SEWER LAYOUT

PLUMBING LEGEND :-	
	SEWER MANHOLE(750mm ø AGAINST)
	SEWER MANHOLE(900x900x750)
	200-SEWER LINE(UNDG SWR)
	250M SOIL & WASTE WATER PIPE(FROM PLOT)

PLUMBING NOTE FOR SEWER WATER :-	
MANHOLE SIZE	DEPTH OF MH
MH – 900 X 900 mm	750 – 900 mm

Plumbing Note :-	
DIA OF PLOT	DEPTH OF MH
900mm Dia	900 TO 1650
1200mm Dia	1650 TO 2300
1500mm Dia	2300 & ABOVE

LEGEND

1. SCHEME BOUNDARY SHOWN THUS
2. STP AREA (450 SQMTS) UG
3. UGT AREA (200 SQMTS)
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	=	14.99375 Acres	
	=	60677.457 sq.mt.	
NET PLANNED AREA FOR PLANNING	=	60677.457 sq.mt.	
AREA UNDER COMMERCIAL	=	2426.300 sq.mt.	4.00 %
AREA UNDER PLOTS	=	35792.551 sq.mt.	58.99 %
TOTAL SALEBLE AREA	=	38218.851 sq.mt.	62.99 %

AREA UNDER PLOTS								
TYPE	SIZE			AREA IN SQ. MTS	AREA IN SQ. YDS	TOTAL PLOTS		TOTAL AREA
Type 1	7.400	x	20.050	148.370	177.451	12	=	7715.24 Sq.Mt
Type 2	7.234	x	15.500	112.127	134.104	13	=	1457.65 Sq.Mt
Type 3	7.500	x	18.000	135.000	161.460	2	=	270.00 Sq.Mt
Type 4	7.500	x	15.000	112.500	134.550	12	=	1350.00 Sq.Mt
Type 5	7.500	x	20.000	150.000	179.400	22	=	3300.00 Sq.Mt
Type 6	6.500	x	17.300	112.450	134.490	40	=	4498.00 Sq.Mt
Type 7	7.500	x	13.755	95.513	114.229	1	=	95.51 Sq.Mt
Type 8	6.600	x	15.100	99.660	119.193	26	=	2591.16 Sq.Mt
Type 9	6.700	x	17.300	117.121	140.077	39	=	2225.30 Sq.Mt
Type 10	8.600	x	14.158	122.467	146.470	2	=	244.93 Sq.Mt
Type 11	7.837	x	18.000	141.066	168.715	4	=	564.26 Sq.Mt
Type 12	6.565	x	15.000	98.475	117.776	14	=	1378.65 Sq.Mt
Type 12A	6.863	x	15.000	102.945	123.122	20	=	2058.90 Sq.Mt
Type 13	7.057	x	15.235	107.513	128.596	11	=	1192.65 Sq.Mt
Type 14	8.272	x	15.000	124.080	148.409	3	=	372.24 Sq.Mt
Type 15	6.675	x	20.000	133.500	159.665	6	=	801.00 Sq.Mt
Type 16	7.300	x	18.000	129.600	155.002	17	=	2203.20 Sq.Mt
Type 17	AS PER SITE			127.540	152.538	1	=	127.54 Sq.Mt
Type 18	AS PER SITE			149.870	179.245	1	=	149.87 Sq.Mt
Type 19	7.543	x	19.800	149.351	178.604	16	=	2389.62 Sq.Mt
Type 20	8.272	x	15.235	126.024	150.725	3	=	378.07 Sq.Mt
Type 21	7.500	x	19.500	146.250	174.915	3	=	438.75 Sq.Mt
						288	=	35792.55 Sq.Mt
OR							=	8.846 Acres

DENSITY CALCULATION				
TOTAL DENSITY	=	288	x	13.50 @ Person's per Plot
	=	3888	:	14.994 Acres
	=	259.00	PPA	Against 240-400 PPA permissible

AREA UNDER GREEN				
REQUIRED GREEN	=	4550.809 sq.mts		7.50% of Total area of the Scheme
GREEN AREA PROVIDED				
ORGANISED GREE	=	GREEN-1	=	2027.440 sq.mts
	=	GREEN-2	=	180.479 sq.mts
	=	GREEN-3	=	611.751 sq.mts
	=	GREEN-4	=	1278.481 sq.mts
	=	GREEN-5	=	202.306 sq.mts
	=	GREEN-6	=	112.450 sq.mts
	=	GREEN-7	=	112.450 sq.mts
	=	GREEN-8	=	89.070 sq.mts
REEN PROVIDED			=	4592.427 sq.mts 7.57%

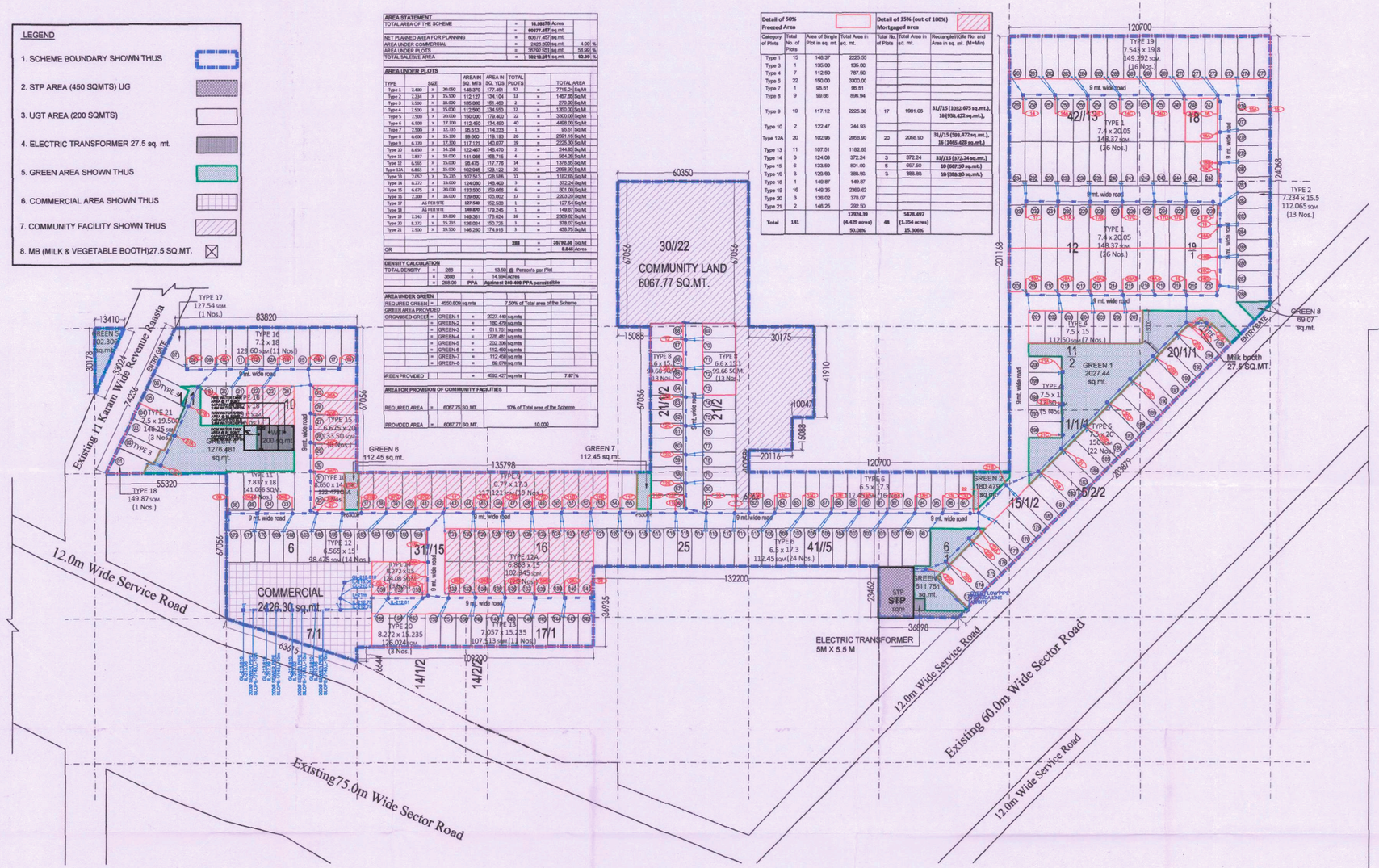
AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	6067.75 SQ.MT.	10% of Total area of the Scheme
PROVIDED AREA	=	6067.77 SQ.MT.	10.000

Detail of 50% Freezed Area

Category of Plots	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt.
Type 1	15	148.37	2225.55
Type 3	1	135.00	135.00
Type 4	7	112.50	787.50
Type 5	22	150.00	3300.00
Type 7	1	95.51	95.51
Type 8	9	99.66	896.94
Type 9	19	117.12	2225.30
Type 10	2	122.47	244.93
Type 12A	20	102.95	2058.90
Type 13	11	107.51	1182.65
Type 14	3	124.08	372.24
Type 15	6	133.50	801.00
Type 16	3	129.60	388.80
Type 18	1	149.87	149.87
Type 19	16	149.35	2389.62
Type 20	3	126.02	378.07
Type 21	2	146.25	292.50
Total	141		17924.39 (4.429 acres) 50.08%

Detail of 15% (out of 100%) Mortgaged area

Total No. of Plots	Total Area in sq. mt.	Rectangles/Cells No. and Area in sq. mt. (M=Min)
3	372.24	31/15 (372.24 sq.mt.)
5	667.50	10 (667.50 sq.mt.)
3	388.80	10 (388.80 sq.mt.)
48	5476.497 (1.354 acres) 15.306%	



LC-4254

To be read with Licence No. 44 of 2021 Dated 10/08/2021

That this Layout plan for an area measuring 14.99375 acres (Drawing No.7885 Dated 5-8-21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna) being developed by Radhey Build Homes Pvt. Ltd. & others in collaboration with Adani M2K Projects LLP, Sector-102-A, 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 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 HSVP 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) DTP(HQ)	(HITESH SHARMA) STP(KKH)	(JITENDER SIHAG) ETP(HR)	(K.MAKRAND PANDURANG, IAS) DTCP(HR)
(SUDHIR SINGLA) ATP(HQ)	(DINESH KUMAR) SD(HQ)		

SHEET TITLE:	(Architect)		NORTH:-	(Architect Sign.)	Owner's Sign.:
LAYOUT PLAN	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.	N	AR. AMANDEEP BANGAL CA/2015/72167 ANOJ TEWATIA B.Arch (Hons.) PI-CA/90/1739	

ADANI M2K PROJECTS LLP GURGAON

Ashoka Associates (P) Ltd. NDP Consultants F-672A, Shakti Nagar, Opp. Sabzi Mandi, Delhi-110007