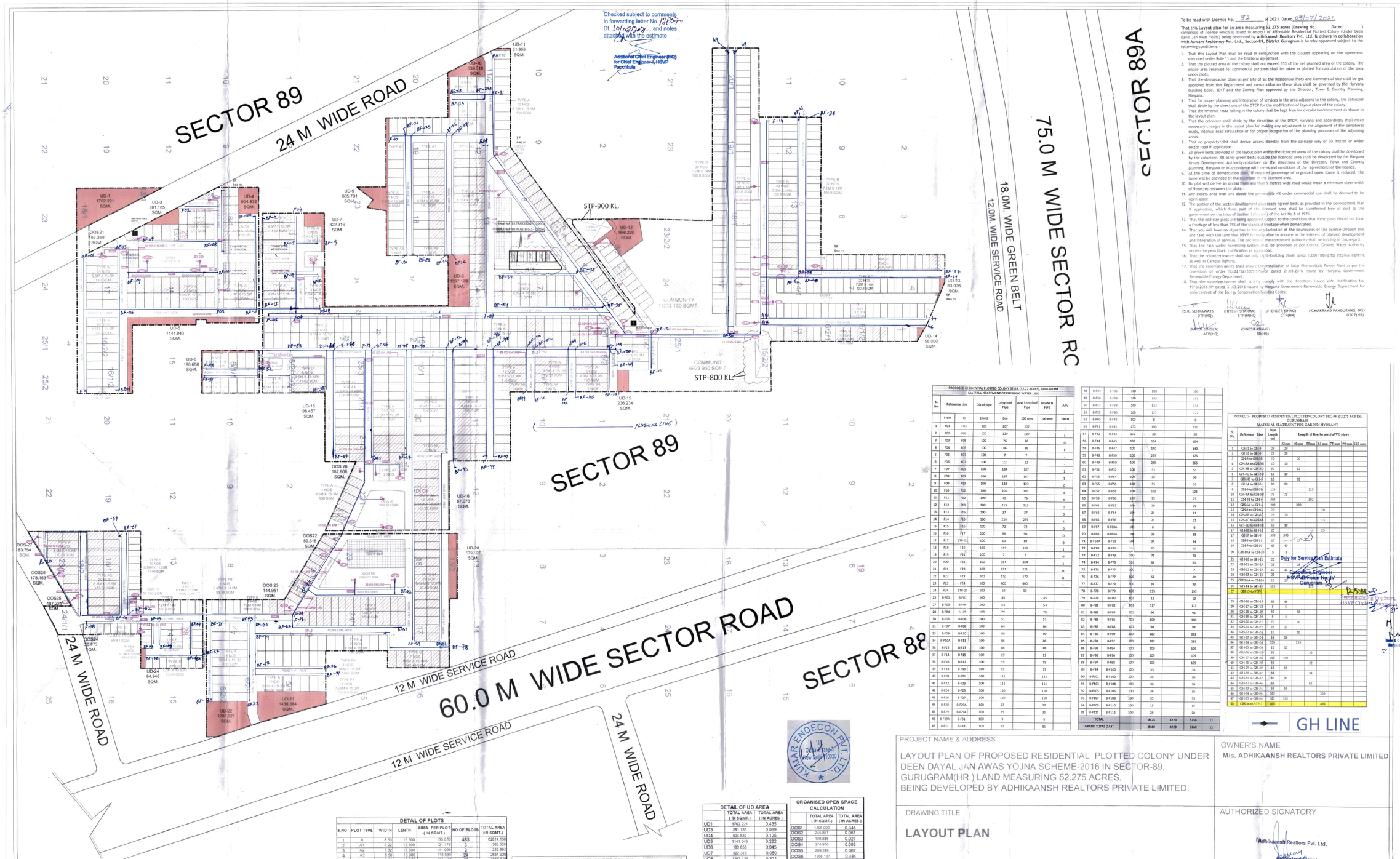
Flushing & Irrigation



Checked subject to comments in forwarding letter No. 12807 Dt. 10/08/2021 .....and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP Panchkula

To be read with Licence No. 32 of 2021 Dated 03/07/2021

That this Layout plan for an area measuring **52.275 acres (Drawing No. Dated)** comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by **Adhikaansh Realtors Pvt. Ltd. & others in collaboration with Aawam Residency Pvt. Ltd., Sector-89, 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(b) 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) | (BITTSH SHARMA) STP(HQ) | (JITENDER SIHAG) CTP(HR) | (K.MAKRAND PANDURANG, IAS) DTCP(HR)

(RAHUL SINGLA) ATP(HQ) | (DINESH KUMAR) SD(HQ)

PROPOSED RESIDENTIAL PLOTTED COLONY SEC-89, (52.27 ACRES), GURUGRAM
MATERIAL STATEMENT OF FLUSHING WATER LINE

S. No.	Reference Line From	Reference Line To	Dia of pipe (mm)	Length of Pipe (m)	Equv. Length of Pipe 100 mm	BRANCH PIPE 100 mm	ARV EACH
1	F01	F03	100	207	207		1
2	F02	F03	100	129	129		1
3	F03	F05	100	76	76		0
4	F04	F05	100	86	86		1
5	F05	F07	100	7	7		-
6	F06	F07	100	22	22		-
7	F07	F09	100	187	187		1
8	F08	F09	100	167	167		1
9	F09	F13	100	123	123		0
10	F10	F12	100	101	101		1
11	F11	F12	100	75	75		1
12	F12	F13	100	315	315		0
13	F13	F16	100	37	37		0
14	F14	F15	100	239	239		1
15	F15	F16	100	72	72		0
16	F16	F17	100	96	96		0
17	F17	STP-01	100	10	10		0
18	F18	F19	100	199	199		1
19	F19	F21	100	7	7		0
20	F20	F21	100	354	354		1
21	F21	F23	100	231	231		0
22	F22	F23	100	170	170		0
23	F23	F24	100	400	400		1
24	F24	STP-01	100	10	10		-
25	B-F01	B-F02	100	45		45	
27	B-F03	B-F05	100	54		54	
28	B-F04	B-F05	100	79		79	
30	B-F06	B-F08	100	51		51	
31	B-F07	B-F08	100	64		64	
33	B-F09	B-F10	100	80		80	
34	B-F10A	B-F11	100	86		86	
36	B-F12	B-F13	100	86		86	
37	B-F14	B-F15	100	19		19	
38	B-F16	B-F17	100	19		19	
39	B-F18	B-F19	100	19		19	
40	B-F20	B-F21	100	111		111	
41	B-F22	B-F23	100	111		111	
42	B-F24	B-F25	100	110		110	
43	B-F26	B-F27	100	110		110	
44	B-F28	B-F28A	100	27		27	
45	B-F29	B-F29A	100	35		35	
46	B-F29A	B-F31	100	9		9	
47	B-F32	B-F33	100	81		81	
48	B-F34	B-F35	100	103		103	
49	B-F36	B-F38	100	143		143	
50	B-F37	B-F38	100	134		134	
51	B-F39	B-F40	100	127		127	
52	B-F40	B-F42	100	9		9	
53	B-F41	B-F42	100	150		150	
54	B-F42	B-F43	100	30		30	
56	B-F44	B-F45	100	154		154	
58	B-F46	B-F47	100	140		140	
59	B-F48	B-F50	100	275		275	
60	B-F49	B-F50	100	265		265	
61	B-F51	B-F52	100	51		51	
62	B-F53	B-F54	100	36		36	
63	B-F55	B-F56	100	35		35	
64	B-F57	B-F58	100	103		103	
65	B-F59	B-F60	100	75		75	
66	B-F61	B-F62	100	79		79	
67	B-F63	B-F64	100	21		21	
68	B-F65	B-F66	100	21		21	
69	B-F67	B-F68A	100	6		6	
70	B-F68	B-F68A	100	38		38	
71	B-F68A	B-F69	100	34		34	
72	B-F70	B-F71	100	70		70	
73	B-F72	B-F73	100	71		71	
74	B-F74	B-F75	100	61		61	
75	B-F75	B-F77	100	7		7	
76	B-F76	B-F77	100	62		62	
77	B-F77	B-F79	100	33		33	
78	B-F78	B-F79	100	195		195	
79	B-F79	B-F80	100	12		12	
80	B-F81	B-F82	100	117		117	
81	B-F83	B-F84	100	96		96	
82	B-F85	B-F86	100	100		100	
83	B-F87	B-F88	100	94		94	
84	B-F89	B-F90	100	282		282	
85	B-F91	B-F92	100	285		285	
86	B-F93	B-F94	100	109		109	
87	B-F95	B-F96	100	109		109	
88	B-F97	B-F98	100	109		109	
89	B-F99	B-F100	100	35		35	
90	B-F101	B-F102	100	35		35	
91	B-F103	B-F104	100	36		36	
92	B-F105	B-F106	100	36		36	
93	B-F107	B-F108	100	35		35	
94	B-F109	B-F110	100	15		15	
95	B-F111	B-F112	100	28		28	
	TOTAL			8476	3220	5256	11
	GRAND TOTAL (SAY)			8480	3220	5260	11

PROJECT:- PROPOSED RESIDENTIAL PLOTTED COLONY SEC-89, (52.275 ACRES), GURUGRAM
MATERIAL STATEMENT FOR GARDEN HYDRANT

S. No.	Reference Line	Pipe Length (m)	Length of line in mtr. (uPVC pipe) 32mm	40mm	50mm	63 mm	75 mm	90 mm	110 mm
1	GH-01 to GH-03	29	29						
2	GH-02 to GH-03	20	20						
3	GH-03 to GH-08	20		20					
4	GH-03A to GH-08	10	10						
5	GH-08 to GH-10	52		52					
6	GH-3C to GH-10	10	10						
7	GH-10 to GH-14	18		18					
8	GH-14 to GH-15	50	50						
9	GH-15 to GH-18	125			125				
10	GH-15A to GH-18	73	73						
11	GH-18 to GH-21	303			303				
12	GH-14A to GH-21	200		200					
13	GH-14 to GH-C	20				20			
14	GH-14B to GH-E	20	20						
15	GH-4C to GH-E	13				13			
16	GH-4D to GH-E	10	10						
17	GH-6E to GH-13	25				25			
18	GH-7 to GH-E	395	395						
19	GH-8 to GH-11	17	17						
19	GH-9 to GH-10	45	45						
20	GH-10A to GH-10	5	5						
21	GH-10 to GH-11	22	22						
22	GH-11 to GH-13	28	28						
23	GH-12 to GH-13	12	12						
24	GH-13 to GH-14	21	21						
25	GH-14A to GH-14	10	10						
26	GH-14 to GH-15	125			125				
27	GH-15 to STP-1								
28	GH-16 to GH-18	46	46						
29	GH-17 to GH-18	5	5						
30	GH-18 to GH-19	30		30					
31	GH-19 to GH-20	5	5						
32	GH-20 to GH-22	70		70					
33	GH-21 to GH-22	22	22						
34	GH-22 to GH-24	10		10					
35	GH-23 to GH-24	14	14						
36	GH-24 to GH-28	155		155					
37	GH-25 to GH-28	10	10						
38	GH-26 to GH-28	32		32					
39	GH-27 to GH-28	105	105						
40	GH-28 to GH-30	32		32					
41	GH-29 to GH-30	12	12						
42	GH-30 to GH-32	39		39					
43	GH-31 to GH-33	37	37						
44	GH-32 to GH-34	62		62					
45	GH-33 to GH-34	55	55						
46	GH-34 to GH-36	105			105				
47	GH-35 to GH-36	102	102						
48	GH-36 to STP-2	698			698				

Only for Service Part Estimate
Executive Engineer HSVP Division No. IV Gurugram

Superintending Engineer HSVP Circle

Director Town & Country Planning Haryana Chandigarh

GH LINE

KUMAR ENDECON PVT. LTD. Delhi

52.27500	PERMISSIBLE AREA ACRES	PERMISSIBLE AREA SQMT	PERMISSIBLE PERCENTAGE %	PROPOSED AREA ACRES	PROPOSED AREA SQMT	PROPOSED PERCENTAGE %
TOTAL LICENCED AREA	52.27500	211549.387				
AREA UNDER UD	2.87000	12638.104				
BALANCE AREA	49.40500	198911.283				
NET BALANCE AREA (A)	49.40500	198911.283				94.028
ORGANISED OPEN SPACE (ON APPLIED AREA)	3.921	15866.181	7.500	3.941	15950.026	7.540
COMMUNITY FACILITIES (ON APPLIED AREA)	5.228	21154.940	10.000	5.228	21157.070	10.00
COMMERCIAL AREA (ON NET PLANNED AREA)	1.976	7997.385	4.000	1.173	4745.671	2.374
AREA UNDER PLOTS (ON NET PLANNED AREA)	30.137	121960.121	61.000	28.861	108701.756	54.367
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	32.113	129957.506	65.000	28.034	113447.427	56.743
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		878.31	
ACHIEVED DENSITY	254.12	PPA	ACHIEVED PLOTS		930	
Total Population			51(@3.5 per/per/pl)		12555 Person	

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	62814.150
2	A1	7.92	15.300	121.176	3	363.528
3	A2	7.32	15.300	111.996	2	223.992
4	A3	8.50	13.980	118.830	24	2851.920
5	A4	8.38	12.070	101.147	16	1618.352
6	A5	8.00	15.300	122.400	2	244.800
7	A6	8.38	15.300	128.307	3	385.101
8	A7	8.70	15.500	134.850	2	269.700
9	A8	8.10	15.300	123.930	20	2478.600
10	A9	9.44	15.300	144.432	5	722.160
11	B	7.20	14.000	100.800	273	27518.400
12	B1	8.08	12.070	97.526	26	2536.686
13	C	6.00	15.300	91.800	2	183.600
14	D	8.50	16.120	137.020	8	1096.160
15	E	7.00	11.750	82.250	8	658.000
16	E1	6.63	10.530	69.814	8	558.511
17	F	6.13	10.810	66.238	16	1060.226
18	G	8.50	16.760	142.460	7	997.220
19	H	6.38	11.750	74.965	10	749.650
20	P1			97.601	1	97.601
21	P2			149.318	1	149.318
22	P3			100.129	2	200.258
23	P4			112.337	1	112.337
24	P5	7.65	15.300	117.045	2	234.090
25	P6			105.274	1	105.274
26	P7			123.108	1	123.108
27	P8	6.67	14.000	93.380	1	93.380
28	P9			128.900	1	128.900
29	P10			147.361	1	147.361
	TOTAL				930	108701.756

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	A3	8.50	13.980	118.830	24	2851.920
3	A4	8.38	12.570	105.337	16	1685.388
4	A5	8.00	15.300	122.400	2	244.800
5	A6	8.38	15.300	128.307	1	128.307
6	A8	8.10	15.300	123.930	20	2478.600
	A9	9.44	15.300	144.432	5	722.160
7	B	7.20	14.000	100.800	88	8870.400
8	B1	8.08	12.070	97.526	26	2536.686
9	C	6.00	15.300	91.800	2	183.600
10	D	8.50	16.120	137.020	6	822.120
11	G	8.50	16.760	142.460	7	997.220
12	P6			105.274	1	105.274
13	P7			123.108	1	123.108
14	P9			128.9000	1	128.900
	TOTAL				453	54786.168
					50.39	%
					15.556 ACRES	

MILK/ VEGETABLE BOOTH

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT	NO OF PLOTS	TOTAL AREA
1		5.00	5.500	27.500	2	55.000

DETAIL OF UD AREA

	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
UD1	1762.221	0.435
UD3	281.185	0.069
UD4	504.832	0.125
UD5	1141.043	0.282
UD6	180.658	0.045
UD7	322.316	0.080
UD8	1297.129	0.321
UD9	685.791	0.169
UD10	539.318	0.133
UD11	31.955	0.008
UD12	956.220	0.236
UD13	63.076	0.016
UD14	56.000	0.014
UD15	236.234	0.058
UD16	67.073	0.017
UD18	98.457	0.024
UD20	579.697	0.143
UD21	1438.384	0.355
UD22	1287.025	0.318
UD24	84.946	0.021
Total	11613.560	2.870

ORGANISED OPEN SPACE CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
OOS1	1395.000	0.345
OOS2	245.851	0.061
OOS3	108.885	0.027
OOS4	374.976	0.093
OOS5	269.249	0.067
OOS6	1958.137	0.484
OOS7	289.263	0.071
OOS8	92.634	0.023
OOS9	170.289	0.042
OOS10	2917.980	0.721
OOS11	2391.156	0.591
OOS12	141.400	0.035
OOS13	181.000	0.040
OOS14	384.704	0.095
OOS15	1856.815	0.459
OOS16	1999.204	0.494
OOS17	92.106	0.023
OOS18	35.250	0.009
OOS19	31.583	0.008
OOS20	182.908	0.045
OOS21	167.369	0.041
OOS22	59.315	0.015
OOS23	144.951	0.036
OOS24A	20.873	0.005
OOS25	187.221	0.046
OOS26	178.153	0.044
OOS27	83.754	0.021
Total	15960.026	3.941

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

SHIVKUMAR CAD0187

DATE:

SHEET-01

SCALE

NORTH

N