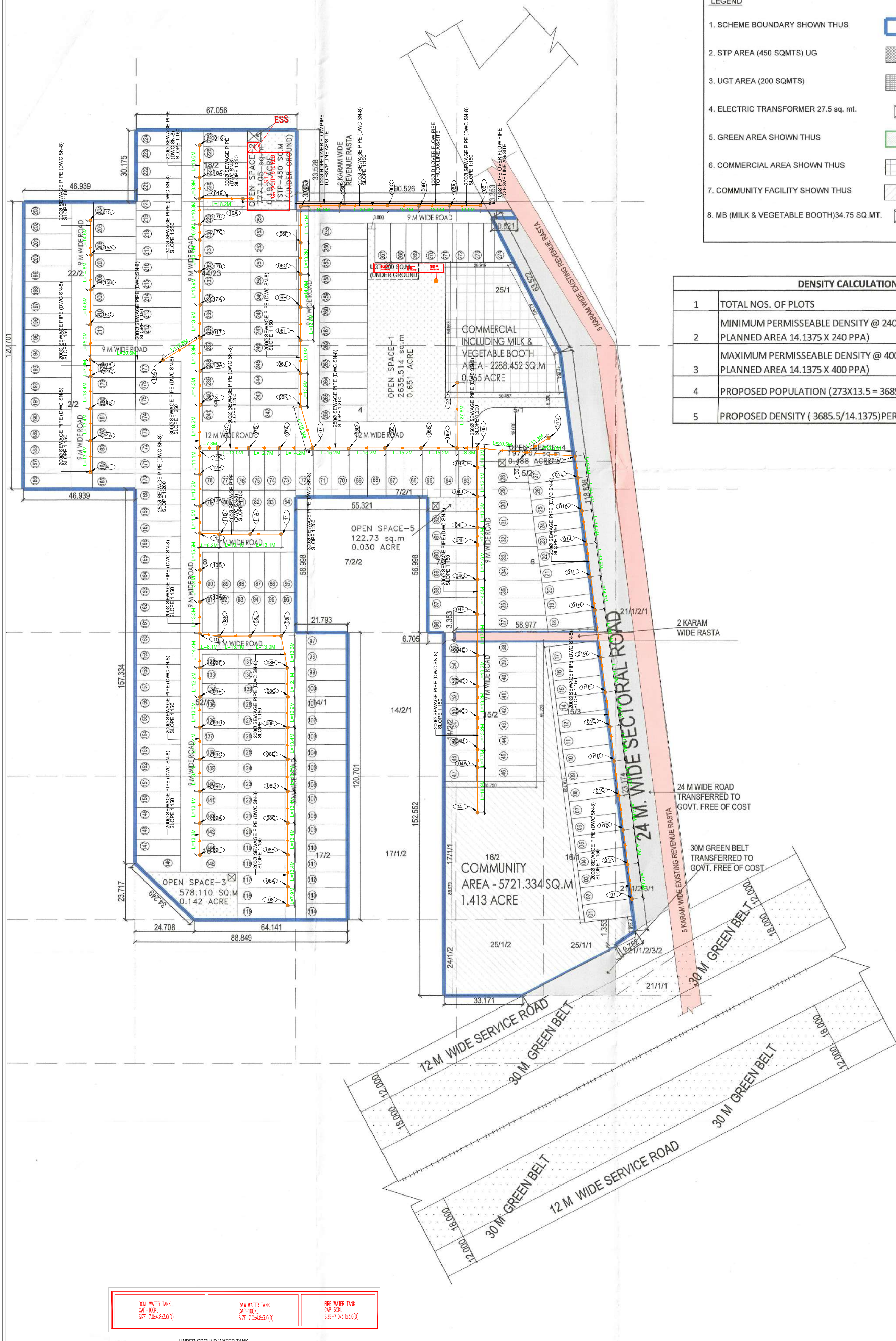


SEWERAGE PLAN



DENSITY CALCULATION		
1	TOTAL NOS. OF PLOTS	273
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 14.1375 X 240 PPA)	3393
3	MAXIMUM PERMISSIBLE 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.		WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA	
	FROM	TO						
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	1964.616	SQ.M
32	115	127	6.700	19.600	13	131.320	1701.660	SQ.M
33	128	130	6.150	19.600	3	120.540	367.162	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	139.250	139.250	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	
TOTAL 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-422

That this Layout plan for an area measuring 14,1375 acres (Drawing No. 8705 Dated 28-6-22) 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 will be read in conjunction with the clauses appended to the agreement executed under Lay Plan 1 and the bilateral agreement.
2. That the intended use of the land is for the development of the new 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 development plan as per size 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 provide the following facilities to the residents of the colony:
 - 1. That the revenue roads falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 2. That the colonizer shall abide by the directions of the DTPC, 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.
 - 3. That no property shall derive access directly from the carriageway of 30 metres or wider.
 - 4. That the colonizer shall provide the following facilities to the residents of the colony:
 - All green belts falling 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 Government. The Authority shall ensure that the green belts are developed in accordance with zoning planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
 - At the time of development, if required provision of organized open space is reduced, the colonizer shall provide the same in the form of green belts.
 - No plot will derive an access from less than 19 metres wide road unless a minimum clear width of 6 metres between the plots.
 - Where the area under the permissible 44' wide commercial use shall be deemed to be open space.
5. That the colonizer of the sector/development plan shall provide the following in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the Government or the lines of Section 134(1)(b) of the Act No. 8 of 1975.
 - 1. That the colonizer shall ensure that the area under the license shall be developed such that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
 - 2. That they will have no objection to the regularization of the boundaries of the licensee through the survey and with the provision of the necessary facilities for the development of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - 3. That the colonizer shall have to provide the following as per Central Ground Water Authority (Haryana/Govt. notification as applicable)
6. That the colonizer/sharer shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting and shall not use any other type of lighting.
7. That the colonizer/sharer shall ensure the installation of smart Photovoltaic Power Plant as per the provisions of order No.2125/2020-2019-Dated 21.03.2019 issued by Haryana Government for promotion of Green Energy.
8. That the colonizer/sharer shall strictly comply with the directions issued vide Notification No. 2019/2020-Dated 21.03.2019 issued by Haryana Government for promotion of Renewable Energy Development for enforcement of the Green Energy Conservation Building Codes.

(S.K. SEHRAWAT)
DTP(HO)

(HITESH SHARMA)
STP(M)HO

(P.R. JINGH)
CTP(HR)

(T.L. SATYAPRAKASH, IAS)
DG, TCP(HR)

 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

ARCHITECT


AR. AMANDEEP BANSA
CA/2015/72167



LEGEND	
	SEWER MANHOLE
	SEWER MANHOLE
	SEWAGE LINE (DWC HDPE 36" PIPE)

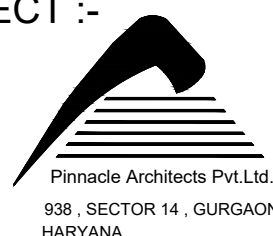
PROJECT:-

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 :-



Structural Consultant:

Structural Consultants
RONDA CONSULTANTS
G-20, G.F. SOUTH CITY -2, NIRVANA COUNTRY -122018
PHONE : 0124-4001768
EMail: tyagiG20@gmail.com

Landscape.Consultant:

VIRID DESIGNWORKS

81-A Pocket C, Siddhartha Extension
Ashram, New Delhi

MEP CONSULTANTS

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

DRG. TITLE

EXTERNAL SITE PLAN SEWAGE LAYOUT

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