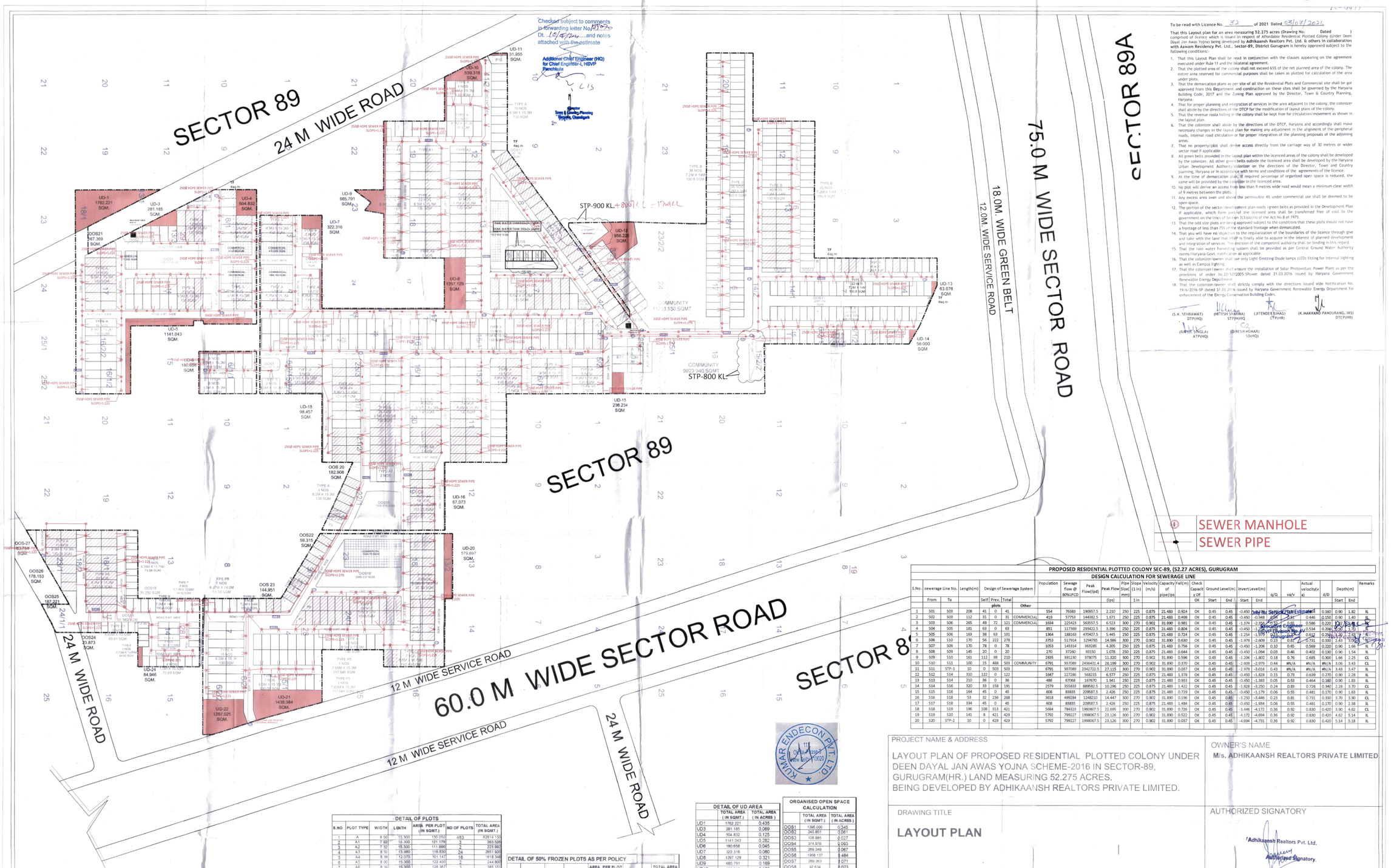

Checked subject to comments in forwarding letter No. 8152 Dt. 10/8/2021 and notes attached with the estimate

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

Director Town & Country Planning Haryana, Chandigarh

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 plans, 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.22-57/2005-5Power 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 Code.

(S.K. SEHRAWAT) DTP(HQ) | (NITESH SHARMA) STP(HQ) | (JITENDER BHAGI) CTP(HR) | (K.MAKRAND PANDURANG, IAS) DTCP(HR)

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

PROPOSED RESIDENTIAL PLOTTED COLONY SEC-89, (52.27 ACRES), GURUGRAM

DESIGN CALCULATION FOR SEWERAGE LINE

S.No.	sewerage Line No. From	To	Length(m)	Design of Sewerage System: Self plots	Prev. plots	Total plots	Other	Population	Sewage flow @ 80%LPCD	Peak Flow(lpd)	Peak Flow (lps)	Pipe Size(mm)	Slope (1 in)	Velocity (m/s)	Capacity of pipe(lps)	Fail(m)	Check Capacity Of OK	Ground Level(m) Start	End	Invert Level(m) Start	End	q/Q	va/v	Actual velocity(va)	d/D	Depth(m) Start	End	Remarks
1	S01	S03	208	41	0	41		554	76383	190957.5	2.210	250	225	0.875	21.483	0.924	OK	0.45	0.45	-0.450	-2.394	0.103	0.45	0.446	0.160	0.90	1.82	IL
2	S02	S03	112	31	0	31	COMMERCIAL	419	57753	144382.5	1.671	250	225	0.875	21.483	0.498	OK	0.45	0.45	-0.450	-0.948	0.077	0.45	0.446	0.150	0.90	1.40	IL
3	S03	S06	265	49	72	121	COMMERCIAL	1684	225423	563557.5	6.523	300	270	0.902	31.890	0.981	OK	0.45	0.45	-3.374	-2.858	0.206	0.45	0.586	0.220	1.00	2.36	IL
4	S04	S05	181	63	0	63		851	117369	293422.5	3.396	250	225	0.875	21.483	0.804	OK	0.45	0.45	-0.450	-1.254	0.150	0.45	0.534	0.200	0.90	1.70	IL
5	S05	S06	163	38	63	101		1364	188163	470407.5	5.445	250	225	0.875	21.483	0.724	OK	0.45	0.45	-1.254	-1.979	0.132	0.45	0.512	0.250	0.90	2.41	IL
6	S06	S10	170	56	222	278		3753	517914	1294785	14.986	300	270	0.902	31.890	0.630	OK	0.45	0.45	-1.979	-2.609	0.23	0.45	0.731	0.330	2.41	3.025	IL
7	S07	S09	170	78	0	78		1053	145314	363285	4.205	250	225	0.875	21.483	0.756	OK	0.45	0.45	-0.450	-1.206	0.10	0.65	0.569	0.220	0.90	1.66	IL
8	S08	S09	145	20	0	20		270	37260	93150	1.078	250	225	0.875	21.483	0.644	OK	0.45	0.45	-0.450	-1.094	0.03	0.46	0.402	0.130	0.90	1.54	IL
9	S09	S10	161	112	98	210		2835	391230	978075	11.320	300	270	0.902	31.890	0.596	OK	0.45	0.45	-1.206	-1.802	0.18	0.76	0.685	0.300	1.66	2.23	CL
10	S10	S11	100	15	488	503	COMMUNITY	6791	937089	2436431.4	28.199	300	270	0.902	31.890	0.370	OK	0.45	0.45	-2.609	-2.979	0.44	#N/A	#N/A	#N/A	3.06	3.43	CL
11	S11	STP-1	10	0	503	503		6791	937089	2342722.5	27.115	300	270	0.902	31.890	0.037	OK	0.45	0.45	-2.979	-3.016	0.43	#N/A	#N/A	#N/A	3.43	3.47	IL
12	S12	S14	310	122	0	122		1647	227186	568215	6.577	250	225	0.875	21.483	1.378	OK	0.45	0.45	-0.450	-1.828	0.15	0.73	0.639	0.270	0.90	2.28	IL
13	S13	S14	210	36	0	36		486	67068	167670	1.941	250	225	0.875	21.483	0.993	OK	0.45	0.45	-0.450	-1.383	0.05	0.53	0.464	0.180	0.90	1.83	IL
14	S14	S16	320	33	158	191		2579	355833	889582.5	10.296	250	225	0.875	21.483	1.422	OK	0.45	0.45	-1.828	-3.250	0.24	0.83	0.726	0.340	2.28	3.70	CL
15	S15	S16	164	45	0	45		608	83835	209587.5	2.426	250	225	0.875	21.483	0.729	OK	0.45	0.45	-0.450	-1.179	0.06	0.55	0.481	0.170	0.90	1.63	IL
16	S16	S18	53	32	236	268		3618	499284	1248210	14.447	300	270	0.902	31.890	0.196	OK	0.45	0.45	-3.250	-3.446	0.23	0.81	0.731	0.330	3.70	3.90	CL
17	S17	S18	334	45	0	45		608	83835	209587.5	2.426	250	225	0.875	21.483	1.484	OK	0.45	0.45	-0.450	-1.934	0.06	0.55	0.481	0.170	0.90	2.38	IL
18	S18	S19	196	108	313	421		5684	784323	1960807.5	22.695	300	270	0.902	31.890	0.726	OK	0.45	0.45	-3.446	-4.172	0.36	0.92	0.830	0.420	3.90	4.62	CL
19	S19	S20	141	8	421	429		5792	799227	1998067.5	23.126	300	270	0.902	31.890	0.522	OK	0.45	0.45	-4.172	-4.694	0.36	0.92	0.830	0.420	4.62	5.14	IL
20	S20	STP-2	10	0	429	429		5792	799227	1998067.5	23.126	300	270	0.902	31.890	0.037	OK	0.45	0.45	-4.694	-4.731	0.36	0.92	0.830	0.420	5.14	5.18	IL

Checked by Sewer Plan Estimator
Executive Engineer
Sewer Division No. IV
Gurugram

52.27500	PERMISSIBLE AREA ACRES	PERMISSIBLE AREA SQMT	PERMISSIBLE PERCENTAGE %	PROPOSED AREA ACRES	PROPOSED AREA SQMT	PROPOSED PERCENTAGE %
TOTAL LICENCED AREA	52.27500	211549.397				
AREA UNDER UD	2.87000	12639.104				
BALANCE AREA	49.40500	198911.293				
NET BALANCE AREA (A)	49.40500	198911.293				94.026
ORGANIZED OPEN SPACE (5% APPLIED AREA)	3.921	15890.181	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)	1.978	7997.385	4.000	1.173	4745.671	2.376
AREA UNDER PLOTS (ON NET PLANNED AREA)	30.137	121960.121	61.000	26.861	108701.756	54.367
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	32.113	129957.508	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		330.813	Person per plot	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	7.50	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	18	1818.348
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	86	8670.400
12	B1	8.08	12.070	97.526	26	2536.676
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	558.512
17	F	6.11	10.610	65.036	16	1040.576
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			148.318	1	148.318
22	P3			106.129	2	200.258
23	P4			112.337	1	112.337
24	P6	7.65	15.300	117.045	2	234.090
25	P8			105.274	1	105.274
26	P7			123.106	1	123.106
27	P8	6.67	14.000	93.380	1	93.380
28	P9			128.9000	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	1685.386
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	86	8670.400
8	B1	8.08	12.070	97.526	26	2536.676
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			105.2740	1	105.274
13	P7			123.1060	1	123.106
14	P9			128.9000	1	128.900
	TOTAL				453	54780.168
					50.39	%

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	1365.000	0.345
OOS2	245.851	0.061
OOS3	108.865	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	161.000	0.040
OOS14	364.704	0.090
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
OOS24	20.873	0.005
OOS25	187.221	0.046
OOS26	178.153	0.044
OOS27	83.754	0.021
Total	15950.026	3.941

KUMAR ENDECON PVT. LTD. Mohali

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.
Authorised Signatory

ARCHITECT SIGNATURE

DATE

SHEET-01

SCALE

NORTH

N