

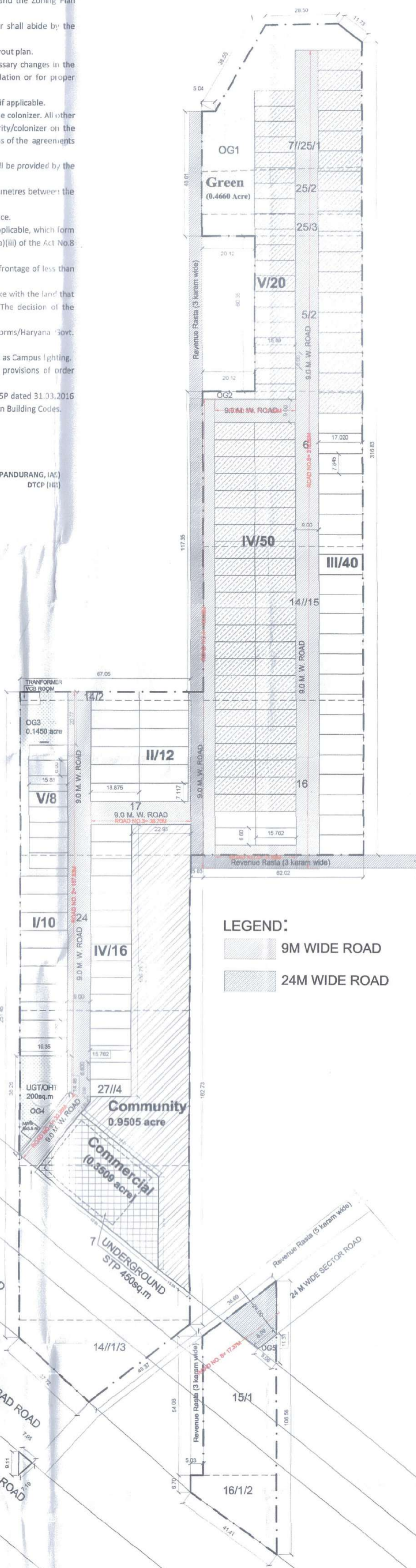
LC-3900

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 11-05-2021) 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 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)(a)(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-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.

(AJIT SINGH) JD (HQ) (SARJAY NARAYAN) ATP (HQ) (ROHIT CHAUHAN) DTP (HQ) (P. K. SINGH) SP (HQ) (JITENDER SHAG) CTP (HR) (K. MAKRAND PANDURANG, AC) DTCP (HR)



LEGEND:
 9M WIDE ROAD
 24M WIDE ROAD

Roads

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)	0.7265 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		Area		Nos.		Frozen Plot	
Type	Size (m.)	(m.)	(Sqm.)	Total Area (Sqm.)	Total Area (Sqm.)	Total Area (Sqm.)	Total Area (Sqm.)
I	7.000 x	19.350	135.450	10	1354.500	0	0.000
II	7.117 x	18.675	134.333	12	1612.001	0	0.000
III	7.845 x	17.020	133.522	40	5340.876	18	2403.394
IV	6.600 x	15.762	104.026	66	6865.927	46	4785.343
V	6.000 x	15.880	95.280	28	2667.840	20	1905.600
Total				156	17841.144	84	9094.337

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
 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

ROAD LAYOUT



DRAWING TITLE: **LAYOUT** For Service Plan Estimate Only
 SCALE: 1:1000
 ARCHITECT SIGNATURE: Brij Kumar Singhastava, Architect, CA/2007/40587
 OWNER SIGNATURE: For Namdev Construction Private Limited
 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
 Addl. Chief Engineer, HSPV, Gurugram

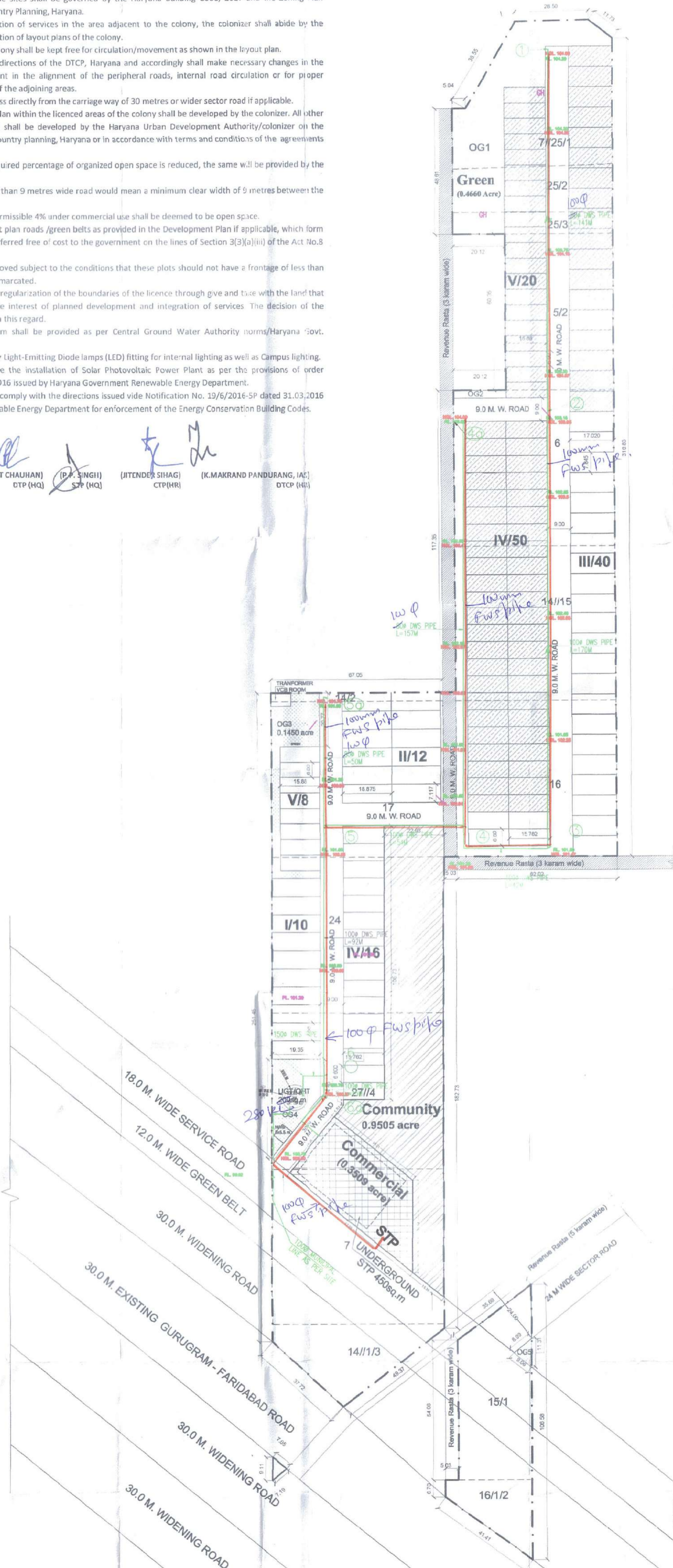
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9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 5 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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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%	
Saleable area	4.7595	54.249%	

Type	Size (m)	Area (Sq.m.)	Nos.	Total Area	
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V	6.000 x	15.880	95.280	28	2567.840
Total				156	17941.144

LEGEND:
 Community Facilities
 Green
 Commercial
 Site Boundary
 Freezed Plot

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

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
 Flowing water line
 Checked subject to comments in forwarding letter No.
 Dt. and notes attached with the estimate
 Superintending Engineer (HQ) for HSPV Division No. 1 HSPV Gurugram
 4.6.2021

DOMESTIC WATER SUPPLY

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

SCALE: 1:1000

ARCHITECT SIGNATURE: *Brj Kumar Singh* Architect CA/200740987

OWNER SIGNATURE: *[Signature]* For Namdev Construction Private Limited

OWNER NAME: **M/s Namdev Construction Pvt. Ltd.**
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, ROCKET ENGINEER COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI - 110076

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Type	Size (m.)	Area (Sq.m.)	Nos.	Frozen Plot	
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II	7.117	134.333	11	1612.011	0
III	7.845	173.020	40	5342.876	18
IV	6.000	15.762	66	6865.927	46
V	6.000	15.880	28	2667.840	20
Total			156	17841.144	84

LEGEND:

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

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

PROPOSED ORGANIZED GREEN

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TOTAL POPULATION = 156X13.5 = 2106 Persons

PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA

1 Milk & Vegetables Booth = 27.50sqm

S No	Line No	Length	Dia Proposed	Gradient	G Level Upper	G Level Lower	Invert Level Upper	Invert Level Lower	REMARKS
1	1	134	200	1/45	104.30	103.15	103.40	102.15	
2	2	171	200	1/45	103.15	101.50	102.15	100.10	CL=100.47
3	3	53	200	1/45	101.50	101.65	100.10	99.73	
4	4a	149	200	1/45	103.05	101.65	102.15	100.42	CL
5	4	47	200	1/95	101.65	101.10	99.73	99.49	
6	5a	43	200	1/45	101.50	101.10	100.60	100.10	CL
7	5	109	250	1/95	101.10	100.75	99.49	98.90	
8	6	30	200	1/45	100.75	100.75	99.93	98.72	
9	7	5	250	1/95	100.75	100.75	99.72	98.70	

LEGEND

- SEWER LINE
- MANHOLE
- GL GROUND LEVEL
- CL CONNECTION LEVEL
- IL INVERT LEVEL

SEWERAGE LAYOUT

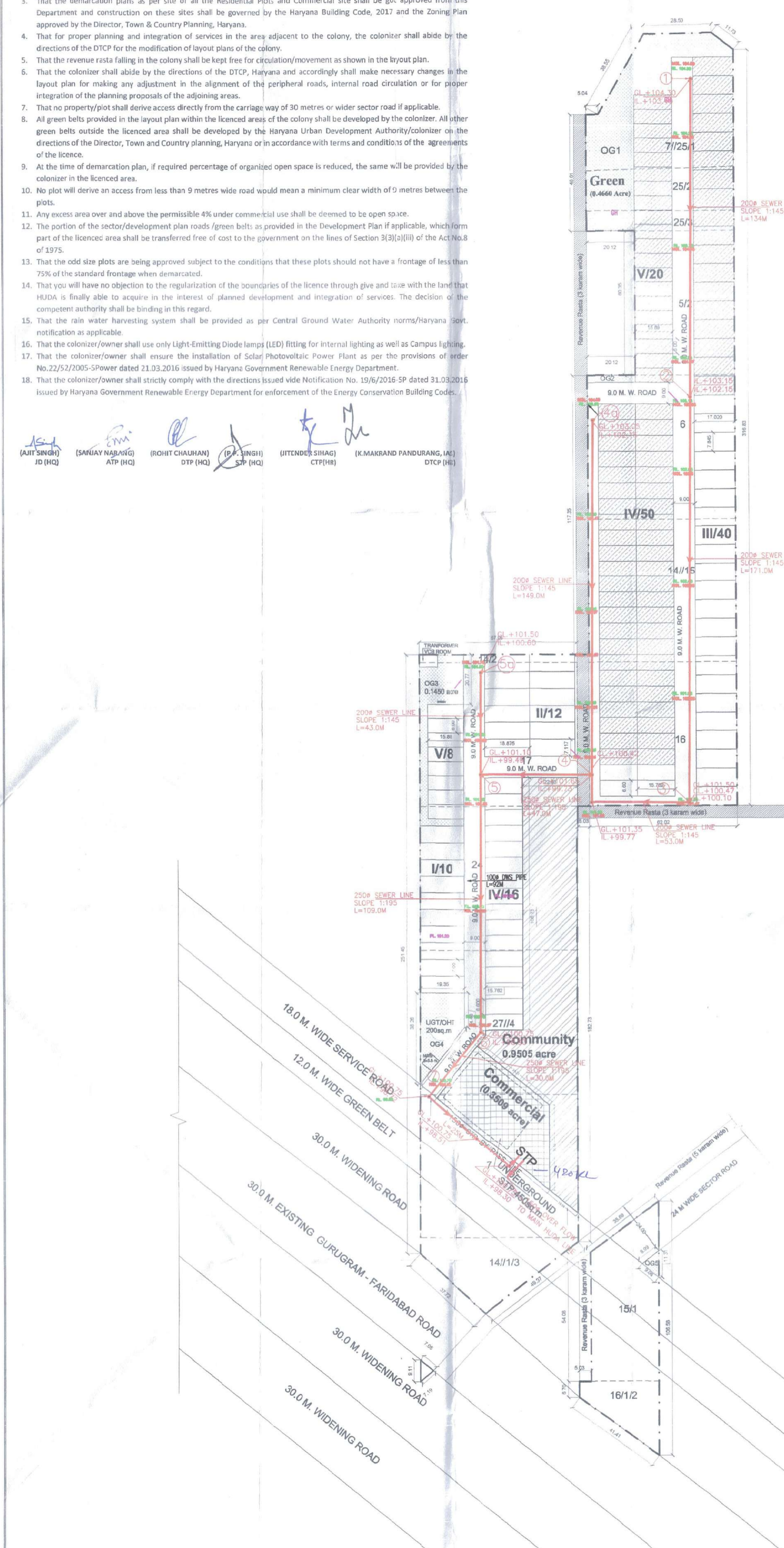
DRAWING TITLE: **LAYOUT** For Service Plan Estimate Only

SCALE: 1:1000

ARCHITECT SIGNATURE: *Brij Kumar Srivastava* Architect CA2007H0587

OWNER SIGNATURE: *Superintending Engineer, HSPV, Division No.1 Gurugram*

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



LC-3900

S.W.D. of

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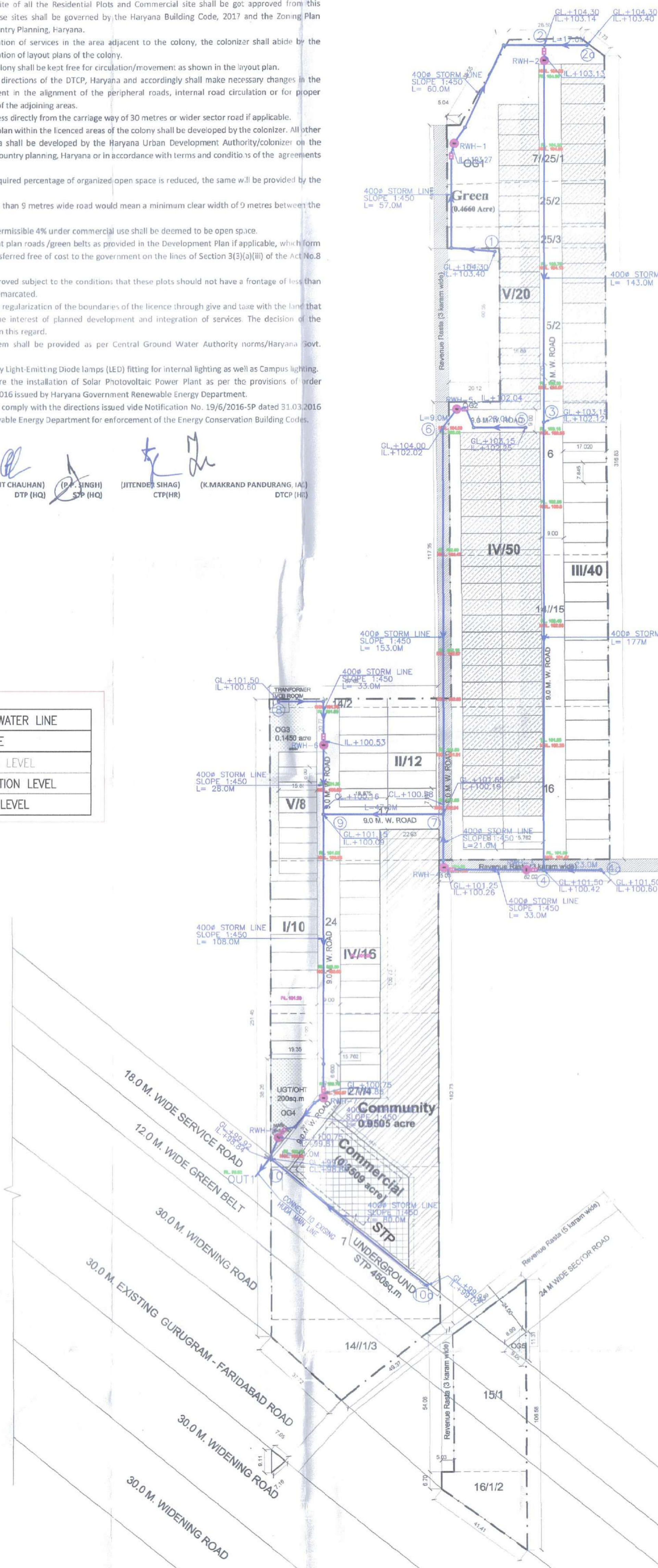
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Population Density	240.04	PPA	

LEGEND	
	STORM WATER LINE
	MANHOLE
GL	GROUND LEVEL
CL	CONNECTION LEVEL
IL	INVERT LEVEL



LEGEND:

	Community Facilities		Site Boundary
	Green		Freed 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	104.30	103.27	0.90	1.03	
2	2	RWH-1	2	60	400	450	104.30	104.30	103.14	1.03	1.16
3	2a	2	17	400	450	104.30	104.30	103.36	0.90	0.94	
4	2	RWH-2	3	400	450	104.30	104.30	103.14	1.16	1.17	
5	RWH-2	3	143	400	450	104.30	103.13	102.12	1.17	1.03	
6	3	4	177	400	450	103.15	101.50	102.12	1.03	1.08	
7	4a	4	23	400	450	101.50	101.50	100.60	0.90	0.95	
8	4	RWH-3	4	400	450	101.50	101.50	100.41	1.08	1.09	
9	RWH-3	33	400	450	101.50	101.35	100.41	100.24	1.09	1.11	
10	RWH-4	7	21	400	450	101.65	101.65	100.24	1.11	1.46	CL = 100.58
11	5	RWH-5	28	400	450	103.15	103.05	102.25	1.04	1.01	
12	RWH-5	6	9	400	450	103.05	103.05	102.04	1.02	1.01	1.03
13	6	7	153	400	450	103.05	101.65	102.02	1.06	1.03	1.07
14	7	8	47	400	450	101.65	101.15	100.19	1.46	1.06	CL = 100.16
15	8	RWH-6	33	400	450	101.50	101.50	100.60	100.53	0.90	0.97
16	RWH-6	9	28	400	450	101.50	101.15	100.53	100.16	0.97	0.99
17	9	RWH-7	108	400	450	101.15	100.75	100.09	99.85	1.06	0.90
18	RWH-7	RWH-8	19	400	450	100.75	100.75	99.85	99.81	0.90	0.94
19	RWH-8	10	11	400	450	100.75	99.92	99.81	98.88	0.94	1.04
20	10a	10	80	400	450	99.92	99.92	99.92	98.84	0.90	1.08
21	10	OUT	10	400	450	99.92	99.92	98.84	98.82	1.08	1.10

DRAINAGE

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

SCALE: 1:1000

ARCHITECT SIGNATURE: *(Signature)*

OWNER SIGNATURE: *(Signature)* For Namdev Construction Private Limited

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

LC-3900

Street Light

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:-

- 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 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.
- 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-SP 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AJIT SINGH) JD (HQ) (SARJAY NABANG) ATP (HQ) (ROHIT CHAUHAN) DTP (HQ) (P. SINGH) SP (HQ) (JITENDER SHAG) CTP(HR) (K.MARRAND PANDURANG, IAC) 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)	0.7265 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%	
Saleable area	4.7595	54.249%	

Detail of Plots	Type	Size		Area (Sq.m.)	Nos.	Frozen Plot			
		(m.)	(ft.)			Total Area (Sq.m.)	Total Area (Sq.m.)		
I		7.000	x	19.350	135.450	10	1354.500	0	0.000
II		7.117	x	18.875	134.333	12	1612.001	0	0.000
III		7.845	x	17.040	133.522	40	5340.876	18	2403.394
IV		6.600	x	15.762	104.029	66	8865.927	46	4785.343
V		6.000	x	15.880	95.280	28	2667.840	20	1905.600
Total						156	17841.144	84	9094.337
Required Green		0.7125							
Proposed Green		0.7130							
Total Population		2106							
Population Density		240.04							

- LEGEND:**
- Community Facilities
 - Green
 - Commercial
 - Site Boundary
 - Frozen Plot

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

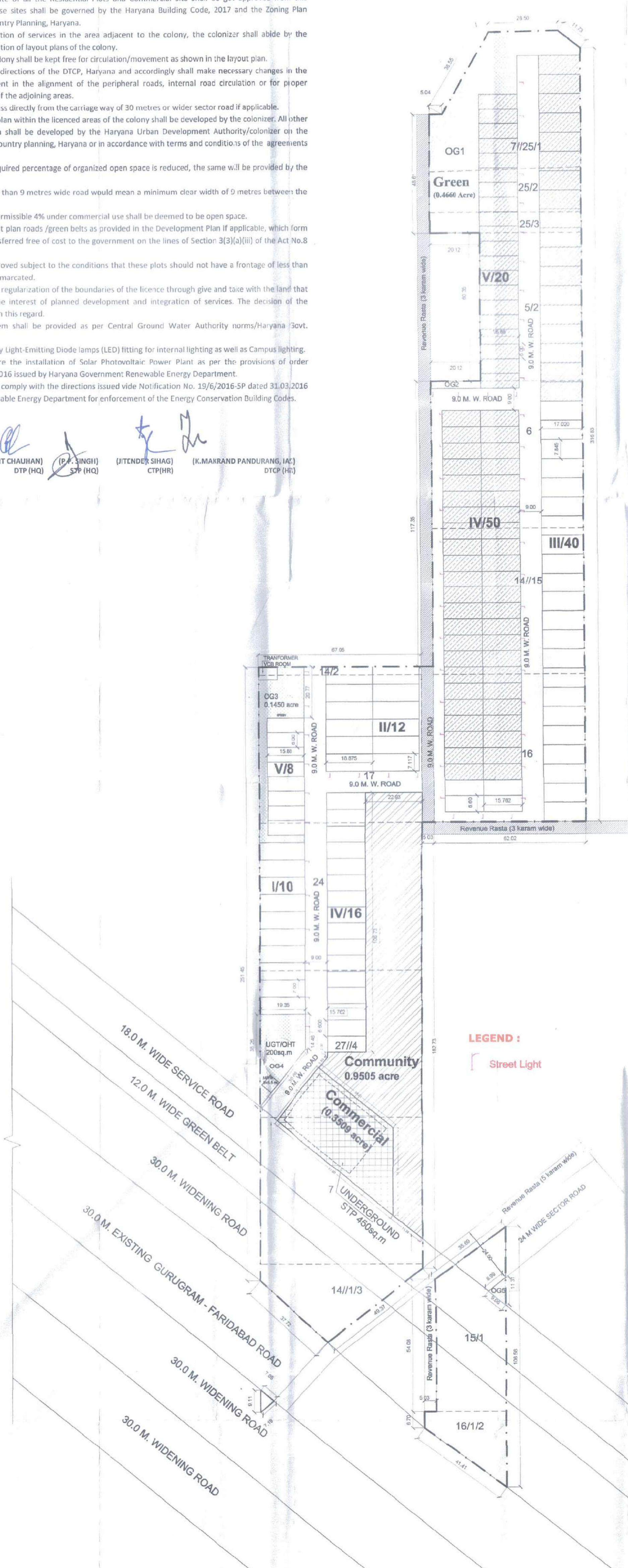
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Checked subject to comments in forwarding letter No. Dt. and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP
 4.8.2021
 Superintending Engineer, HSVP Circle-II, Gurugram

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

SCALE: 1:1000

ARCHITECT SIGNATURE: *Brij Kumar*
 Brij Kumar, Architect
 CA/2007/140587

OWNER SIGNATURE: *[Signature]*
 For Namdev Construction Private Limited

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

Add: Chief Engineer, HSVP, Gurugram

irrigation

LC-3900

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

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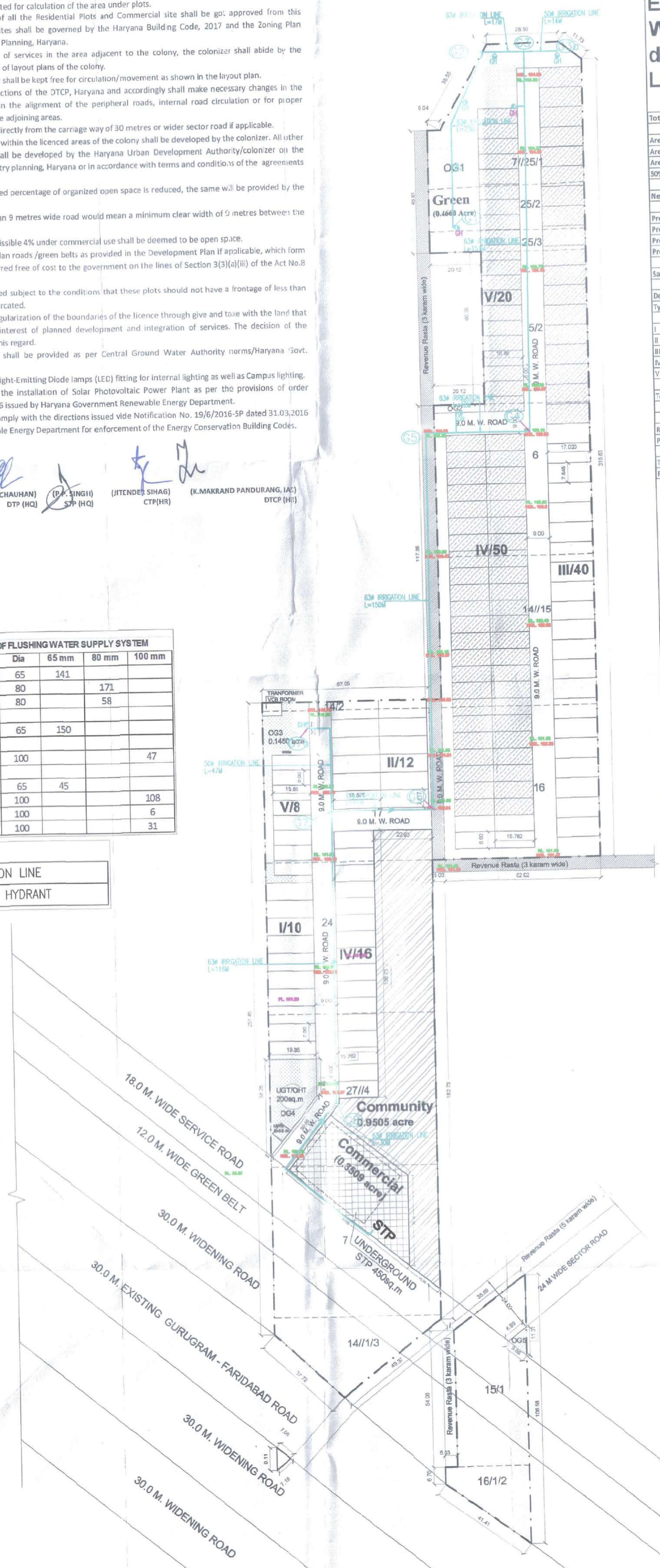
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 (P. K. SINGH) STP (HQ)
 (JITENDER SHAG) CTP (HR)
 (K. MAKRAND PANDURANG, I.A.) DTCP (HR)

MATERIAL STATEMENT OF FLUSHING WATER SUPPLY SYSTEM

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



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Proposed Community Facilities	0.9505	10.000%	
Proposed Green	0.7130	7.51%	
Saleable area	4.7595	54.249%	

Detail of Plots		Area		Total Area		Frozen Plot	
Type	Size (m.)	Area (Sq.m.)	Nos.	Total Area (Sq.m.)	Nos.	Total Area (Sq.m.)	
I	7.000 x	19.205	135	1354.500	0	0.000	
II	7.117 x	18.875	134	1612.001	18	2403.394	
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LEGEND:

	Community Facilities		Site Boundary
	Green		Frozen Plot
	Commercial		

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PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA

1 Milk & Vegetables Booth = 27.50sqm

MATERIAL STATEMENT FOR GARDEN IRRIGATION SYSTEM

SL NO	NAME OF LINE	LENGTH MTR	PIPE DIA MM	50MM MTR	63MM MTR	GH NOS
1	STP-G8	30	63			
	G8-G7	116	63		116	
2	G7-G7a	47	50	47		1
3	G7-G6	41	63		41	
4	G6-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

IRRI GATION
 Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula
 4.6.2021

OWNER SIGNATURE (SVP, Division No. 1 Gurugram)
 For Namdev Construction Pvt. Ltd.

ARCHITECT SIGNATURE
 Brij Kumar Singh
 Architect
 CA2007/A0587

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