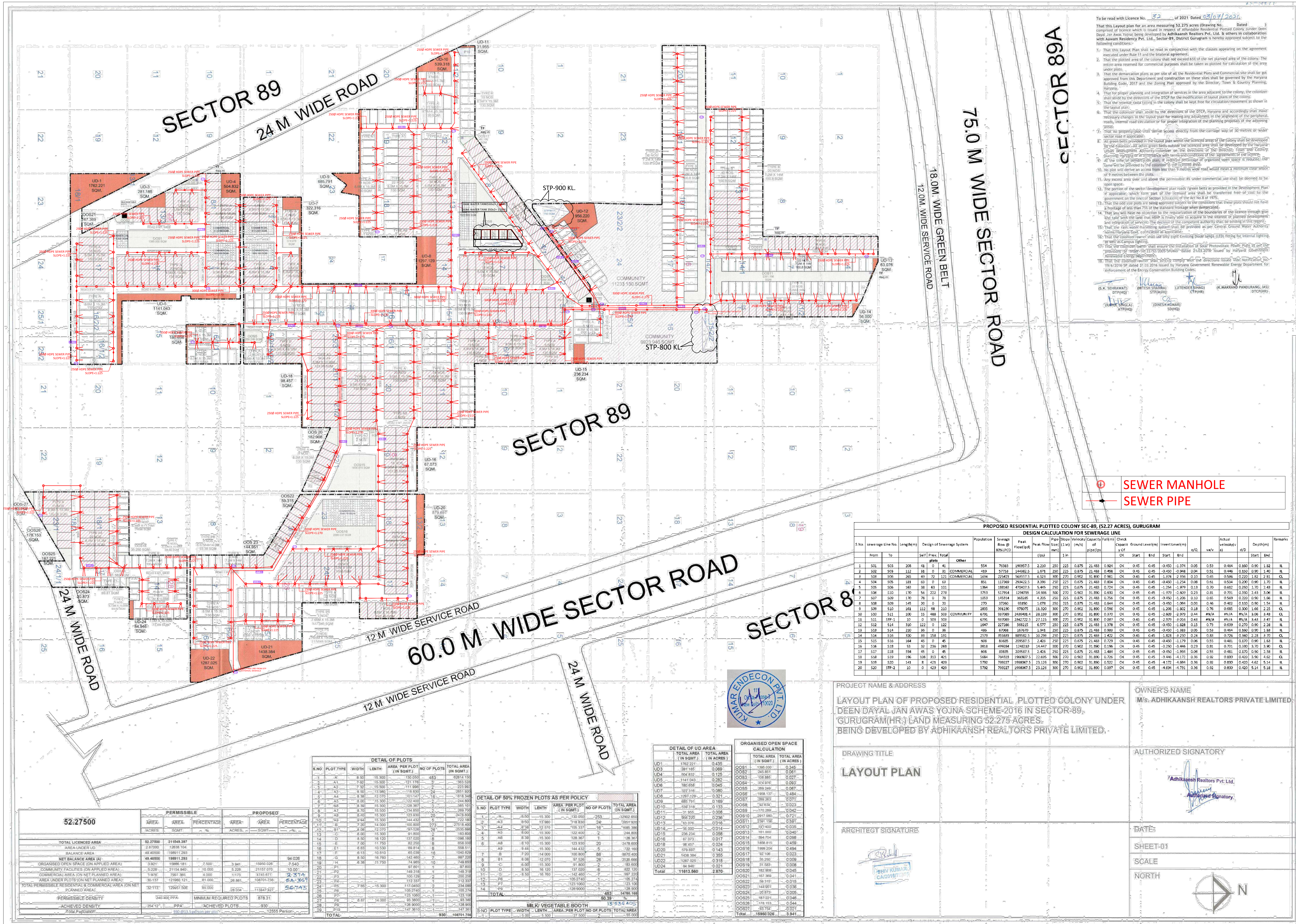




To be read with Licence No. 52 of 2021, Dated 03/07/2021.
This Layout Plan for an area measuring 52.275 acres (Drawing No. 52/2021) is a part of the layout plan for the proposed residential colony in Sector 89, Gurugram, Haryana, under the Deen Dayal Jan Awas Yojna Scheme-2016. The layout plan is being developed by Adhikaansh Realtors Pvt. Ltd. & others in collaboration with Aarav Realty Pvt. Ltd., Sector 89, District Gurugram. The layout plan is 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 50% 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 plan.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be approved from this Department and construction on their 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 collector shall advise in the direction of the DTC for the modification of layout plans of the colony.
- That the revenue (tax) lying in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the collector shall, under the direction of the DTC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral, main, 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 meters or wider sector road or applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/collector in the direction of the Director, Town & Country Planning, Haryana or in accordance with the terms and conditions of the agreement of the licensee.
- At the time of demarcation plan, if the percentage of organized open space is reduced, the same shall be provided by the licensee to the extent of 10% of the total area.
- No plot will derive an access from less than 9 meters wide road which shall mean a minimum clear width of 9 meters between the plots.
- Any access 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 or applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 13(1)(ii) of the Act No. 8 of 1975.
- That the side area plots are being approved subject to the condition that these plots shall not have a frontage of less than 75% of the standard frontage where demarcated.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the net area. It is hereby stated to be 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 (CGWA) Guidelines.
- That the collector/town shall use only light emitting diode (LED) lighting for internal lighting, as well as campus lighting.
- That the collector/town shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 12/2016/SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the collector/town shall strictly comply with the directions issued with notification No. 19/6/2016 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(S.K. SENAWAT) (RITESH SHARMA) (JITENDER BHAG) (KAMRAN PANDURANG, IAS) (RANJEET SINGH) (DINESH KUMAR) (ATPHQ) (SDHQ) (DTCO)

SEWER MANHOLE
SEWER PIPE

PROPOSED RESIDENTIAL PLOTTED COLONY SEC-89, (52.27 ACRES), GURUGRAM																			
DESIGN CALCULATION FOR SEWERAGE LINE																			
S No	Sewerage Line No	Length(m)	Design of Sewerage System	Population	Sewage flow @ 80% LPCD	Peak Flow (lps)	Peak Flow (m³/hr)	Pipe Size (mm)	Pipe Slope (1 in 100)	Velocity (m/s)	Capacity (lps)	Check Capacity (lps)	Ground Level (m)	Invert Level (m)	a/d	v/a/r	Actual Velocity (m/s)	Depth (m)	Remarks
1	S01	503	208	41	0	41	554	76383	190957.5	2.220	250	225	0.875	1.483	0.924	OK	0.45	0.45	IL
2	S02	503	112	33	0	33	419	57738	144882.5	1.671	250	225	0.875	1.483	0.924	OK	0.45	0.45	IL
3	S03	506	260	49	72	121	1684	223473	563573.5	6.524	300	270	0.902	1.890	1.960	OK	0.45	0.45	IL
4	S04	505	181	33	0	33	419	117369	294422.5	3.396	225	225	0.875	1.483	0.924	OK	0.45	0.45	IL
5	S05	506	163	38	63	101	1364	188163	470407.5	5.445	250	225	0.875	1.483	0.924	OK	0.45	0.45	IL
6	S06	510	10	56	222	278	370	517914	1204708	14.868	300	270	0.902	1.890	1.960	OK	0.45	0.45	IL
7	S07	509	120	78	0	78	1019	145314	363335	4.255	250	225	0.875	1.483	0.924	OK	0.45	0.45	IL
8	S08	509	145	30	0	30	370	37240	93450	1.078	250	225	0.875	1.483	0.924	OK	0.45	0.45	IL
9	S09	510	163	112	98	210	283	391230	978075	11.302	300	270	0.902	1.890	1.960	OK	0.45	0.45	IL
10	S10	511	100	15	488	568	679	937089	246494.4	28.109	300	270	0.902	1.890	1.960	OK	0.45	0.45	IL
11	S11	511	10	0	309	309	370	492089	246272.5	27.115	300	270	0.902	1.890	1.960	OK	0.45	0.45	IL
12	S12	514	310	122	0	122	1647	227285	568125	6.977	250	225	0.875	1.483	0.924	OK	0.45	0.45	IL
13	S13	514	210	35	0	35	489	67088	167670	1.091	250	225	0.875	1.483	0.924	OK	0.45	0.45	IL
14	S14	516	100	85	258	343	419	55285	80950.5	20.296	225	225	0.875	1.483	0.924	OK	0.45	0.45	IL
15	S15	515	100	164	45	0	45	8385	20957.5	2.402	225	225	0.875	1.483	0.924	OK	0.45	0.45	IL
16	S16	518	33	32	236	268	3818	499284	1246210	14.447	300	270	0.902	1.890	1.960	OK	0.45	0.45	IL
17	S17	518	334	45	0	45	608	83835	20957.5	2.402	250	225	0.875	1.483	0.924	OK	0.45	0.45	IL
18	S18	519	196	108	313	421	5684	786323	196807.5	22.695	300	270	0.902	1.890	1.960	OK	0.45	0.45	IL
19	S19	520	141	8	421	429	5792	799227	196807.5	23.126	300	270	0.902	1.890	1.960	OK	0.45	0.45	IL
20	S20	520	10	0	429	429	5792	799227	196807.5	23.126	300	270	0.902	1.890	1.960	OK	0.45	0.45	IL

PROJECT NAME & ADDRESS
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-89, GURUGRAM (HR.) LAND MEASURING 52.275 ACRES, BEING DEVELOPED BY ADHIKAANSH REALTORS PRIVATE LIMITED.

OWNER'S NAME
M/s. ADHIKAANSH REALTORS PRIVATE LIMITED

DRAWING TITLE
LAYOUT PLAN

AUTHORIZED SIGNATORY

Adhikaansh Realtors Pvt. Ltd.
Authorized Signatory

ARCHITECT SIGNATURE

DATE

SHEET-01

SCALE

NORTH

52.27500		PERMISSIBLE		PROPOSED	
AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
ACRES	%	ACRES	%	ACRES	%
TOTAL LICENCED AREA					
2.07000	12838.104	2.07000	12838.104	2.07000	12838.104
AREA UNDER UO					
49.40500	19891.293	49.40500	19891.293	49.40500	19891.293
NET BALANCE AREA (A)					
3.9211	15865.811	3.9211	15865.811	3.9211	15865.811
COMMUNITY FACILITIES (ON APPLIED AREA)					
5.228	21154.840	5.228	21154.840	5.228	21154.840
COMMUNITY AREA (ON NET PLANNED AREA)					
1.918	7697.385	1.918	7697.385	1.918	7697.385
AREA UNDER PLOTS (ON NET PLANNED AREA)					
30.137	121965.121	30.137	121965.121	30.137	121965.121
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)					
30.137	121965.121	30.137	121965.121	30.137	121965.121
PERMISSIBLE DENSITY					
340.400 PPA		340.400 PPA		340.400 PPA	
ACHIEVED DENSITY					
254.12		254.12		254.12	
TOTAL					
930	108701.746	930	108701.746	930	108701.746

DETAIL OF PLOTS						
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT)	NO OF PLOTS	TOTAL AREA (IN SQMT)
1	A	8.50	15.300	130.050	483	62815.150
2	A	7.90	15.300	121.170	3	363.510
3	A	7.90	15.300	111.990	2	223.980
4	A	8.50	15.300	130.050	2	260.100
5	A	8.38	12.070	101.147	16	1618.344
6	A	8.50	15.300	132.400	2	264.800
7	A	8.50	15.300	132.400	2	264.800
8	A	8.78	15.500	136.050	2	272.100
9	A	8.78	15.500	136.050	2	272.100
10	A	8.44	15.300	128.152	2	256.304
11	B	7.30	14.400	105.800	273	2715.840
12	B	7.30	14.400	105.800	273	2715.840
13	C	8.50	15.300	91.800	2	183.600
14	D	8.50	16.120	137.020	8	1096.160
15	D	7.90	15.750	124.350	8	994.800
16	E	8.50	10.530	89.814	8	558.512
17	E	8.13	10.530	85.536	16	1368.576
18	G	8.50	16.120	137.020	9	1233.180
19	H	8.38	11.750	74.850	10	748.500
20	P1	8.78	11.010	97.662	1	97.662
21	P2		148.318	140.318	1	140.318
22	P3		105.120	105.120	1	105.120
23	P4		112.337	112.337	1	112.337
24	P5	7.95	15.300	121.0450	2	242.090
25	P6			205.710	1	205.710
26	P7			123.100	1	123.100
27	P8	6.97	14.000	98.3600	1	98.360
28	P9			124.6000	1	124.600
29	P10			147.3610	1	147.361
TOTAL					930	108701.746

DETAIL OF 50% FROZEN PLOTS AS PER POLICY						
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT)	NO OF PLOTS	TOTAL AREA (IN SQMT)
1	A	8.50	15.300	130.050	253	32902.650
2	A	8.50	15.300	130.050	2	260.100
3	A	8.38	12.070	101.147	16	1618.344
4	A	8.50	15.300	132.400	2	264.800
5	A	8.50	15.300	132.400	2	264.800
6	A	8.78	15.500	136.050	20	2721.000
7	A	8.78	15.500	136.050	20	2721.000
8	B	7.30	14.400	105.800	88	9310.400
9	B	7.30	14.400	105.800	88	9310.400
10	C	8.50	15.300	91.800	2	183.600
11	D	8.50	16.120	137.020	6	822.120
12	D	7.90	15.750	124.350	25	3108.750
13	E	8.50	10.530	89.814	10	898.140
14	E	8.13	10.530	85.536	20	1710.720
TOTAL					453	54780.168

MILKLY VEGETABLE BOOTH						
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT)	NO OF PLOTS	TOTAL AREA (IN SQMT)
1	A	5.00	5.000	25.000	27	675.000