

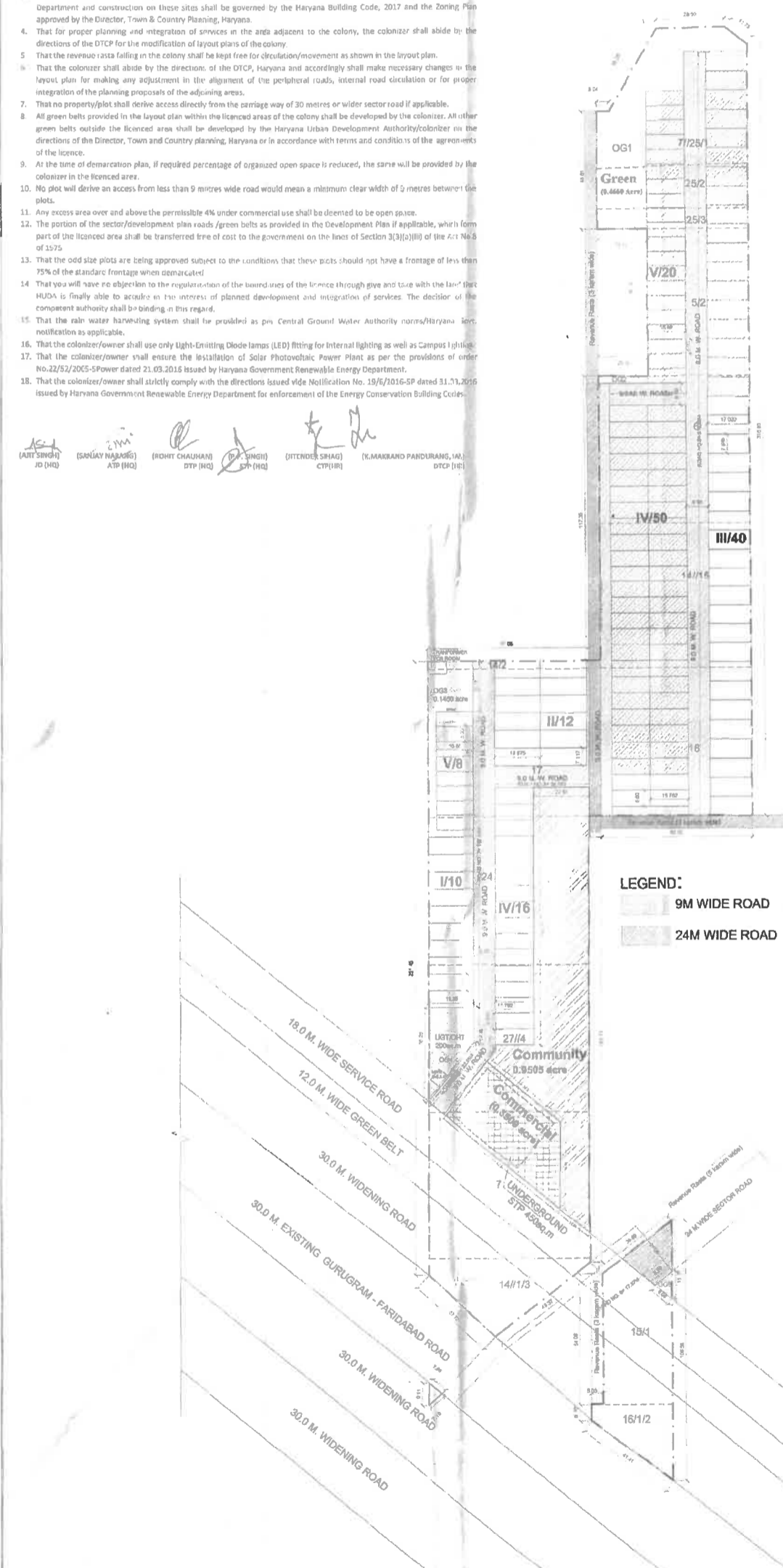
LC-3900

to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this Layout plan for site area measuring 9.5 acres (Drawing No. DCP-7768 dated 11-06-2021) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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 circulation 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 DCP 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 DCP, 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 licensed area 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 terms and conditions of the agreements of the license.
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 licensed area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 5 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)(b) of the Act No.5 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 license through give and take with the land that HUDA 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-SP dated 21.03.2015 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-SP dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(Ajit Singh) J.O. (HQ) (Santosh Narasim) A.P. (HQ) (Rohit Chauhan) D.P. (HQ) (D.K. Singh) S.P. (HQ) (Dittender Singh) C.P. (HQ) (K. Manoj Pandurang) J.O. (HQ) (D.P. (HQ))



LEGEND:  
 9M WIDE ROAD  
 24M WIDE ROAD

Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

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

Total Area	9.5 Acres	(P)
Area under 90.0 M. wide Road	0.509 Acres	(A)
Area under 12.0 M. wide Green Belt	0.379 Acres	(B)
Area under 18.0 M. wide Service Road	0.525 Acres	(C)
50% of Area under (A+B+C)	0.726 Acres	(D)
Net Planned Area	8.7735 Acres	(P-Q)
Proposed Residential	8.4080	90.250%
Proposed Commercial	0.1546	1.999%
Proposed Community Facilities	0.1989	0.226%
Proposed Green	0.7133	7.51%
Usable area	8.7081	91.28%

Detail of Plot	Area	Area	Total Area	Forward Plan
Plot No.	Area	Area	Area	Area
1	0.22	0.22	0.22	0.22
2	0.15	0.15	0.15	0.15
3	0.18	0.18	0.18	0.18
4	0.20	0.20	0.20	0.20
5	0.25	0.25	0.25	0.25
6	0.30	0.30	0.30	0.30
7	0.35	0.35	0.35	0.35
8	0.40	0.40	0.40	0.40
9	0.45	0.45	0.45	0.45
10	0.50	0.50	0.50	0.50
Total	3.80	3.80	3.80	3.80

Proposed Density	2106	PPA
Population Density	2106	PPA

LEGEND:  
 Community Facilities  
 Green  
 Commercial  
 Site Boundary  
 Freeted Plot

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)  
 PROPOSED ORGANIZED GREEN  
 OG1 = 0.466 acres  
 OG2 = 0.015 acres  
 OG3 = 0.145 acres  
 OG4 = 0.077 acres  
 OG5 = 0.010 acres  
 TOTAL = 0.713 acres (7.51%)

TOTAL POPULATION = 156X13.5 = 2106 Persons  
 PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA  
 1 Milk & Vegetables Booth = 27.50sqm

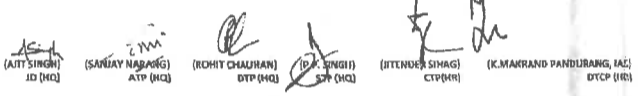
DRAWING TITLE: LAYOUT For Service Plan Estimate Only  
 SCALE: 1:1000  
 ARCHITECT SIGNATURE: [Signature]  
 OWNER SIGNATURE: [Signature]  
 OWNER NAME: M/s Namdev Construction Pvt. Ltd.  
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI -110070  
 Addl. Chief Engineer, HSP, Gurugram

1c-3900

to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this layout plan for site area measuring 9.5 acres (Drawing No. DCP-2766, dated 11-06-2021, comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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 common 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 roads 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 licensed area 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 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 licensed area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 5 metres between the plots.
11. Any excess area over and above the permissible 4% area common use shall be deemed to be open space.
12. The portion of the sector/development plan roads (perimeter) 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 31(2)(a) of the Act No.3 of 1975.
13. That the old plots are being approved subject to the condition that these plots should not have a coverage of less than 75% of the standard frontage when demarcated.
14. That the colonizer shall be liable to the regularization of the boundaries of the plots through government line with the land that exists in the vicinity to the colony or the transfer of power 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 notification dated 2011 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.23/51/2005-SPower 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. 10/6/2016-SP dated 31.09.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.


  
 (A/T) SINGH (D) (DC)    (SARVAT NAGAR) (D) (DC)    (KOHIT CHAUHAN) (D) (DC)    (D) (DC)    (RITENDRA SINGH) (D) (DC)    (K.MANRANJAN PANDURANG) (D) (DC)

**Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.**

Total Area	Area	Use
Area under 90.0 M. wide Road	0.609 Acres	(A)
Area under 12.0 M. wide Green Belt	0.309 Acres	(B)
Area under 18.0 M. wide Service Road	0.525 Acres	(C)
50% of Area under (A+B+C)	0.7265 Acres	(D)
<b>Net Planned Area</b>	<b>0.7735 Acres</b>	<b>(P-Q)</b>
Proposed Residential	0.466 Acres	
Proposed Commercial	0.150 Acres	
Proposed Community Facilities	0.157 Acres	
Proposed Green	0.7125 Acres	
Available area	4.7595 Acres	56.24%

Detail of Plot	Type	Map	Area	Nos.	Total Area	Proposed Plot	Total Area
II	Residential	18.310	135.47sqm	10	1354.70sqm	0	0.000
III	Residential	18.875	138.89sqm	10	1388.90sqm	0	0.000
IV	Residential	7.845	57.00sqm	10	570.00sqm	10	1000.00sqm
V	Residential	6.800	49.50sqm	10	495.00sqm	10	1000.00sqm
VI	Residential	6.000	43.50sqm	10	435.00sqm	10	1000.00sqm
<b>Total</b>					<b>1388.90sqm</b>	<b>30</b>	<b>3000.00sqm</b>

Proposed Green	0.7125	Acres
Proposed Commercial	0.1500	Acres
<b>Total Population</b>	<b>2106</b>	
Population Density	280.04	PPA

**LEGEND:**

- Community Facilities
- Green
- Commercial
- Site Boundary
- Frozen Plot

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)  
 PROPOSED ORGANIZED GREEN = 0.466 acres  
 OG1 = 0.015 acres  
 OG2 = 0.145 acres  
 OG3 = 0.077 acres  
 OG4 = 0.010 acres  
 OG5 = 0.010 acres  
**TOTAL = 0.713 acres (7.51%)**

TOTAL POPULATION = 156X13.5 = 2106 Persons  
 PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA  
 1 Milk & Vegetables Booth = 27.50sqm

**MATERIAL STATEMENT OF DOMESTIC WATER SUPPLY SYSTEM**

S No.	Line No	Length	Dia	80 mm	100 mm	150 mm
1	2-1	141	80	141		
2	3-2	170	100		170	
3	4-3	42	100		42	
4	4-4a	157	80	157		
5	5-4	54	100		54	
6	5-5a	50	80	50		
7	6-5	98	100		98	
8	6-6a	15	80	15		
9	OHT-6	32	150			32

**LEGEND**

- DOMESTIC WATER SUPPLY
- TUBE WELL LINE
- HUDA / MUNICIPAL LINE
- Flushing water line

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


  
 Supervising Engineer  
 24.10.2021

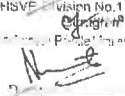
**DOMESTIC WATER SUPPLY**



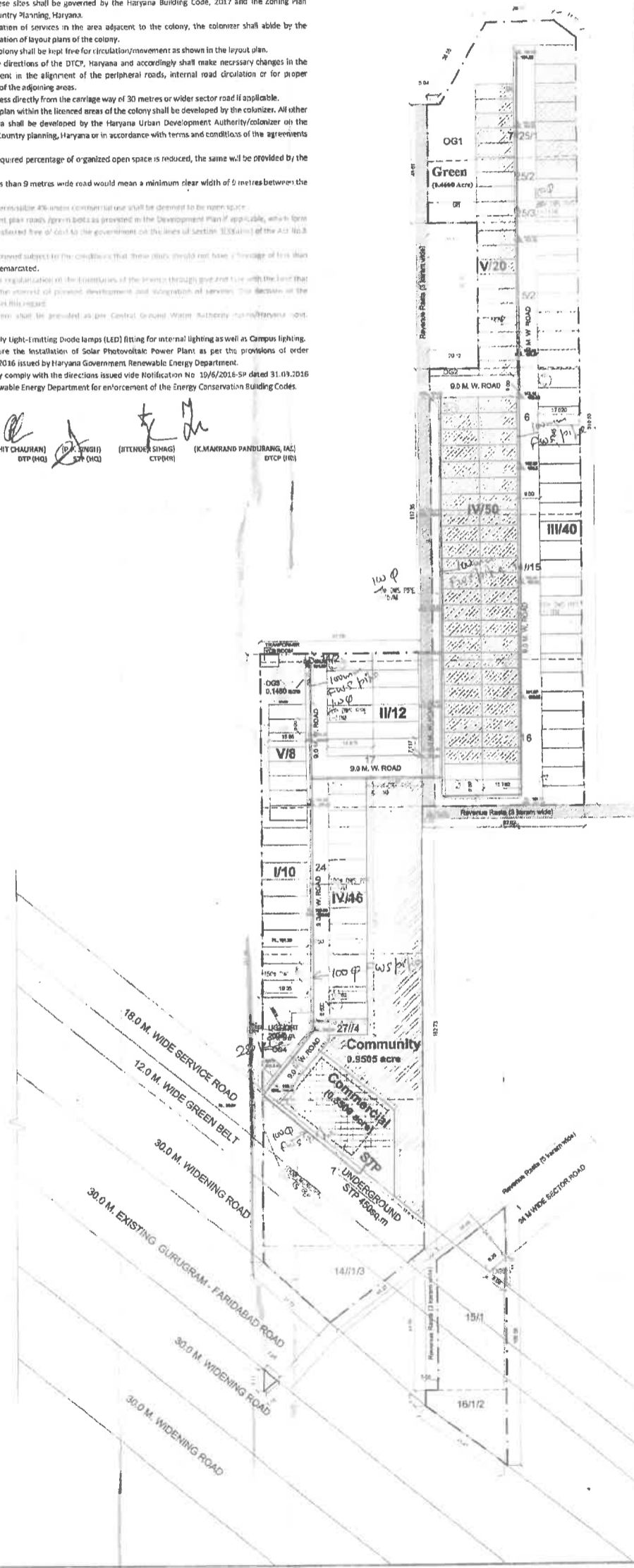
DRAWING TITLE: **LAYOUT** For Service Plan Estimate Only

SCALE: 1:1000

ARCHITECT SIGNATURE:  **Big Kumar Singh**  
 CA220744955  
 Supervising Engineer.

OWNER SIGNATURE:  **HSVE**  
 Vision No.1  
 P. Singh

OWNER NAME: **M/s Namdev Construction Pvt. Ltd.**  
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, FARIDABAD ROAD, GURUGRAM  
 COMMUNITY CENTER, VASANT KUNJ, NEW DELHI - 110076



to be read with Licence No. 21 of 2021 Dated 07/05/2021

This Layout plan for site area measuring 9.5 acres (Drawing No. DTCP-7166... dated 11-05-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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.
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 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 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 licensed 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)(ii) 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 licensed through given and take with the local authority is finally able to acquire in the interest of planned development and utilization 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 state 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-PPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

Signatures and names of officials: (AJIT SANGHI) JD (HQ), (SANDHYA NARAYAN) ATP (HQ), (ROHIT CHAUHAN) DTP (HQ), (D. SINGH) STP (HQ), (JITENDER SHAG) CTP(HR), (KAMRAN PANDURANG) DTCP (HR)

Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Checked subject to comments in forwarding letter No. ... and notes attached with the estimate

Summary table with columns: Total Area (9.5 Acres), Area under 90.0 M. wide Road (0.009 Acres), Area under 22.0 M. wide Green Belt (0.219 Acres), Area under 18.0 M. wide Service Road (0.525 Acres), 50% of Area under (A+B+C) (0.7265 Acres), Net Planned Area (8.7735 Acres), Proposed Residential (4.4095 Acres, 50.250%), Proposed Commercial (0.3905 Acres, 4.45%), Proposed Community Facilities (0.7130 Acres, 8.12%), Proposed Green (0.7125 Acres, 8.12%), Saleable area (4.7995 Acres, 54.24%), Details of Plots (Table with 6 columns: Type, Area, Nos., Total Area, Nos., Total Area), Required Green (0.7125 Acres), Proposed Green (0.7125 Acres), Total Population (2106), Population Density (240.04 PPA).

LEGEND:

- Community Facilities (hatched pattern)
Green (dotted pattern)
Commercial (cross-hatched pattern)
Site Boundary (dashed line)
Frozen Plot (stippled pattern)

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

PROPOSED ORGANIZED GREEN
OG1 = 0.466 acres
OG2 = 0.015 acres
OG3 = 0.145 acres
OG4 = 0.077 acres
OG5 = 0.010 acres
TOTAL = 0.713 acres (7.51%)

TOTAL POPULATION = 156X13.5 = 2106 Persons
PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA
1 Milk & Vegetables Booth = 27.50sqm

DESIGN STATEMENT OF SEWERAGE LINE table with columns: S No., Line No., Length, Dia Proposed, Green G Level, G Level Upper, G Level Lower, Invert Level Upper, Invert Level Lower, REMARKS. Contains 9 rows of data.

LEGEND:

- SEWER LINE (arrow symbol)
MANHOLE (circle symbol)
GL GROUND LEVEL
CL CONNECTION LEVEL
IL INVERT LEVEL

SEWERAGE LAYOUT

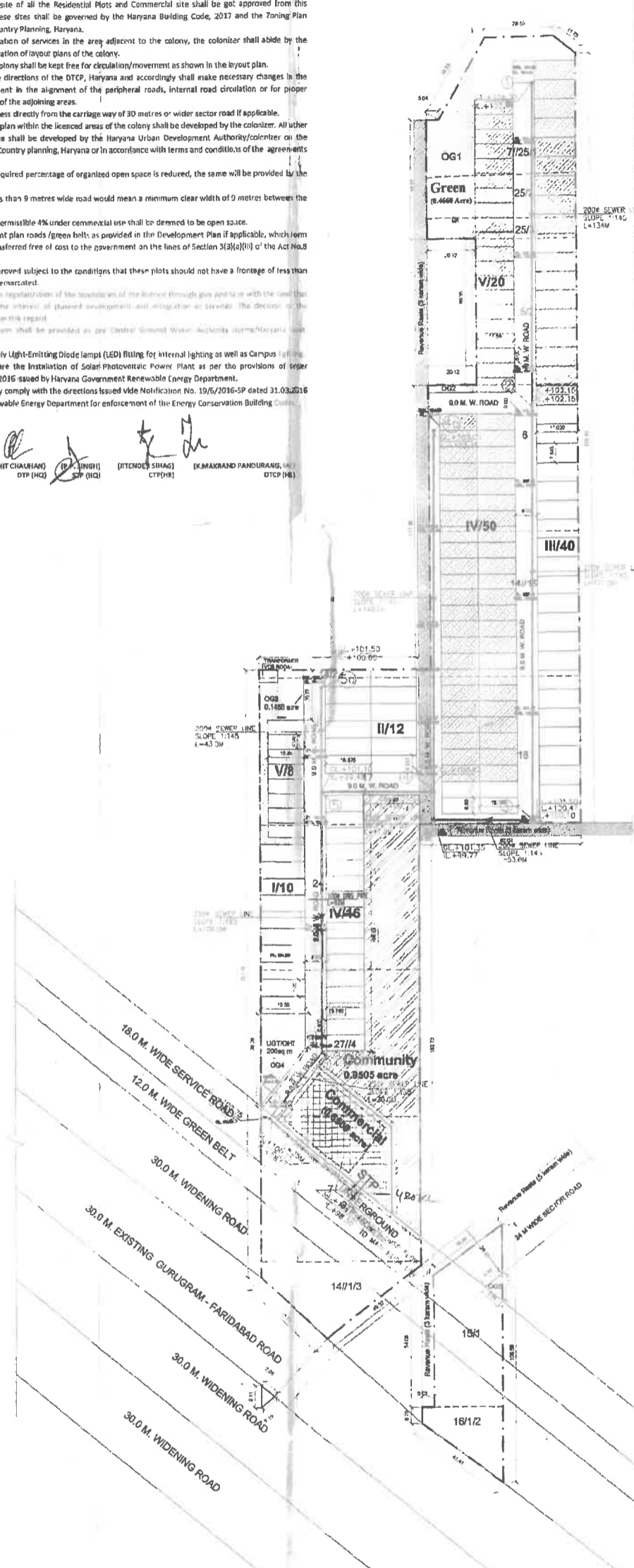
DRAWING TITLE: LAYOUT For Service Plan Estimate Only

SCALE: 1:1000

ARCHITECT SIGNATURE: [Signature] OWNER SIGNATURE: [Signature] HSVP Division No. 1

OWNER NAME: M/s Namdev Construction Pvt. Ltd.

LGf-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-6, COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI -110070



to be read with Licence No. 21 of 2021 Dated 07/05/2021.

This Layout plan for site area measuring 9.5 acres (Drawing No. DTCP. 7735 dated 12-06-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. In the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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 for all the Residential Plots and Commercial sites 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 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 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 licensed 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)(ii) of the Act No.8 of 1975.
13. That the add site plan as 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 line that HUDA 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.22/52/2005-5 Power 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.

(Ajit Singh) J0 (HC) (Sanjay Narain) ATP (HC) (Rohit Chauhan) DTP (HC) (Ajay Singh) STP (HC) (Titendra Singh) CTP (HR) (Kamran Pandurang, IAS) DTCP (HR)

### Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

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

Total Area		9.5 Acres	
Area under 30.0 M. widening Road	0.629 Acres	(A)	
Area under 12.0 M. wide Green Belt	0.319 Acres	(B)	
Area under 18.0 M. wide Service Road	0.535 Acres	(C)	
50% of Area under A+B+C	0.726 Acres	(D)	
<b>Net Planned Area</b>	<b>8.7735 Acres</b>	(P-Q)	
Proposed Residential	4.4296	50.359%	
Proposed Commercial	0.3509	3.999%	
Proposed Community facilities	0.1425	1.625%	
Proposed Green	0.7214	7.51%	
Available area	4.7396	54.349%	
Proposed Green	0.7125	8.11%	
Proposed Commercial	0.2125	2.42%	
<b>Total Population</b>	<b>240.04</b>		
Population Density	240.04		

Detail of Plots		Freed Plot	
Type	Area (Sq.m)	Area (Sq.m)	Area (Sq.m)
I	7,000	19,352	135,452
II	2,117	18,875	134,113
III	7,842	17,022	128,523
IV	5,000	15,781	104,079
V	6,000	15,088	95,280
<b>Total</b>	<b>28,059</b>	<b>86,128</b>	<b>607,447</b>

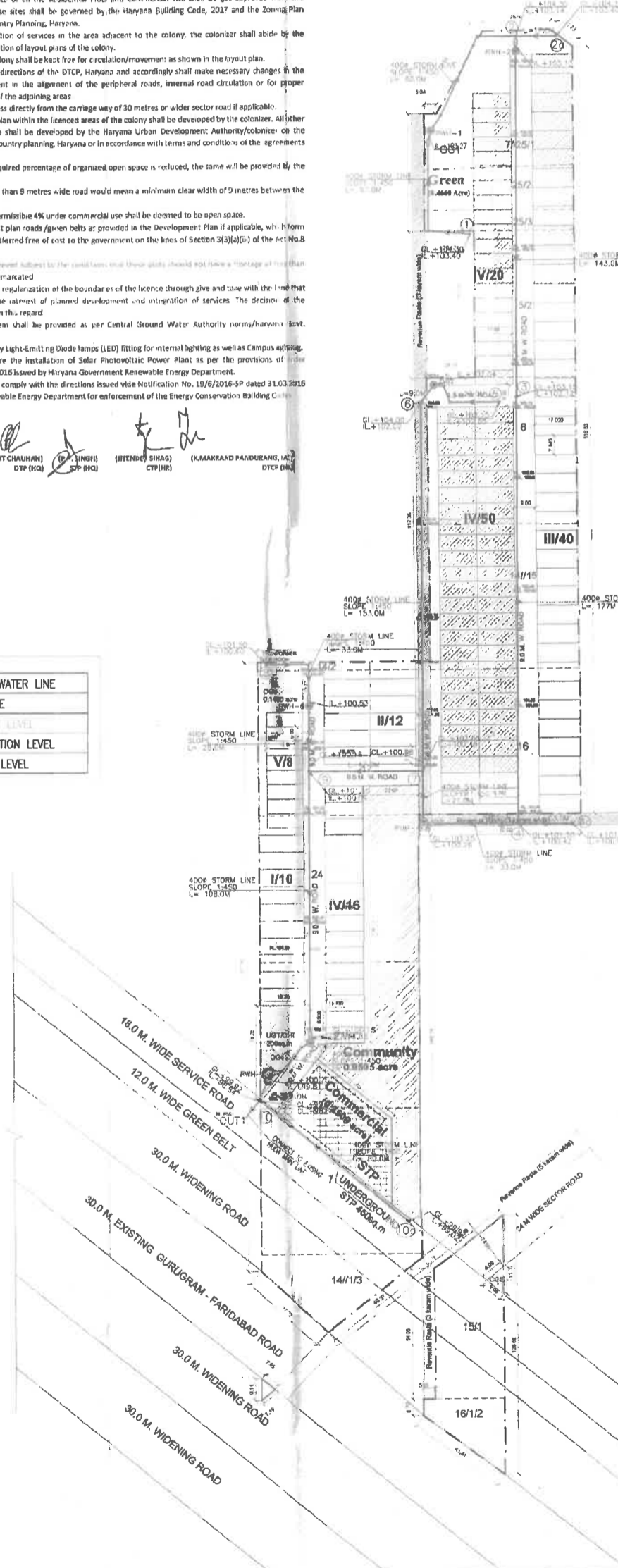
LEGEND	
	STORM WATER LINE
	MANHOLE
	GROUND LEVEL
	CONNECTION LEVEL
	INVERT LEVEL

**LEGEND:**  
 Community Facilities  
 Green  
 Commercial  
 Site Boundary  
 Freed Plot

**REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)**  
**PROPOSED ORGANIZED GREEN**  
 OG1 = 0.466 acres  
 OG2 = 0.015 acres  
 OG3 = 0.145 acres  
 OG4 = 0.077 acres  
 OG5 = 0.010 acres  
**TOTAL = 0.713 acres (7.51%)**

**TOTAL POPULATION = 156X13.5 = 2106 Persons**  
**PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA**  
**1 Milk & Vegetables Booth = 27.50sqm**

HYDRAULIC DESIGN CALCULATION OF STORM WATER DRAINAGE SYSTEM											
S NO	LINE NO	LENGTH	PIPE DIA	SLOPE	GROUND LEVEL AT START	GROUND LEVEL AT END	INVERT LEVEL AT START	INVERT LEVEL AT END	DEPTH AT START	DEPTH AT END	REMARKS
1	1	RWH-1	57	400	450	104.30	104.30	103.40	103.27	0.90	1.03
2	2	RWH-1	60	400	450	104.30	104.30	103.27	103.14	1.03	1.16
3	2a	2	17	400	450	104.30	104.30	103.40	103.36	0.90	0.94
4	2	RWH-2	3	400	450	104.30	104.30	103.14	103.13	1.17	1.17
5	3	RWH-2	143	400	450	104.30	103.15	103.13	102.12	1.17	1.03
6	3	4	177	400	450	103.15	101.50	102.12	101.47	1.03	1.09
7	4a	4	23	400	450	101.50	101.50	100.60	100.55	0.90	0.95
8	4	RWH-3	4	400	450	101.50	101.50	100.42	100.41	1.09	1.09
9	RWH-3	RWH-4	33	400	450	101.50	101.35	100.41	100.24	1.09	1.11
10	RWH-4	7	21	400	450	101.35	101.65	100.24	100.19	1.11	1.00
11	5	RWH-5	38	400	450	103.15	103.05	102.25	102.04	0.90	1.01
12	RWH-5	6	9	400	450	103.05	103.05	102.04	102.02	1.01	1.03
13	6	7	153	400	450	101.05	101.65	102.02	100.59	1.02	1.02
14	7	9	47	400	450	101.65	101.65	100.19	100.09	1.00	1.06
15	8	RWH-5	33	400	450	101.65	101.50	100.60	100.53	0.90	0.87
16	RWH-5	9	28	400	450	101.50	101.15	100.53	100.16	0.90	0.88
17	9	RWH-7	108	400	450	101.15	100.75	100.09	99.85	1.00	0.80
18	RWH-7	RWH-8	19	400	450	100.75	100.75	99.85	99.81	0.90	0.84
19	RWH-8	10	11	400	450	100.75	99.92	99.81	99.80	0.94	1.04
20	10a	10	80	400	450	99.92	99.92	99.82	99.80	0.90	1.00
21	10	OUT	10	400	450	99.92	99.92	99.80	99.82	1.00	1.10



**DRAINAGE**

DRAWING TITLE: **LAYOUT** For Service Plan Estimate Only

SCALE: 1:1000

ARCHITECT SIGNATURE: [Signature]

OWNER SIGNATURE: [Signature]

OWNER NAME: **M/s Namdev Construction Pvt. Ltd.**  
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCHWA, GURUGRAM  
 COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI -110070

Doc 183

20-3900

to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this Layout plan for site area measuring 9.5 acres (Drawing No. DTCP-7766 dated 11-04-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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 cartage 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 or 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 road, green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(i) of the Act No.8 of 1975.
13. That the net area 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 HUDA 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-SP 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. 19/5/2016-SP dated 30.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.


  
 (AJIT SINGH) JD (HQ) (SANGAY NARAYAN) ATP (HQ) (ROHIT CHAUHAN) DTP (HQ) (K. K. SINGH) SP (HQ) (TITIKES SHAS) CTP (HQ) (K. MANRANG PANDURANG) JG DTP (HQ)

### Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Total Area		9.5 Acres	(P)
Area under 90.0 M. wide Ring Road	0.606 Acres	(A)	
Area under 12.0 M. wide Green Belt	0.318 Acres	(B)	
Area under 18.0 M. wide Service Road	0.525 Acres	(C)	
50% of Area under (A+B+C)	0.7265 Acres	(D)	
<b>Net Planned Area</b>	<b>8.7335 Acres</b>	(P-Q)	
Proposed Residential	4.4006	50.350%	
Proposed Commercial	0.3505	3.999%	
Proposed Community Facilities	0.9505	10.880%	
Proposed Green	0.7125	7.519%	
<b>Subtotal area</b>	<b>6.7501</b>	<b>74.389%</b>	

Detail of Plots		Freezed Plot	
Sl. No.	Area (Sq.m.)	Area (Sq.m.)	Total Area (Nos. / Sq.m.)
I	19,420	135,000	10 1354,500
II	7,811	18,875	12 2612,000
III	7,500	17,025	10 2400,000
IV	8,300	17,750	10 2400,000
V	8,300	17,750	10 2400,000
<b>TOTAL</b>	<b>52,631</b>	<b>186,300</b>	<b>50 1764,144</b>

Required Green		Acres
Required Green	0.7125	(7.51%)
Proposed Green	0.7125	(7.51%)

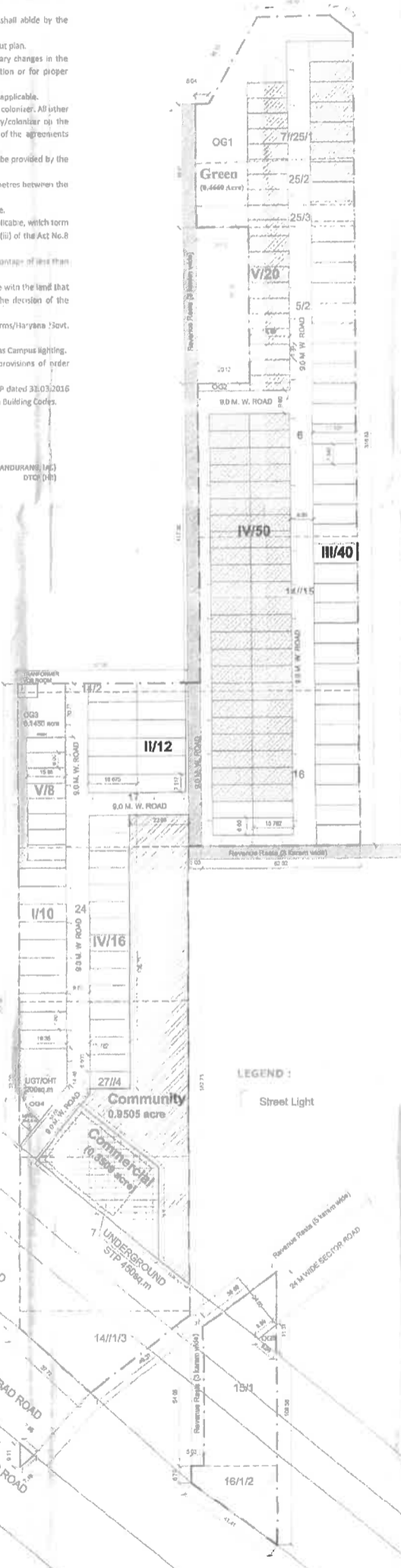
Total Population		Persons
Total Population	2106	
Population Density	2106/8.7735	240.04 PPA

**LEGEND:**

-  Community Facilities
-  Green
-  Commercial
-  Site Boundary
-  Freezed Plot

**REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)**  
**PROPOSED ORGANIZED GREEN**  
 OG1 = 0.466 acres  
 OG2 = 0.015 acres  
 OG3 = 0.145 acres  
 OG4 = 0.077 acres  
 OG5 = 0.010 acres  
**TOTAL = 0.713 acres (7.51%)**

**TOTAL POPULATION = 156X13.5 = 2106 Persons**  
**PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA**  
**1 Milk & Vegetables Booth = 27.50sqm**



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

  
 Superintending Engineer (HQ) for Chief Engineer I HSPV  
 11.05.2021

  
 Superintending Engineer, HSPV Circle-II, Gurugram

DRAWING TITLE: **LAYOUT** For Service Plan Estimate Only

SCALE: 1:1000

ARCHITECT SIGNATURE:  OWNER SIGNATURE: 

OWNER NAME: **M/s Namdev Construction Pvt. Ltd.**  
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTER, VASANT KUNJ, NEW DELHI -110070

Adm. Chief Engineer  
 HSPV Gurugram

LC-3900

to be read with licence No. 21 of 2021 Dated 07/05/2021

That this Layout plan for site area measuring 9.5 acres (Drawing No. DTCP-7766 dated 11-05-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, 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 excavation/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 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 & 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 licensed area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 5 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)(ii) of the Act No.8 of 1974.
13. That the odd size plots are being approved subject to the conditions that their 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 HUDA 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) 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AJIT SINGH) JD (HQ)  
 (SAGUJY NARANG) ATP (HQ)  
 (ROHIT CHAUHAN) DTP (HQ)  
 (DEEPA SINGH) SP (HQ)  
 (JITENDER SINGH) CTW (HQ)  
 (KAMRAN PANDURANG) DCP (HQ)

S No.	Line No.	Length	Dia 65 mm	80 mm	100 mm
1	2-1	141	65	141	
2	3-2	171	80		171
3	4-3	58	80		58
5	4-4a	150	65	150	
7	5-4	47	100		47
9	5-5A	45	65	45	
10	6-5	108	100		108
11	6-6a	6	100		6
12	OHT-6	31	100		31

	IRRIGATION LINE
	GARDEN HYDRANT

### Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Total Area	9.5 Acres	P1
Area under 90.0 M. wide Road	0.609 Acres	P1
Area under 12.0 M. wide Green Belt	0.115 Acres	P1
Area under 18.0 M. wide Service Road	0.525 Acres	P1
50% of Area under 18.0 M. wide Service Road	0.2625 Acres	P1
<b>Net Planned Area</b>	<b>0.7735 Acres</b>	<b>P1</b>
Proposed Residential	4.0000	50.280%
Proposed Commercial	0.3500	4.409%
Proposed Community Facilities	0.9500	10.000%
Proposed Green	0.7130	7.513%
<b>Salable area</b>	<b>4.7395</b>	<b>54.249%</b>

Detail of Plot	Site	Area (sq. m.)	No.	Total Area (sq. m.)	Area (%)	Total Area (Acres)
I	1000	1100	135	135000	13.78	31.200
II	7117	1800	134	239320	24.13	54.920
III	7000	1700	40	119000	12.11	27.300
IV	7000	1500	104	104000	10.62	24.000
V	7000	1500	95	95000	9.73	22.200
<b>Total</b>			<b>156</b>	<b>178135</b>	<b>18.25</b>	<b>40.420</b>

Required Green	0.7125	7.51%
Proposed Green	0.7130	7.51%
<b>Total Population</b>	<b>2106</b>	
<b>Population Density</b>	<b>240.04</b>	

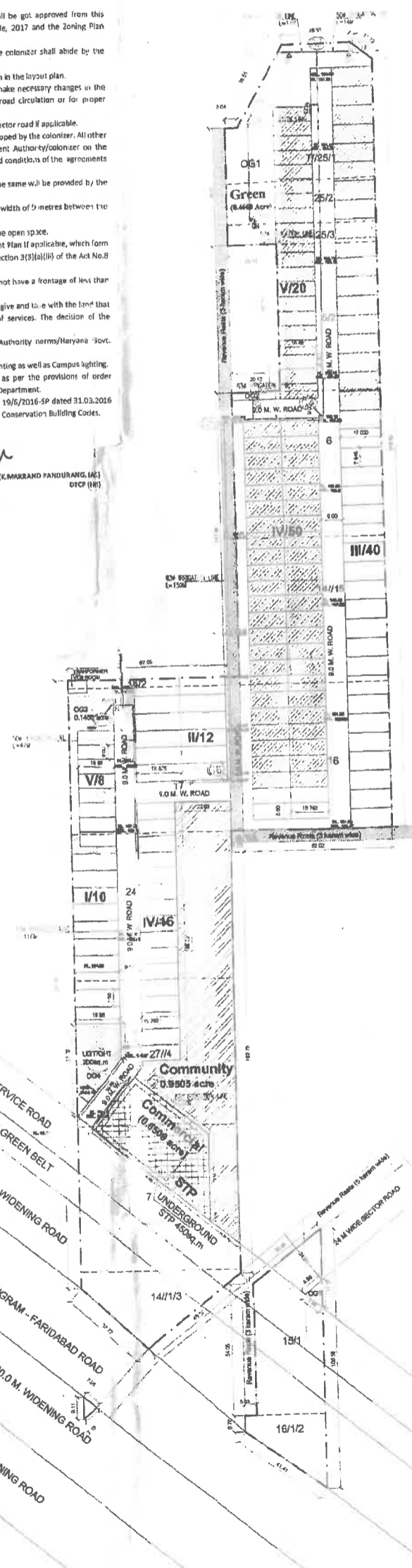
**LEGEND:**

- Community Facilities
- Green
- Commercial
- Site Boundary
- Frozen Plot

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)  
 PROPOSED ORGANIZED GREEN  
 OG1 = 0.466 acres  
 OG2 = 0.015 acres  
 OG3 = 0.145 acres  
 OG4 = 0.077 acres  
 OG5 = 0.010 acres  
**TOTAL = 0.713 acres (7.51%)**

TOTAL POPULATION = 156X13.5 = 2106 Persons  
 PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA  
 1 Milk & Vegetables Booth = 27.50sqm

SL NO	NAME OF LINE	LENGTH MTR	PIPE DIA MM	50MM MTR	63MM MTR	GH NOS
1	STP-G8	30	63		30	
	G8-G7	116	63		116	
2	G7-G7a	47	50	47		1
3	G7-G6	41	63		41	
4	G6-G5	150	63		150	
5	G5-G4	42	63		42	1
6	G4-G3	151	63		151	1
7	G3-G3a	14	50	14		1
8	G3-G2	17	63		17	1
9	G2-G1	73	63		73	3



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

Superintending Engineer (HQ) for Chief Engineer I HSNV Panchkula

DRAWING TITLE: **LAYOUT** For Service Plan Estimate Only

SCALE: 1:1000

ARCHITECT SIGNATURE:

OWNER SIGNATURE:

OWNER NAME: **M/s Namdev Construction Pvt. Ltd.**  
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POBRIEVA, GURUGRAM  
 COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI - 110070

Addl. Chief Engineer  
 Addl. Chief Engineer  
 Addl. Chief Engineer