

### PIPES SCHEDULE FOR STORM WATER DRAINAGE

SIZE (MM)	SLOPE	MATERIAL
200	1:250	RCC NP2
250	1:300	RCC NP2
400	1:570	RCC NP2 / NP3*
500	1:850	RCC NP2 / NP3*
600	1:1250	RCC NP2 / NP3*

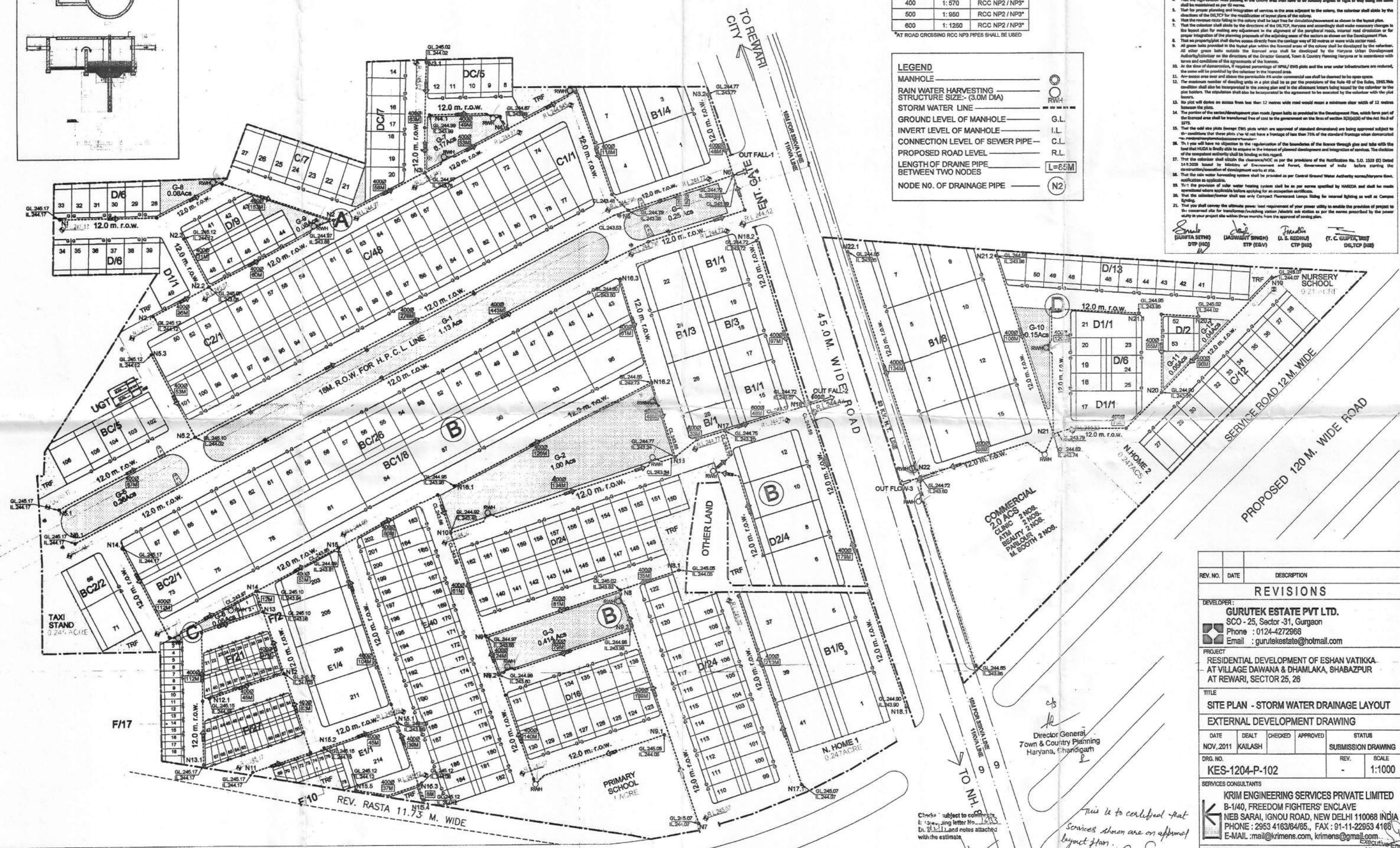
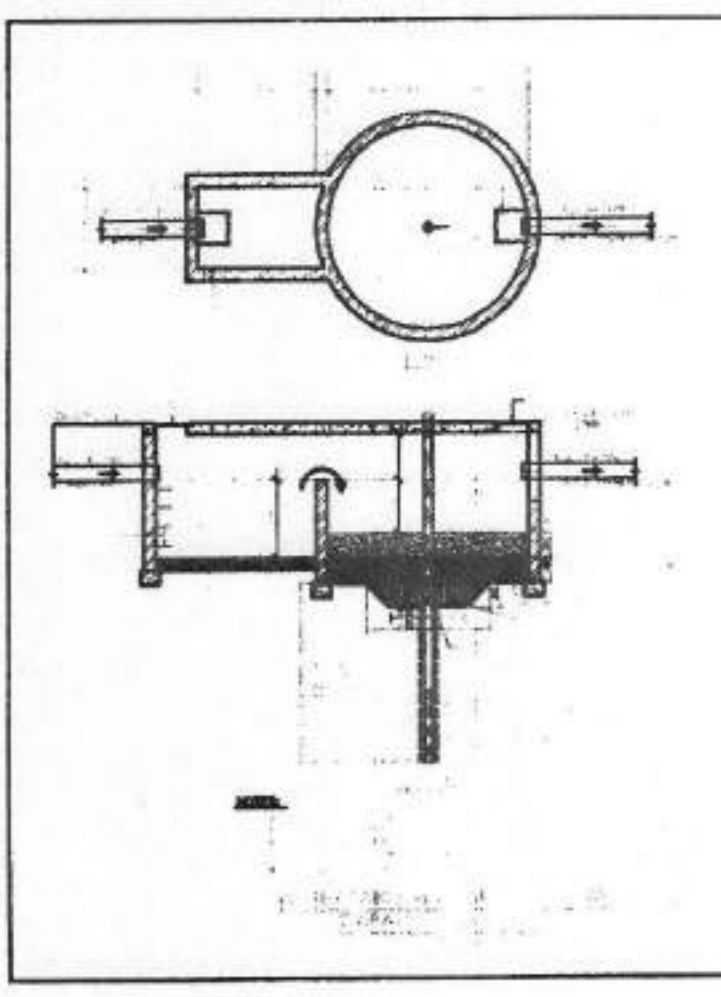
\*AT ROAD CROSSING RCC NP3 PIPES SHALL BE USED

#### LEGEND

MANHOLE	○
RAIN WATER HARVESTING STRUCTURE SIZE: (3.0M DIA)	○
STORM WATER LINE	—
GROUND LEVEL OF MANHOLE	G.L.
INVERT LEVEL OF MANHOLE	I.L.
CONNECTION LEVEL OF SEWER PIPE	C.L.
PROPOSED ROAD LEVEL	R.L.
LENGTH OF DRAIN PIPE BETWEEN TWO NODES	L=65M
NODE NO. OF DRAINAGE PIPE	N2

For Gurutek Estate Pvt. Ltd.  
Director

- To be read with Rules No. 68 of 2008 dated 30.11.2008.
- This revised Layout Plan for an area of 50.71322 acres (Drg. No. DL/TC/3647 dated 04.08.2011) completed of Revenue which were issued in request of Residential Colony being developed by M/s Gurutek Estate Pvt. Ltd. in Sector-25 & 26, Rewari 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 13 and the final agreement.
  2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plot for calculation of the area under plot.
  3. That the dimensions shown on any site or at the residential, commercial and institutional sites shall be got approved from this Department and conservation on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Regulations of Unamalgamated Development Rules, 1955 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
  4. That the high-voltage lines passing to the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per 50 metre.
  5. That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DL/TC/ for the modification of layout plans of the colony.
  6. That the revenue maps falling in the colony shall be kept free for circulation/assessment as shown in the layout plan.
  7. That the collector shall abide by the directions of the DL/TC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the municipal roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
  8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
  9. All open areas provided in this layout plan within the fenced area of the colony shall be developed by the collector. All other open areas within the fenced area shall be developed by the Haryana Urban Development Authority/Department as per the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licensee.
  10. At the time of development, if required percentage of NPM/ EWS plots and the area under infrastructure are reduced, the same will be provided by the collector in the fenced area.
  11. Any vacant area over and above the permissible 4% under commercial use shall be deemed to be open space.
  12. The minimum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 2002. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the collector to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the collector with the plot holders.
  13. No plot will derive an access from less than 12 metres wide road which means a minimum clear width of 12 metres between the plot boundaries.
  14. The portion of the sector/development plan roads (green belts) as provided in the Development Plan, which have not of the fenced area shall be transferred free of cost to the government on the basis of section 32(1)(ii) of the Act No.8 of 1975.
  15. That the odd site plots (except EWS plots which are approved of standard dimensions) are being approved subject to conditions that these plots shall not have a frontage of less than 75% of the standard frontage when demarcated as per the approved plan.
  16. The collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.02.08 issued by Ministry of Environment and Forest, Government of India before starting the construction/development works at site.
  17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  18. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
  19. That the collector/owner shall use only Compact Fluorescent Lamp (CFL) for internal lighting as well as Campus lighting.
  20. That the collector shall carry the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station/electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.
- Sd/- (SUNITA SETHI) DTP (H/2)  
 Sd/- (JASWANT SINGH) STP (E/W)  
 Sd/- (A. S. REDHU) CTP (H/2)  
 Sd/- (T. C. GUPTA, DTP) DGT, T/CP (H/2)



REV. NO.	DATE	DESCRIPTION
<b>REVISIONS</b>		
DEVELOPER: <b>GURUTEK ESTATE PVT LTD.</b> SCO - 25, Sector -31, Gurgaon Phone : 0124-4272966 Email : gurutekestate@hotmail.com		
PROJECT: <b>RESIDENTIAL DEVELOPMENT OF ESHAN VATIKKA</b> AT VILLAGE DAWANA & DHAMLAKA, SHABAZPUR AT REWARI, SECTOR 25, 26		
TITLE: <b>SITE PLAN - STORM WATER DRAINAGE LAYOUT</b>		
EXTERNAL DEVELOPMENT DRAWING		
DATE	DEALT	CHECKED
NOV. 2011	KALASH	
DRG. NO.	REV.	SCALE
KES-1204-P-102		1:1000

SERVICES CONSULTANTS  
**KRIM ENGINEERING SERVICES PRIVATE LIMITED**  
B-140, FREEDOM FIGHTERS' ENCLAVE  
NEB SARAI, IGNOU ROAD, NEW DELHI 110068 INDIA  
PHONE : 2953 4163/64/65, FAX : 91-11-22953 4166  
E-MAIL : mail@krimens.com, krimens@gmail.com

ARCHITECTS  
**Interact consultants pvt. ltd.**  
114,115,116, Sushant Plaza A-BLOCK,  
Shushant Lok-1, Gurgaon, (Haryana) 4010353, 4054931  
Fax: 4017588 Email: interact@interactprojects.in,  
mail.interact@gmail.com, Website: www.interactprojects.in

Executive Engineer (W)  
For Chief Engineer  
HUDA Panchkula

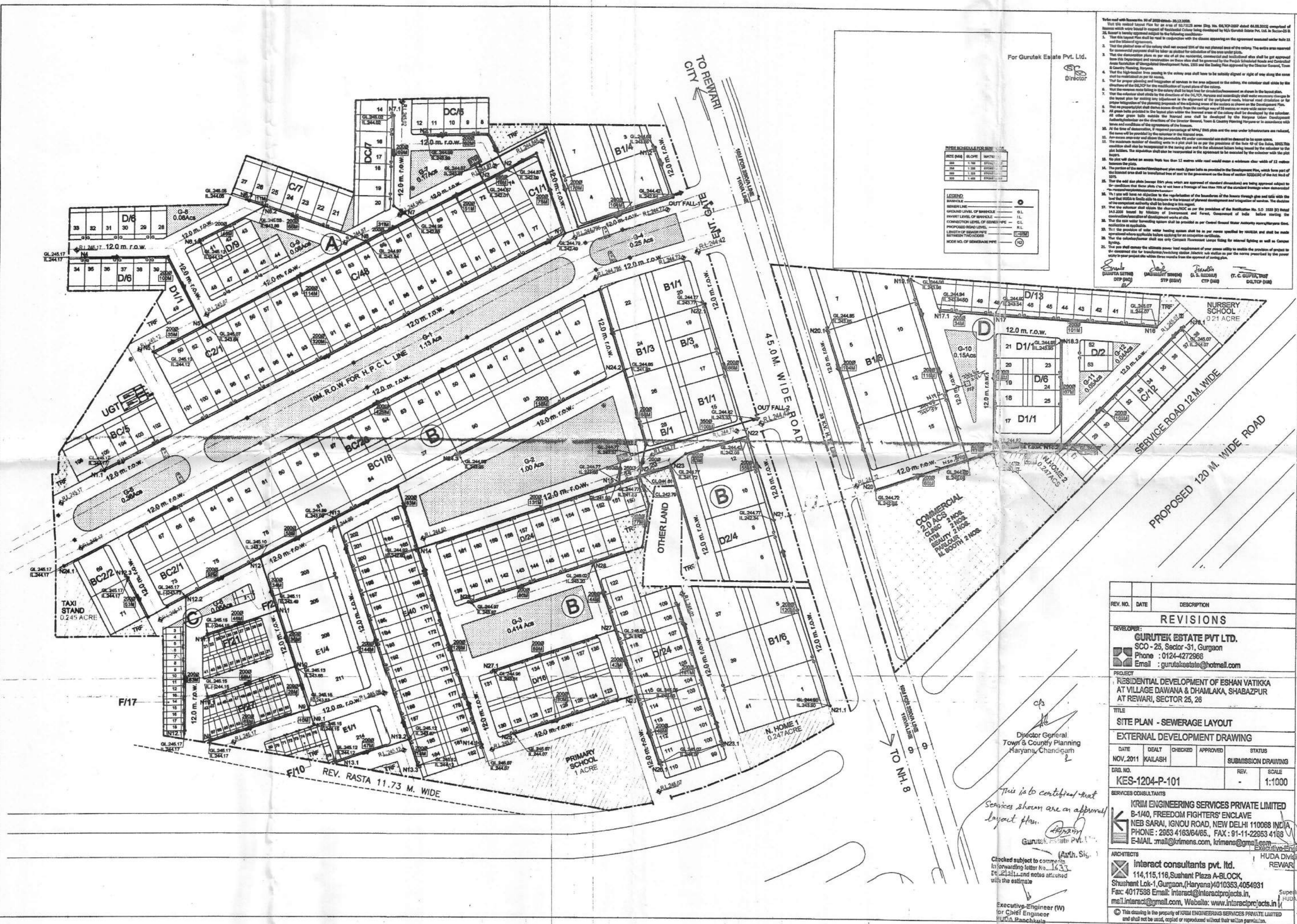
Gurutek Estate Pvt. Ltd.  
(Auth. Sign.)

Check subject to conditions  
of drawing letter No. 106/13  
Dt. 30.11.11 and notes attached  
with the estimate

This is to certify that  
services shown are on approval  
subject to plan.

Director General  
Town & Country Planning  
Haryana, Chandigarh

Executive Engineer  
HUDA Division  
REWARI



**PROPOSED SCHEDULE FOR MAINS**

PIPE DIA	SLOPE	MATERIAL
150	1:100	STANDARD
125	1:100	STANDARD
100	1:100	STANDARD
75	1:100	STANDARD

**LEGEND**

- MANHOLE
- SEWERAGE
- GROUND LEVEL OF MANHOLE
- LEVEL OF MANHOLE
- CONNECTION LEVEL OF SEWER
- PROPOSED ROAD LEVEL
- LEVEL OF SEWER PIPE
- LEVEL OF WATER SUPPLY
- LEVEL OF WATER MAIN

For Gurutek Estate Pvt. Ltd.

Director

**Conditions:**

- This site plan is prepared in accordance with the provisions of the Municipal Corporation Act, 1947 and the Municipal Corporation (Amendment) Act, 1956.
- The site plan is prepared in accordance with the provisions of the Municipal Corporation (Amendment) Act, 1956.
- The site plan is prepared in accordance with the provisions of the Municipal Corporation (Amendment) Act, 1956.
- The site plan is prepared in accordance with the provisions of the Municipal Corporation (Amendment) Act, 1956.
- The site plan is prepared in accordance with the provisions of the Municipal Corporation (Amendment) Act, 1956.

REV. NO.	DATE	DESCRIPTION
<b>REVISIONS</b>		
1		
2		

DATE	DEALT	CHECKED	APPROVED	STATUS
NOV, 2011	KAILASH			SUBMISSION DRAWING

DRG. NO. KES-1204-P-101  
SCALE 1:1000

**SERVICES CONSULTANTS**

**KRIM ENGINEERING SERVICES PRIVATE LIMITED**  
B-140, FREEDOM FIGHTERS ENCLAVE  
NEB SARAI, IGNOU ROAD, NEW DELHI 110068 INDIA  
PHONE: 2853 4163/64/65, FAX: 91-11-22953 4168  
E-MAIL: mail@krimens.com, krimens@gmail.com

**ARCHITECTS**

**Interact consultants pvt. ltd.**  
114, 115, 116, Shant Plaza A-BLOCK,  
Shubant Lok-1, Gurgaon, (Haryana) 4010353, 4054931  
Fax: 4017538 Email: interact@interactprojects.in,  
mail.interact@gmail.com, Website: www.interactprojects.in

Director General  
Town & Country Planning  
Haryana, Chandigarh

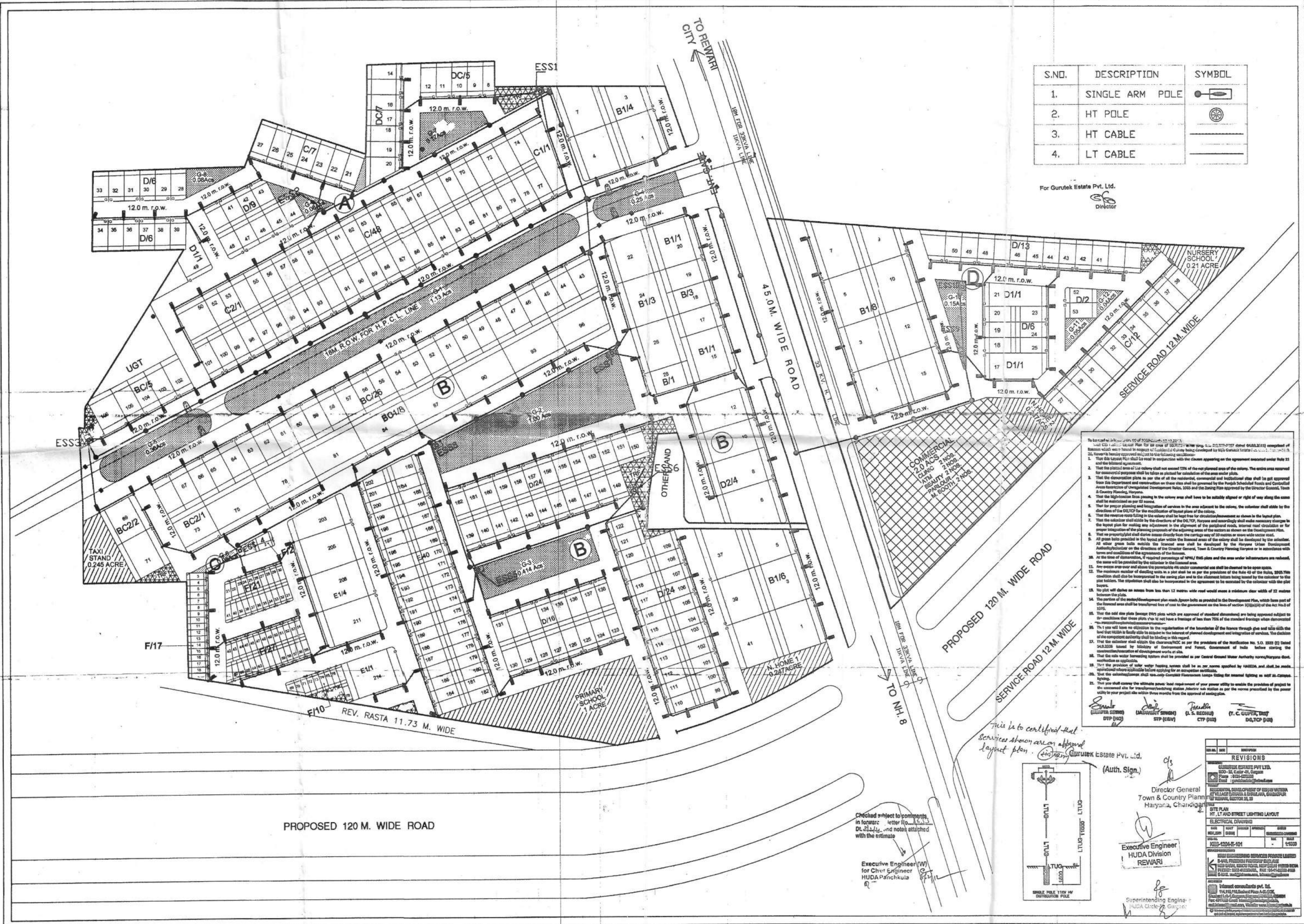
This is to certify that  
Services shown are an approval  
layout plan.

Checked subject to conditions  
in forwarding letter No. 1633  
Dt. 22/11/11 and notes attached  
with the estimate

Executive Engineer (W)  
or Chief Engineer  
HUDA, Bawal

Supervising Engineer  
HUDA, Chandigarh

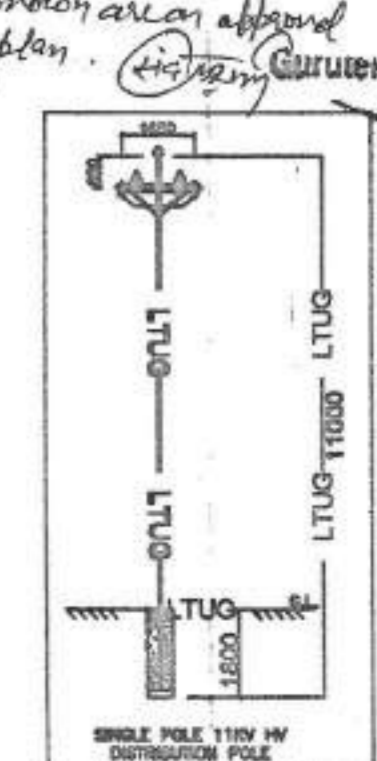




S.NO.	DESCRIPTION	SYMBOL
1.	SINGLE ARM POLE	
2.	HT POLE	
3.	HT CABLE	
4.	LT CABLE	

For Gurutek Estate Pvt. Ltd.  
Director

- To be used as per the following conditions:-
1. That the layout shall be read in conjunction with the clause appearing on the agreement executed under Rule 21 and the bye-laws.
  2. That the proposed area of the colony shall not exceed 75% of the net planned area of the colony. The extra area reserved for recreational purposes shall be taken as per the provisions of the bye-laws.
  3. That the construction plans, as per the site of all the residential, commercial and institutional plots shall be got approved from the Department and construction on these plots shall be governed by the Punjab Scheduled Roads and Controlled Area Development (Construction) Regulations, 2005 and the Building Plan approved by the Director General, Town & Country Planning, Haryana.
  4. That the signboards being placed in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per the bye-laws.
  5. For proper planning and integration of services in the area adjacent to the colony, the contractor shall abide by the directions of the D.T.P. for the modification of layout plans of the colony.
  6. That the network of services in the colony shall be laid free for circulation/extension as shown in the layout plan.
  7. That the contractor shall be responsible for the installation of the water supply, sewer, storm water drainage and fire fighting systems in the colony as per the layout plan and the bye-laws. The contractor shall also be responsible for the proper integration of the planning proposals of the adjoining areas of the colony as shown in the Development Plan.
  8. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  9. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the contractor. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority on the directions of the Director General, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
  10. In the event of discontinuation, if required percentage of 50% of 50% plots and the area under infrastructure are released, the same will be provided by the contractor in the licensed area.
  11. The areas reserved for the provision of water supply, sewer and storm water drainage shall be handed over to the licensee.
  12. The minimum number of electrical poles in a plot shall be as per the provision of the Rule 42 of the Rules, 2005. The condition shall also be incorporated in the agreement to be entered into by the contractor with the licensee.
  13. No plot shall contain an access from less than 12 meters wide road which shall have a minimum clear width of 3.75 meters between the plots.
  14. The portion of the site/development plan which is approved in the Development Plan, which forms part of the approved layout plan shall be handed over to the government on the date of the expiry of the license.
  15. The site plan shall be approved in accordance with the bye-laws of the licensee. The contractor shall be responsible for the provision of water supply, sewer and storm water drainage system in the colony as per the layout plan and the bye-laws. The contractor shall also be responsible for the proper integration of the planning proposals of the adjoining areas of the colony as shown in the Development Plan.
  16. The contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  17. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  18. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  19. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  20. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  21. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  22. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  23. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  24. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.
  25. That the contractor shall ensure that the carriage way of 30 meters or more wide sector road.



NO.	DATE	REVISIONS
1	01/05/2024	ISSUED FOR APPROVAL
2	02/05/2024	REVISED AS PER COMMENTS
3	03/05/2024	FINAL VERSION

Director General  
Town & Country Planning  
Haryana, Chandigarh

Executive Engineer  
HUDA Division  
REWARI

Superintending Engineer  
HUDA Circle  
Gurgaon

PROPOSED 120 M. WIDE ROAD

Checked subject to comments  
in forward letter No. ...  
Dt. 21.12.24 and notes attached  
with the estimate

Executive Engineer (W)  
for Chief Engineer  
HUDA Panchkula

This is to certify that  
services shown are as per  
layout plan.

(Auth. Sign.)  
Gurutek Estate Pvt. Ltd.