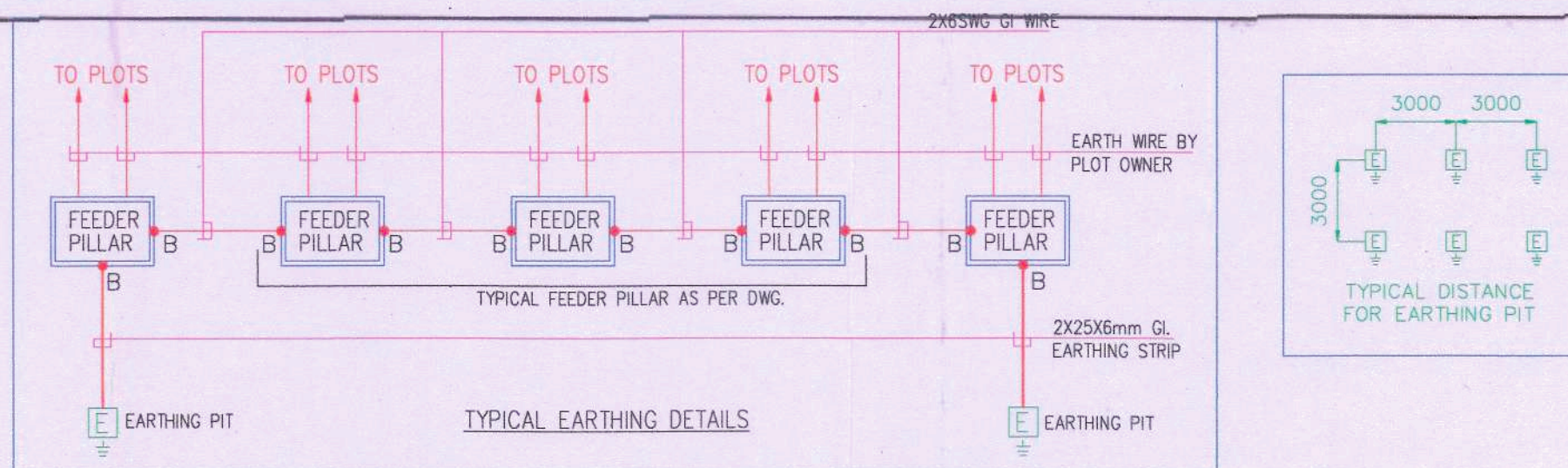
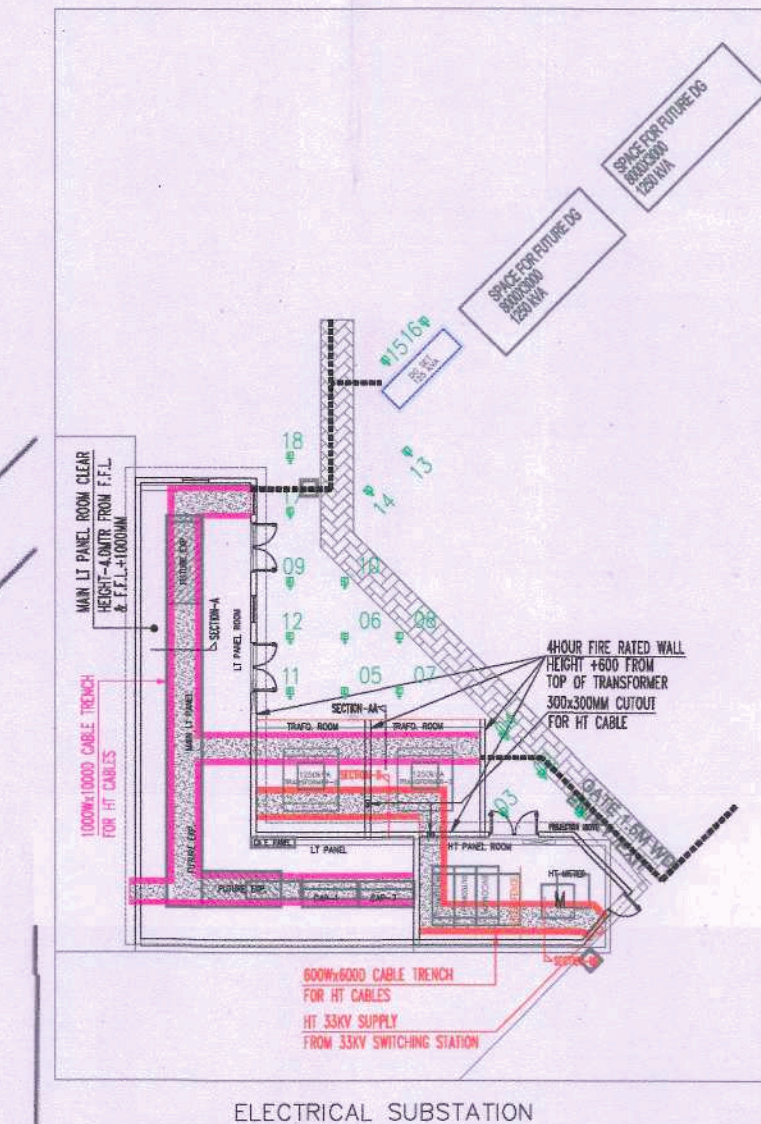




LEGEND		
SR.NO	SYMBOL	DESCRIPTION
01.		LT CABLE DIRECT BURIED IN GROUND FOR MLTP TO F.P. (CABLES RUNNING UNDER FOOTPATH)
02.		LT CABLE DIRECT BURIED IN GROUND FOR F.P. TO PLOTS (CABLES RUNNING UNDER FOOTPATH)
03.		METER BOARD
04.		300MM OUTER DIA RCC HUME PIPE FOR ROAD CROSSING

EARTH PIT SCHEDULE						
PIT NO.	EQUIPMENT NAME	MATERIAL	QTY.	STRIP SIZE		
EP-162	HT METER	MARCONITE	2	7596 O		
EP-364	HT PANEL	MARCONITE	2	7596 O		
EP-546	1250VA TRANSFORMER-1 BODY	MARCONITE	2	7596 O		
EP-768	1250VA TRANSFORMER-1 NEUTRAL	MARCONITE	2	75910 Cu		
EP-9810	1250VA TRANSFORMER-2 BODY	MARCONITE	2	7596 O		
EP-11842	1250VA TRANSFORMER-2 NEUTRAL	MARCONITE	2	75910 Cu		
EP-13614	125VA DC SET BODY	CU. BONDED	2	2593 Cu		
EP-15616	125VA DC SET NEUTRAL	CU. BONDED	2	2593 Cu		
EP-17168	PANEL'S & STP	CU. BONDED	2	75910-5096 O		
EP-21622	FLXING	CU. BONDED	2	2596 O		
EP-23624	EXT. LUG. PANEL-1	CU. BONDED	2	8596G W/ARE		
EP-25-54	FEEDER PILAR-1 200	CU. BONDED	40	8596G W/ARE		
EP-55466	EXT. LUG. PANEL-2	CU. BONDED	2	8596G W/ARE		



To be read with Licence: 40 2021 Dated: 10/08/2021 2021 Dated: 04-04-2021

That this Layout plan for area measuring 14.9375 Acres (Drawing No: 85) 2021 comprised of licensed area which is issued in respect of Affordable Residential Plot(s) Colony (under Deen Dayal Awas Yojna) being developed by Kashyap Bhatl Homes Pvt. Ltd. and others in collaboration with Andhra Pradesh State LIP, Sector-004A, Gaurahm is hereby approved subject to the following conditions:-

1. That this Layout Plan shall not be read in conjunction with the clauses appearing on the agreement for the said plot and the plot area registered as 14.9375 Acres.
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 of the colony.
3. That the demarcation plans as per size 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 and Zoning Plan and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for the planning and integration of services in the area adjacent to the colony, the colonizer shall submit the directions of the Director, Town and Country Planning, Haryana for the modification of layout plans of the colony.
5. That the revenue roads falling in the colony shall be kept free for traffic 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 potentials of the adjoining area.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider vehicle road to applicable.
8. All green areas 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 the directions of the Director, Town and Country Planning, Haryana for the modification of layout plans of the colony.
9. At the time of demarcation plot, 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 3 metres wide road would mean a minimum clear width of 3 metres between the plots.
11. Any excess area over and above the permissible 45% under commercial use shall be deemed to be open.
12. The portion of the sector/development plan group /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 colonizer on the terms of Section 124 of the Urban Planning Act, 1972.
13. That the said size plots are being approved subject to the conditions that these plots should have a frontage of less than 75% of the standard frontage when demarcated.
14. That the colonizer shall have no objection to the use of the area of the plot of the licence through gate and take with the land that DTCP or Fire ally 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 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 any Light-Emitting Diode (LED) fitting for internal lighting as well as for external lighting.
17. That the colonizer/owner shall initiate the installation of Solar Photovoltaic Power Plant as per the provisions of order No.12/52/2009-Power dated 12.03.2016 issued by Haryana Government for Solar Power Development.
18. That the colonizer/owner shall strictly comply with the directions issued vide notification No. 19/16/2019-Dated 31.03.2019 issued by Haryana Government Renewable Energy Department for reduction of the Energy Consumption in the Colony.

(S.K. SEHRAWAT)
DTP(HQ)

(HITESH SHARMA)
STP(AHQ)

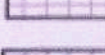
(JITENDER SHAG)
CTP(HR)

(K. MAGRAN PANDURANG, IAS)
OTCP(HR)

(RUBHA SINGLA)
ATP(HQ)

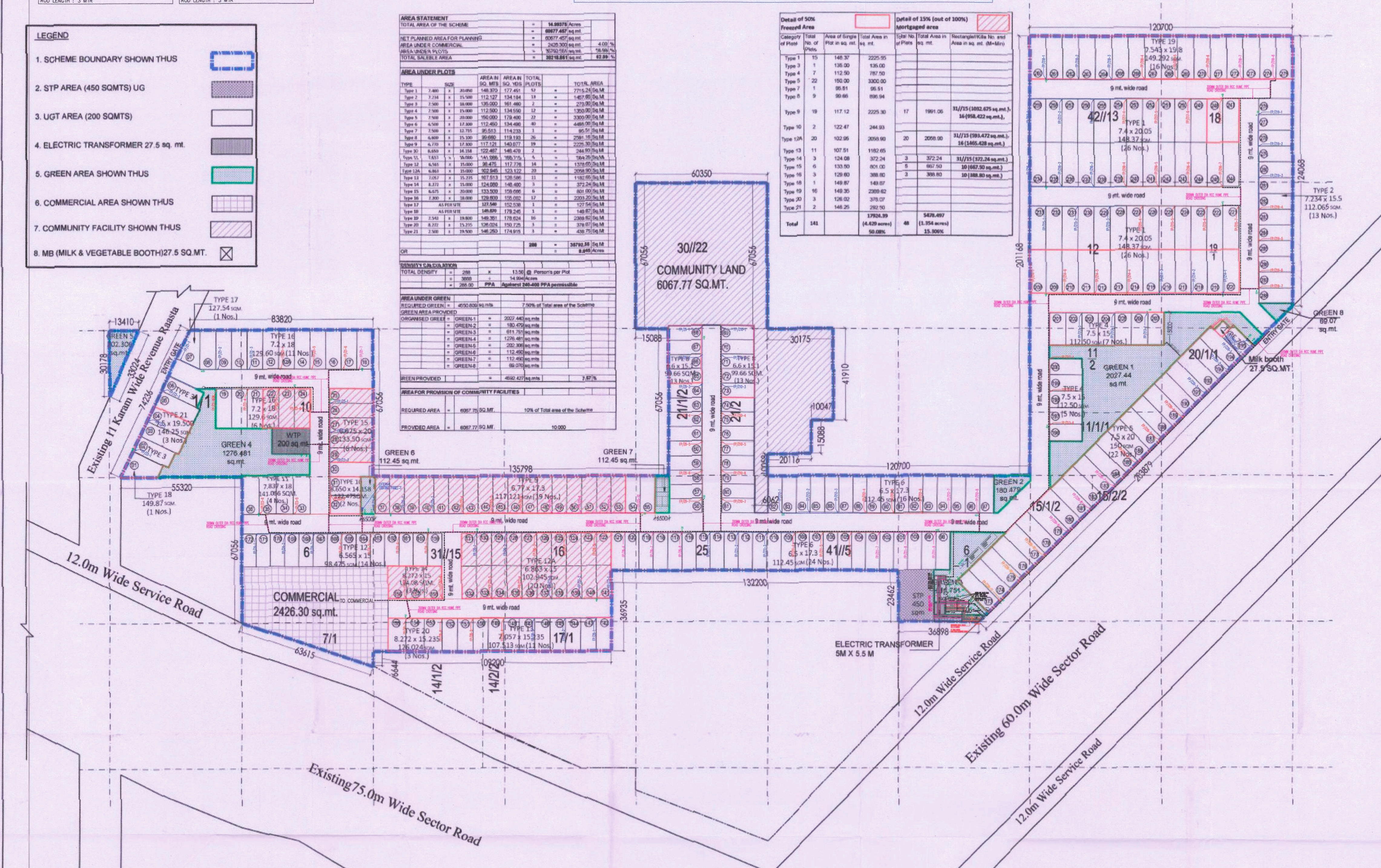
(DINESH KUMAR)
SD(HQ)

LEGEND

1. SCHEME BOUNDARY SHOWN THUS	
2. STP AREA (450 SQMTRS) UG	
3. UGT AREA (200 SQMTRS)	
4. ELECTRIC TRANSFORMER 27.5 sq. mt.	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY SHOWN THUS	
8. MB (MILK & VEGETABLE BOOTH) 27.5 SQ.MT.	

AREA STATEMENT						
TOTAL AREA OF THE SCHEME		=	16.9897 Hectars			
NET PLANNED AREA FOR PLANNED		=	0.007146 Hectars			
AREA UNDER COMMERCIAL		=	2.9203 Hectars	4.00		
AREA UNDER TOWN		=	2.9203 Hectars	50.00		
TOTAL SERVICES AREA		=	28.8821 Hectars	63.89		
AREA UNDER PLOTS						
TYPE	SIZE	NO.	AREA IN SQ. METERS	TOTAL PLOTS	TOTAL AREA	
TYPE 1	7.440	20,490	148,830	177,451	52	777.51 Hectars
TYPE 2	7.440	20,490	148,830	177,451	52	777.51 Hectars
TYPE 3	7.580	18,900	135,000	161,480	2	270.95 Hectars
TYPE 4	7.680	17,900	125,000	150,546	12	190.90 Hectars
TYPE 5	7.980	20,100	150,000	174,408	22	300.00 Hectars
TYPE 6	6.540	17,300	112,450	134,408	40	448.95 Hectars
TYPE 7	7.580	12,775	94,725	114,230	1	95.07 Hectars
TYPE 8	6.480	15,100	97,500	118,126	26	298.15 Hectars
TYPE 9	6.750	17,000	125,000	140,677	7	222.50 Hectars
TYPE 10	8.400	14,125	100,000	118,000	2	244.00 Hectars
TYPE 11	8.637	15,000	104,399	109,716	5	265.75 Hectars
TYPE 12	6.540	13,500	88,425	104,878	1	104.88 Hectars
TYPE 13	6.687	13,000	85,045	93,125	10	109.50 Hectars
TYPE 14	6.687	13,000	85,045	93,125	1	118.07 Hectars
TYPE 15	6.625	13,000	83,500	100,000	6	165.00 Hectars
TYPE 16	7.800	10,000	75,000	100,000	17	200.00 Hectars
TYPE 17	8.400	10,000	75,000	100,000	1	272.54 Hectars
TYPE 18	AS PER ICH		146,809	178,245	3	148.50 Hectars
TYPE 19	AS PER ICH		134,548	158,624	26	238.80 Hectars
TYPE 20	8.722	12,275	89,000	120,235	3	278.50 Hectars
TYPE 21	9.000	10,000	75,000	174,819	1	278.50 Hectars
GR				288	= 589.91 Hectars 8.45 Hectars	
TOWN & SERVICES AREA						
TOTAL DENSITY	2000	x	13.50	Ac Per Person per Plot		
	= 3000		144 Hectars			
REQUIRED GREEN	0.007146	PPA	Approved 144 Hectars permissible			
AREA UNDER GREEN						
REQUIRED GREEN		40,620.63 sq.mts		7.80% of Total area of the Scheme.		
ORIGINATED URBAN						
GREEN 1	=	2007.448 sq.mts				
GREEN 2	=	180.735 sq.mts				
GREEN 3	=	61.473 sq.mts				
GREEN 4	=	227.546 sq.mts				
GREEN 5	=	250.000 sq.mts				
GREEN 6	=	190.900 sq.mts				
GREEN 7	=	66.070 sq.mts				
GREEN PROVIDED		40,620.421 sq.mts		7.81%		
AREA FOR PROVISION OF COMMUNITY FACILITIES						
REQUIRED AREA		=	6067.77 SQ.MT	10% of Total area of the Subzone		
PROVIDED AREA		=	6067.77 SQ.MT	10.00		

Desat of 50% Freezed Area				Desat of 15% (just of 300%) mortgaged area			
Category	Plot Number	Area of Single Plot in sq.m	Total Area in sq.m	Other Plot	Total Area in sq.m	Mortgaged/Kids in sq.m (300%)	Desat/Kids in sq.m (300%)
Type 1	15	148.37	2225.50				
Type 1	7	128.28	128.28				
Type 1	10	112.90	797.50				
Type 5	22	150.00	3000.00				
Type 5	1	95.51	95.51				
Type 5	3	90.68	189.54				
Type 9	19	117.12	2225.30	17	1991.05	31/25 (1002.475 sq.m)	34/598.575 sq.m
Type 10	2	222.47	244.93				
Type 12A	20	1035.96	1035.96	20	2000.00	31/25 (1599.474 sq.m)	34/1405.488 sq.m
Type 13	107	115.51	1182.65				
Type 14	3	124.08	124.08	3	372.24	31/15 (107.246 sq.m)	34/150.368 sq.m
Type 16	6	133.00	67.00		667.50	30/167 (33.0 sq.m)	34/167.50 sq.m
Type 16	3	120.90	368.66	3	399.87	30/167 (33.0 sq.m)	34/167.50 sq.m
Type 18	1	149.87	149.87				
Type 19	16	149.30	2389.62				
Type 20	3	134.12	319.17				
Type 21	2	144.25	292.50				
Total	141		17928.39 (4,629 acres)	48	5476.69 (1,354 acres)		



SHEET TITLE:

LAYOUT PLAN

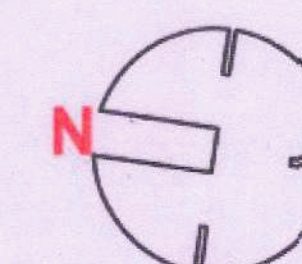
(Architect)



DESIGN FORUM
INTERNATIONAL
ARCHITECTURE URBAN DESIGN TOWN PLANNING

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY-2016), OVER AN AREA OF 14.99375 ACRES(12.85625 ACRES AFTER MIGRATION FROM PART OF LICENSE NO. 24 OF 2012 DATED 27.03.2012 GRANTED FOR AN AREA MEASURING 17.9875 ACRE FOR SETTING UP OF GROUP HOUSING COLONY ALONG WITH 2.1375 ACRE FRESH AREA) IN THE REVENUE ESTATE OF VILLAGE KHERKI MAJRA, SECTOR 102A, GURUGRAM BEING DEVELOPED BY RADHEY BUILD HOME PVT. LTD. AND M2K PROJECTS LLP IN COLLABORATION WITH ADANI M2K PROJECTS LLP.

NORTH:-



(Architect Sign.)

Owner's Sign.:



(S.K. SEHRAWAT)
DTP(HQ)

(HITESH SHARMA)
STP(WHQ)

(JITENDER SHAG)
CTP(HR)

(K.MANURANG PANDURANG, IAS)
DTCP(HR)

(RUPAK SINGLA)
ATP(HQ)

(DINESH KUMAR)
SO(HQ)

