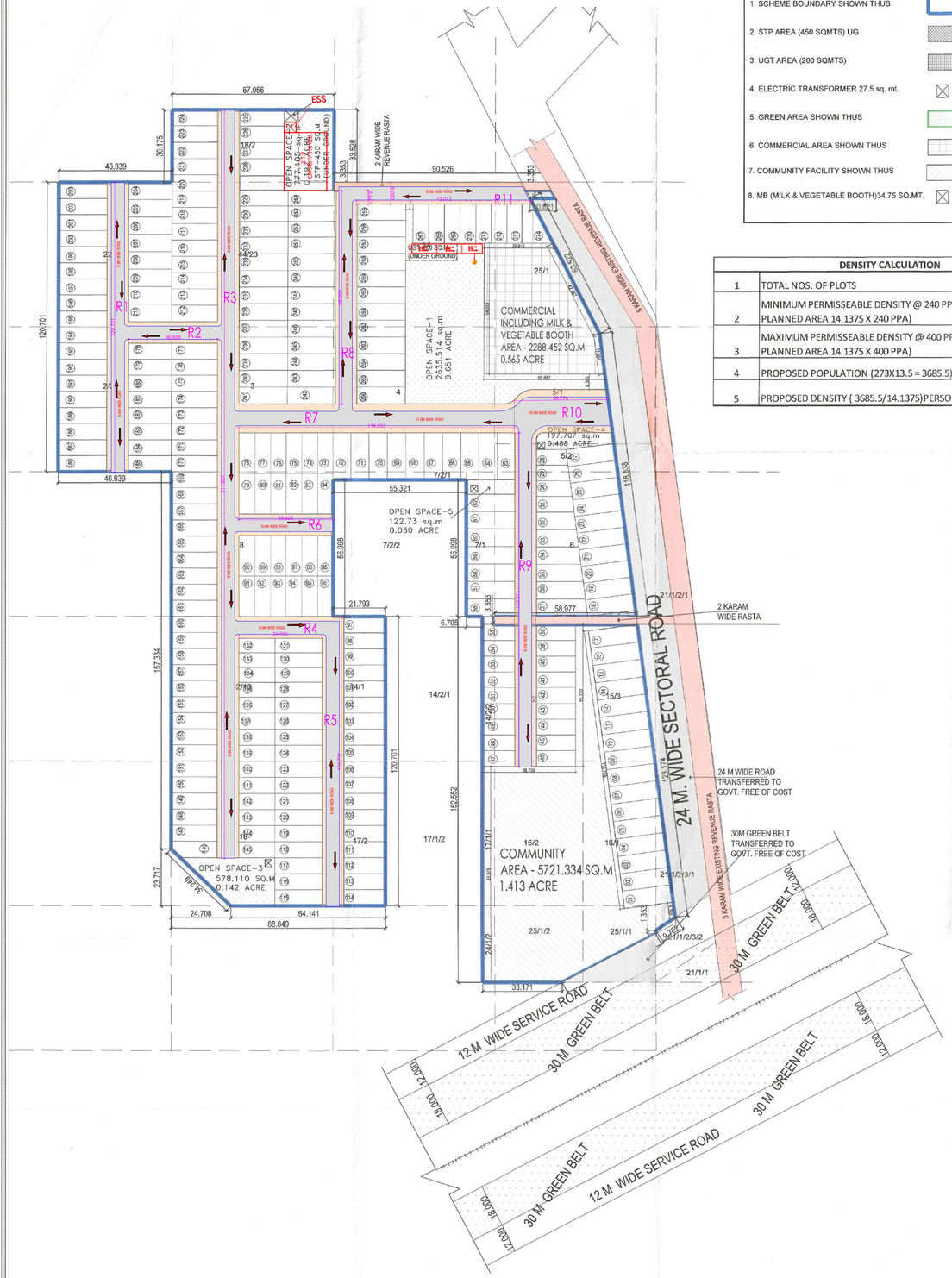
ROADS AND PAVEMENT PLAN / TRAFFIC CIRCULATION PLAN



LEGEND

1. SCHEME BOUNDARY SHOWN THUS
2. STP AREA (450 SQMTS) UG
3. UGT AREA (200 SQMTS)
4. ELECTRIC TRANSFORMER 27.5 sq. mt.
5. GREEN AREA SHOWN THUS
6. COMMERCIAL AREA SHOWN THUS
7. COMMUNITY FACILITY SHOWN THUS
8. MB (MILK & VEGETABLE BOOTH)34.75 SQ.MT.

DENSITY CALCULATION		
1	TOTAL NOS. OF PLOTS	273
2	MINIMUM PERMISSEABLE DENSITY @ 240 PPA = (NET PLANNED AREA 14.1375 X 240 PPA)	3393
3	MAXIMUM PERMISSEABLE DENSITY @ 400 PPA = (NET PLANNED AREA 14.1375 X 400 PPA)	5655
4	PROPOSED POPULATION (273X13.5 = 3685.5)	3685.5
5	PROPOSED DENSITY (3685.5/14.1375)PERSON/ACRE	260.69

PLOT AREA & CALCULATION

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA	
1	1	12	7.300	20.500	12	149.650	1795.800	SQ.M
2	14	17	7.300	20.500	4	149.650	598.600	SQ.M
3	18	26	7.000	20.000	9	140.000	1260.000	SQ.M
4	27		7.200	20.000	1	144.000	144.000	SQ.M
5	28		(6.512x12.117)+(6.512x0.839)/2=78.905+2.731		1	81.636	81.636	SQ.M
6	29		(6.512x12.956)+(6.512x0.839)/2=84.369+2.731		1	87.100	87.100	SQ.M
7	30		(6.550x13.796)+(6.550x0.844)/2=90.363+2.764		1	93.127	93.127	SQ.M
8	31		(6.550x14.640)+(6.550x0.844)/2=95.892+2.764		1	98.656	98.656	SQ.M
9	32		(7.250x15.484)+(7.250x0.934)/2=112.259+3.385		1	115.644	115.644	SQ.M
10	33		(7.250x16.419)+(7.250x0.935)/2=119.037+3.389		1	122.426	122.426	SQ.M
11	34		(7.250x17.353)+(7.250x0.935)/2=125.809+3.389		1	129.198	129.198	SQ.M
12	35		(7.250x18.288)+(7.250x0.935)/2=132.588+3.389		1	135.977	135.977	SQ.M
13	36		(7.250x19.222)+(7.250x0.935)/2=139.359+3.389		1	142.748	142.748	SQ.M
14	37		(7.250x20.157)+(7.250x0.935)/2=146.138+3.389		1	149.527	149.527	SQ.M
15	38		6.660	16.000	1	106.560	106.560	SQ.M
16	39	46	6.570	16.000	8	105.120	840.960	SQ.M
17	47	54	6.570	13.750	8	90.338	722.700	SQ.M
18	55		6.660	13.750	1	91.575	91.575	SQ.M
19	56	61	7.300	20.455	6	149.322	895.929	SQ.M
20	62		7.198	20.455	1	147.235	147.235	SQ.M
21	63	71	7.600	19.700	9	149.720	1347.480	SQ.M
22	72		7.376	19.700	1	145.307	145.307	SQ.M
23	73	77	6.500	16.998	5	110.487	552.435	SQ.M
24	78		6.556	16.998	1	111.439	111.439	SQ.M
25	79		6.556	16.900	1	110.796	110.796	SQ.M
26	80	84	6.500	16.900	5	109.850	549.250	SQ.M
27	85	89	6.500	16.900	5	109.850	549.250	SQ.M
28	90	91	6.556	16.900	2	110.796	221.593	SQ.M
29	92	96	6.500	16.900	5	109.850	549.250	SQ.M
30	97		6.801	17.249	1	117.310	117.310	SQ.M
31	98	114	6.700	17.249	17	115.568	1964.661	SQ.M
32	115	127	6.700	19.600	13	131.320	1707.160	SQ.M
33	128	130	6.150	19.600	3	120.540	361.620	SQ.M
34	131		6.151	19.600	1	120.560	120.560	SQ.M
35	132		6.151	15.000	1	92.265	92.265	SQ.M
36	133	135	6.150	15.000	3	92.250	276.750	SQ.M
37	136	145	6.700	15.000	10	100.500	1005.000	SQ.M
38	146		(6.851x15.232)+(3.768x3.234)+(3.617x3.768)/2=104.354+ 12.185+6.814		1	123.354	123.354	SQ.M
39	147	177	6.700	19.000	31	127.300	3946.300	SQ.M
40	178	185	6.700	17.939	8	120.191	961.530	SQ.M
41	186	202	6.700	20.000	17	134.000	2278.000	SQ.M
42	203		6.801	20.000	1	136.020	136.020	SQ.M
43	204	209	7.250	17.939	6	130.058	780.347	SQ.M
44	210	211	7.300	17.939	2	130.955	261.909	SQ.M
45	212	223	6.800	19.000	12	129.200	1550.400	SQ.M
46	224		6.676	19.000	1	126.844	126.844	SQ.M
47	225	227	6.800	18.340	3	124.712	374.136	SQ.M
48	228		7.128	18.340	1	130.728	130.728	SQ.M
49	229		6.547	20.000	1	130.940	130.940	SQ.M
50	230	231	6.500	20.000	2	130.000	260.000	SQ.M
51	232	241	6.950	20.000	10	139.000	1390.000	SQ.M
52	242		6.950	20.000	1	104.250	104.250	SQ.M
53	243	251	6.950	20.000	9	139.000	1251.000	SQ.M
54	252	253	6.500	20.000	2	130.000	260.000	SQ.M
55	254		6.547	20.000	1	130.940	130.940	SQ.M
56	255		6.903	20.000	1	138.060	138.060	SQ.M
57	256	266	6.950	20.000	11	139.000	1529.000	SQ.M
58	267	273	6.500	16.500	7	107.250	750.750	SQ.M
59	274		(4.512x16.500)+(8.491x16.50 0)/2=74.448+70.050		1	144.498	144.498	SQ.M
				Total	273		34300.530	SQ.M
							8.4759	ACRE

AREA STATEMENT

TOTAL AREA OF SCHEME UNDER DDJAY-2016	14.1375	ACRE
NET PLANNED AREA	14.1375	ACRE
AREA UNDER COMMERCIAL	0.5655	ACRE
AREA UNDER RESIDENTIAL PLOTS	8.4759	ACRE
TOTAL SALEABLE AREA	9.0414	ACRE

AREA STATEMENT					
TOTAL AREA OF SCHEME UNDER DDJAY-2016	14.1375	ACRE			
NET PLANNED AREA	14.1375	ACRE			
AREA UNDER COMMERCIAL	0.5655	ACRE			
AREA UNDER RESIDENTIAL PLOTS	8.4759	ACRE			
TOTAL SALEABLE AREA	9.0414	ACRE			
AREA FOR RESIDENTIAL PLOTS					
MAXIMUM PERMISSIBLE AREA @ 61% OF NPA	8.6239	ACRE	OR IN SQ.M	34899.53	61.000%
PROVIDED AREA	8.4759	ACRE	OR IN SQ.M	34300.530	59.953%
AREA FOR COMMERCIAL					
MAXIMUM PERMISSIBLE AREA @ 4% OF NPA	0.5655	ACRE	OR IN SQ.M	2288.494	4.000%
PROVIDED AREA	0.5655	ACRE	OR IN SQ.M	2288.452	4.000%
AREA FOR PROVISION OF COMMUNITY FACILITIES					
REQUIRED AREA @ 10% OF NPA	1.4138	ACRE	OR IN SQ.M	5721.234	10.000%
PROVIDED AREA	1.4138	ACRE	OR IN SQ.M	5721.334	10.000%
AREA FOR PROVISION OF OPEN SPACE					
REQUIRED OPEN SPACE @ 7.5% OF NPA	1.0603	ACRE	OR IN SQ.M	4290.926	7.500%
OPEN SPACE PROVIDED					
OPEN SPACE - 1	0.6513	ACRE	OR IN SQ.M	2635.514	
OPEN SPACE - 2	0.1920	ACRE	OR IN SQ.M	777.105	
OPEN SPACE - 3	0.1429	ACRE	OR IN SQ.M	578.110	
OPEN SPACE - 4	0.0489	ACRE	OR IN SQ.M	197.707	
OPEN SPACE - 5	0.0303	ACRE	OR IN SQ.M	122.730	
TOATL OPEN SPACE PROVIDED	1.0653	ACRE	OR IN SQ.M	4311.166	7.535%
AREA FOR UGT , STP & OTHERS					
AREA FOR UGT (PROVIDED IN UNDER GROUND STRUCTURE)	0.049	ACRE	OR IN SQ.M	200.00	
AREA FOR STP (PROVIDED IN UNDER GROUND STRUCTURE)	0.111	ACRE	OR IN SQ.M	450.00	
MILK & VEGETABLE BOOTH (5X6.95 M)	0.009	ACRE	OR IN SQ.M	34.75	
ESS (5X5.5 M)	0.007	ACRE	OR IN SQ.M	27.50	

To be read with Licence No. 174 of 2022 Dated 21/10/2022 LC-4227

That this Layout plan for an area measuring **14.1375 acres** (Drawing No. 8705 Dated 28.10.22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by **Sadan Realtech Pvt. Ltd., Sector-104, 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 61% 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)(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 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) | (HITESH SHARMA) STP(HQ) | (SURINDER SINGH) CCP(HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP(HR)

(JAIBHAGWAN) ATP(HQ) | (DINESH KUMAR) PA(HQ)

ELECTRIC SUBSTATION / SERVICES

PROJECTS
AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER "DDJAY 2016")OVER AN AREA MEASURING 14.1375 ACRES SITUATED AT SECTOR-104, VILL. DHANWAPUR , GURUGRAM, OWNED BY SADAN REALTECH PVT.LTD.

DRAWING TITLE
LAYOUT PLAN

OWNER

ARCHITECT
AR. AMANDEEP BANSAL
CA/2015/72167

SCALE

PROJECT:-
M2K OLIVE GREENS AFFORDABLE COLONY UNDER "DDJAY 2016" SITUATED AT SECTOR-104, VILL. DHANWAPUR, GURUGRAM. OWNED BY SADAN REALTECH PVT.LTD.

CLIENT:-
SADAN REALTECH PVT.LTD.

ARCHITECT :-
Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON HARYANA

Structural Consultant:
Structural Consultants
RONDA CONSULTANTS
G -20, G.F. SOUTH CITY -2, NIRVANA COUNTRY -122018
PHONE : 0124-4001768
EMoil: tyagi020@gmail.com

Landscape.Consultant:
VIRID DESIGNWORKS
81-A Pocket C, Siddhartha Extension Ashram,New Delhi

MEP CONSULTANTS
ODEC
ONE DESIGN & CONSULTANTS
7/ 8, LGF, Nehru Enclave, Kalkaji Extension, New Delhi- 110019

DRG. TITLE
ROAD & PAVEMENT PLAN
TRAFFIC CIRCULATION PLAN

Scale	1:700
Draw by	M.S.A.
Checked by	S.P.
DATE	16.11.2022
Drawing no.	ODC-PL-WS-01
	revision R0