engineer
HSVP, Gurugram

LC-3900

to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this Layout plan for site area measuring 9.5 acres (Drawing No. DTCP-7766 dated 11-06-2021) comprised of 11 plots which is issued in respect of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram is hereby approved subject to the following conditions:-

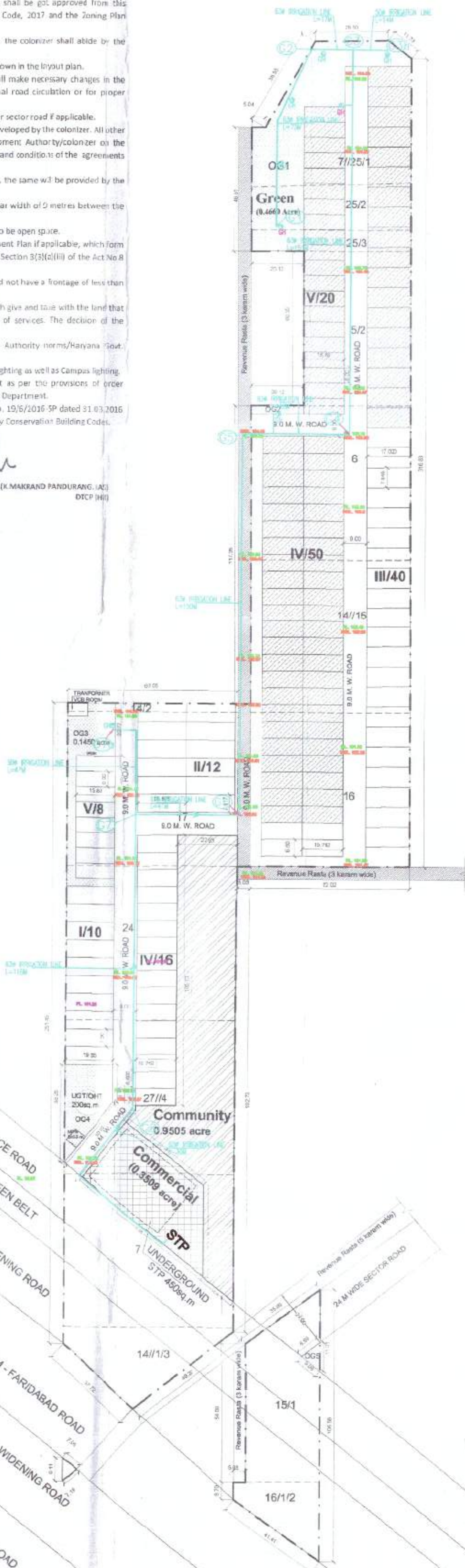
1. That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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, 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 DTCP 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 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.
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, 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 spaces 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)(c)(iii) of the Act No. 8 of 1975.
13. That the odd site 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 HUDA 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 (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-SP 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. 19/5/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AJIT SINGH) JD (HQ) (SARJAT NARANG) ATP (HQ) (ROHIT CHAUHAN) DT (HQ) (V. SINGH) SP (HQ) (JITENDRA SHARMA) CTP (HR) (K. MAKRAND PANDURANG, JAT) DTCP (HR)

S No.	Line No.	Length	Dia	65 mm	80 mm	100 mm
1	2-1	141	65	141		
2	3-2	171	80		171	
3	4-3	58	80		58	
5	4-4a	150	65	150		
7	5-4	47	100			47
9	5-5A	45	65	45		
10	6-5	108	100			108
11	6-6a	6	100			6
12	OHT-6	31	100			31

LEGEND

IRRIGATION LINE
GARDEN HYDRANT



Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Total Area	9.5 Acres	(P)	
Area under 90.0 M. widening Road	0.609 Acres	(A)	
Area under 12.0 M. wide Green Belt	0.319 Acres	(B)	
Area under 18.0 M. wide Service Road	0.525 Acres	(C)	
50% of Area under (A+B+C)	0.7265 Acres	(Q)	
Net Planned Area	8.7735 Acres	(P-Q)	
Proposed Residential	4.4086	50.250%	
Proposed Commercial	0.3509	3.999%	
Proposed Community Facilities	0.9505	10.005%	
Proposed Green	0.7130	7.51%	
Saleable area	4.7595	54.249%	

Detail of Plots		Freezed Plot					
Type	Size	Area	Nos.	Total Area	Nos.	Total Area	
	(m.)	(m.)	(Sqm.)	(Sqm.)		(Sqm.)	
I	7.000	19.350	135.450	135.450	0	0.000	
II	7.117	18.875	134.333	134.333	0	0.000	
III	7.845	17.030	133.523	133.523	13	240.304	
IV	6.500	15.762	104.029	104.029	46	1705.343	
V	6.000	15.880	95.280	95.280	20	1905.600	
Total				156	1784.144	66	904.137

Required Green	0.7125	Acres	
Proposed Green	0.7130	Acres	
Total Population	2106		
Population Density	240.04	PPA	

LEGEND:

Community Facilities
Green
Commercial
Site Boundary
Freezed Plot

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

PROPOSED ORGANIZED GREEN
OG1 = 0.466 acres
OG2 = 0.015 acres
OG3 = 0.145 acres
OG4 = 0.077 acres
OG5 = 0.010 acres
TOTAL = 0.713 acres (7.51%)

TOTAL POPULATION = 156X13.5 = 2106 Persons
PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA
1 Milk & Vegetables Booth = 27.50sqm

SL NO	NAME OF LINE	LENGTH MTR	PIPE DIA MM	50MM MTR	63MM MTR	GH NOS
1	STP-G8	30	63		30	
	G8-G7	116	63		116	
2	G7-G7a	47	50	47		1
3	G7-G8	41	63		41	
4	G8-G5	150	63		150	
5	G5-G4	42	63		42	1
6	G4-G3	151	63		151	1
7	G3-G3a	14	50	14		1
8	G3-G2	17	63		17	1
9	G2-G1	73	63		73	3

Checked subject to comments in forwarding letter No.
Dt. and notes attached with the estimate

Superintending Engineer (HQ)

For Chief Engineer (HQ)

For Service Plan Estimate Only

LAYOUT

SCALE: 1:1000

ARCHITECT SIGNATURE

OWNER NAME

M/s Namdev Construction Pvt. Ltd.

LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-VII, COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI -110070

Addl. Chief Engineer

HSPV Division No. 1

Gurugram

For Namdev Construction Private Limited

CAZ00740587