

50.371% PLOT FROZEN BY DEPARTMENT AREA
11562.187 SQ.MTS / 2.857 ACRES

SEWAGE TREATMENT
AND RECYCLING
PLANT ROOM
CAP= 480 KLD

24.0M WIDE ROAD

To be read with Licence No. 07- of 2021 Dated 05-03-2021.

That this Layout plan for an area measuring 11.9778 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 Logical Developers Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd., Sector-81, 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 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 licenced 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 HSP 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(MHQ) (JITENDER SINGH) DTP(HR) (K.MAKRAN PANDURANG, IAS) DTP(HR)

(RASHI SINGLA) ATP(HQ) (DINESH KUMAR) SD(HQ)

LEGEND

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

VEGETABLE /MILK BOOTH	MTS.	MTS.	SQ.MTS.
TOTAL	5.00	5.50	27.50

11.9778 ACRES	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licence Area	11.9778	48472.271				
Open Area under GREEN/PARK	0.898	3635.420	7.50	1.243	5030.390	10.38
Community Facilities	1.198	4847.227	10.00	1.199	4852.770	10.01
Commercial Area (calculated on Licence Area)	0.479	1938.891	4.00	0.480	1943.460	4.01
Area Under Plots (calculated on Licence Area)	7.306	29568.085	61.00	5.672	22953.931	47.35
Total permissible Residential + Commercial area	7.786	31506.976	65.00	6.152	24897.391	51.36
Permissible Density	240-400 ppa		Minimum Required Plots	159.70		
Achieved Density @ 18 persons per Plot	314.08	ppa	Achieved Plots	209.000		

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	6.400	18.320	117.248	96	11255.808
B	6.400	15.800	101.120	71	7179.520
C	6.400	18.130	116.032	18	2088.576
Misc.	Irregular Shape			24	2430.027
TOTAL				209	22953.931

CLASSIFICATION OF FROZEN PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	6.400	18.320	117.248	48	5627.904
B	6.400	15.800	101.120	14	1415.680
D	6.400	18.130	116.032	18	2088.576
Misc.	Irregular Shape			24	2430.027
TOTAL				104	11562.187

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	1551.210	0.383
G2	936.870	0.232
G3	920.080	0.227
G4	1622.230	0.401
TOTAL	5030.390	1.243

PROJECT NAME AND ADDRESS:

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-81, GURGAON, OVER AN AREA OF 11.9778 ACRES BEING DEVELOPED BY LOGICAL DEVELOPERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMAAR PVT. LTD.

OWNER'S NAME:

LOGICAL DEVELOPERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMAAR PVT. LTD.

OWNER'S NAME:

SITE LAYOUT PLAN - SEWERAGE LAYOUT

OWNER'S SIGNATURE

Signature of Owner

IMPORTANT NOTES

THIS DRAWING SHALL BE COORDINATED WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.

THE FEASIBILITY OF MAKING CONNECTION OF THE SEWERAGE AND STORM DRAIN LINE AT OUTFALL SHALL BE ASCERTAINED BEFORE STARTING THE WORK.

PIPE SCHEDULE

PIPE NO.	SIZE	MATERIAL	SLOPE
A	200 DIA	STONEWARE PIPE	1:190
B	250 DIA	STONEWARE PIPE	1:200
C	300 DIA	STONEWARE PIPE	1:325

LEGEND:-

MANHOLE	M.H.
SEWER LINE-EXTERNAL	→
GROUND LEVEL	G.L.
INVERT LEVEL	I.L.
CONNECTION LEVEL	C.L.

NOTES:-

1. ALL PIPE DIAMETERS ARE IN MM.
2. ALL WORKS ARE TO BE CARRIED OUT AS PER SPECIFICATIONS.
3. GROUND LEVELS AS PER MENTIONED ARE TENTATIVE. THESE SHALL MATCH WITH FORMATION LEVELS AS GIVEN BY ARCHITECTS.
4. FIGURE SHOWN THUS [18M] ARE DISTANCE BETWEEN MANHOLES (CENTRE TO CENTRE). THESE DISTANCES ARE INDICATIVE AND SHALL BE ADJUSTED AS PER ACTUAL SITE CONDITION.
5. MANHOLES SHALL BE CONSTRUCTED AS PER STANDARD DETAILS.

Executive Engineer
HSR Division No.V,
Gurgaon

Signature of Engineer