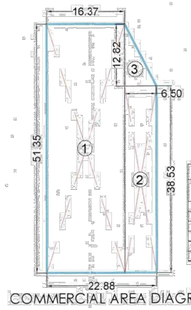
AREA STATEMENT

TOTAL PLOT AREA	7.00	ACRES OR	28327.95	SQ. MTRS.			
	PERMISSIBLE				PROPOSED		
NET PLANNED AREA	7.00		ACRES	SQ.MTRS	%	ACRES	SQ. MTRS.
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	4.27	17280.05	53.58%	3.75	15179.109
COMMERCIAL AREA	4.00	%	0.28	1133.12	4.0%	0.28	1133.053
AREA FOR COMMON FACILITIES	10.00	%	0.70	2832.80	10%	0.70	2832.9492
MIN GREEN AREA	7.5	%	0.53	2124.60	7.5%	0.53	2124.718
NO. OF PLOTS					106		
OCCUPANCY PER DWELLING PLOT					18.0		
TOTAL POPULATION			PERSONS		1908		
DENSITY	240-400		PPA		272.57		

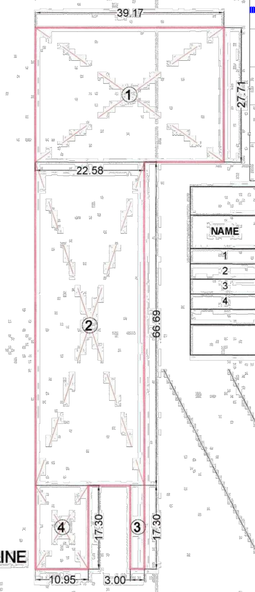
DETAIL OF TOTAL NO OF PLOTS

PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	TOTAL AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 7	7.33	18.00	131.94	7	923.58
8 TO 11	8.25	17.18	141.74	4	566.94
12 TO 19	8.25	18.00	148.50	8	1188.00
20 TO 36	7.92	18.00	142.56	17	2423.52
37	8.63	17.30	149.30	1	149.30
38 TO 47	8.40	16.59	139.36	10	1393.56
48 TO 63	8.25	18.00	148.50	16	2376.00
64 TO 71	8.00	18.00	144.00	8	1152.00
72 TO 87	8.25	18.00	148.50	16	2376.00
88 TO 95	8.00	18.70	149.60	8	1196.80
96 TO 106	8.30	15.70	130.31	11	1433.41
			TOTAL	106	15179.109
		OR	ACRES		3.751



COMMERCIAL AREA DIAGRAM

COMMERCIAL AREA				
NAME	SHAPE	PLOT SIZES WIDTH	LENGTH	AREA (SQ.MTRS.)
1	RECTANGLE	16.373	51.350	840.754
2	RECTANGLE	6.504	38.533	250.619
3	TRIANGLE	6.504	12.817	41.681
TOTAL				1133.053 SQMT
				0.280 ACRES



OVERHEAD 66 KV HT LINE

COMMUNITY LAND AREA				
NAME	SHAPE	PLOT SIZES WIDTH	LENGTH	TOTAL AREA
1	RECTANGLE	39.17	27.71	1085.40
2	RECTANGLE	22.584	66.69	1506.13
3	RECTANGLE	3.00	17.30	51.90
4	RECTANGLE	10.955	17.30	189.52
TOTAL				2832.9492
				0.7000 ACRES

WATER SUPPLY LEGEND:-

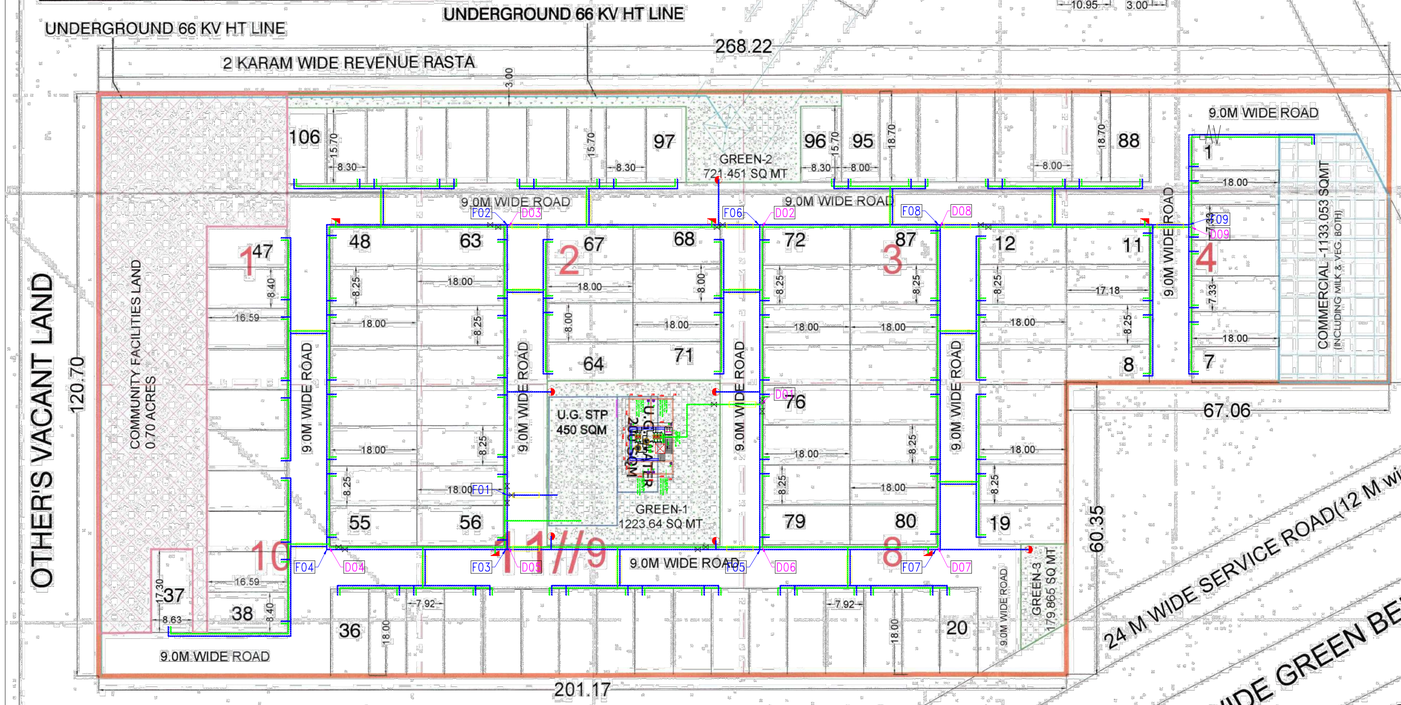
- VALVE
- DWS-DOMESTIC WATER SUPPLY(Ductile Iron K7)
- FWS-FLUSHING WATER SUPPLY(uPVC SH 80)
- R.C.C HUME PIPE FOR ROAD CORISING
- GARDEN HYDRANT
- FIRE HYDRANT
- AV AIR RELEASE VALVE

To be read with Licence No. 22 of 2022 dated 3/2/23.

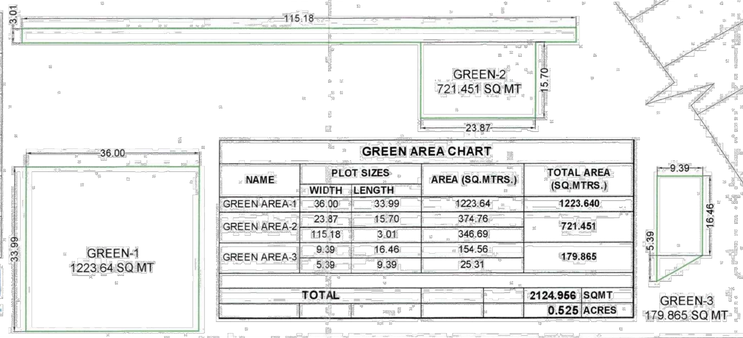
That this Layout plan for an area measuring 7.00 acres (Drawing no. DG,TCP- 8979 dated 03.2.23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Precision Realtors Pvt. Ltd. in collaboration with land owning company in Sector-67A, Gurugram Manesar Urban Complex 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 General, Town n 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 DG,TCP 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 DG,TCP, 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 General, 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 in 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government, Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. 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 21.03.20 16 issued by Haryana Government Renewable Energy Department.
19. 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.

(SANJAY NARANG) ATP (HQ) | (R.S. BATTH) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (P.P. SINGH) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP (HR) | (RAM AVTAR BASSI) JD (HQ)



GREEN AREA CHART				
NAME	PLOT SIZES WIDTH	LENGTH	AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
GREEN AREA-1	36.00	33.99	1223.64	1223.640
GREEN AREA-2	23.87	15.70	374.76	721.451
	115.18	3.01	346.69	
GREEN AREA-3	9.39	16.46	154.56	179.865
	5.39	9.39	25.31	
TOTAL				2124.956 SQMT
				0.525 ACRES



PROJECT :- RESIDENTIAL PLOTTED COLONY GLS 67A 7.00 ACRE TITLE :- DOMESTIC WATER SUPPLY HYDRAULIC CHART FOR RING LINES.										
S.N0	Line No		Dia of Pipe	Ground LVL at start	Hydraulic LVL at start	Head at start	Ground LVL at End	Hydraulic LVL at End	Head at End
	From	To	MM	MTR.	MTR.	MTR.	MTR.	MTR.	MTR.
1	UGT	D-01	100	93.30	138.30	45.00	98.30	138.11	39.81
2	D-01	D-02	100	98.30	138.11	39.81	98.30	138.03	39.73
3	D-02	D-03	100	98.30	138.03	39.73	98.30	137.98	39.68
4	D-03	D-04	100	98.30	137.98	39.68	98.30	137.94	39.64
5	D-02	D-08	100	98.30	138.03	39.73	98.30	138.00	39.70
6	D-08	D-09	100	98.30	138.00	39.70	98.30	137.99	39.69
7	D-01	D-06	100	98.30	138.11	39.81	98.30	138.05	39.75
8	D-06	D-05	100	98.30	138.05	39.75	98.30	138.01	39.71
9	D-05	D-03	100	98.30	138.01	39.71	98.30	138.01	39.71
10	D-05	D-04	100	98.30	138.01	39.71	98.30	138.00	39.70
11	D-06	D-07	100	98.30	138.05	39.75	98.30	138.03	39.73
12	D-07	D-08	100	98.30	138.03	39.73	98.30	138.02	39.72

PROJECT :-RESIDENTIAL PLOTTED COLONY GL 67A 7.00 ACRE TITLE :- FLUSHING WATER SUPPLY HYDRAULIC CHART FOR RING LINES.										
S.N0	Line No		Length of Pipe	Dia of Pipe	Ground LVL at start	Hydraulic LVL at start	Head at start	Ground LVL at End	Hydraulic LVL at End	Head at End
	From	To	MTR.	MM	MTR.	MTR.	MTR.	MTR.	MTR.	MTR.
1	STP	F-01	11	80	93.30	138.30	45.00	98.30	138.22	39.92
2	F-01	F-02	56	80	98.30	138.22	39.92	98.30	138.08	39.78
3	F-02	F-04	105	80	98.30	138.08	39.78	98.30	138.05	39.75
4	F-02	F-06	53	80	98.30	138.08	39.78	98.30	138.01	39.71
5	F-06	F-08	38	80	98.30	138.01	39.71	98.30	137.98	39.68
6	F-08	F-07	68	80	98.30	137.98	39.68	98.30	137.96	39.66
7	F-08	F-09	52	80	98.30	137.98	39.68	98.30	137.96	39.66
8	F-01	F-03	12	80	98.30	138.22	39.92	98.30	138.19	39.89
9	F-03	F-04	38	80	98.30	138.19	39.89	98.30	138.17	39.87
10	F-03	F-05	53	80	98.30	138.19	39.89	98.30	138.16	39.86
11	F-05	F-06	68	80	98.30	138.16	39.86	98.30	138.14	39.84
12	F-05	F-07	38	80	98.30	138.16	39.86	98.30	138.16	39.86

PROJECT NAME & ADDRESS :

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 7.00 ACRES.
SITUATED IN REVENUE ESTATE OF VILLAGE -DHUMASPUR, SECTOR-67A, DISTT GURUGRAM
BEING DEVELOPED BY M/S PRECISION REALTORS PRIVATE LIMITED

OWNER NAME :

M/S. PRECISION REALTORS PRIVATE LIMITED

DRAWING TITLE :

LAYOUT PLAN WATER SUPPLY

ARCHITECT'S SIGNATURE :

VIMAL BAJAJ
Architect, CA/96/19791
938, Sector-14, Gurgaon

OWNER'S SIGNATURE :

For PRECISION REALTORS PVT. LTD.
Authorised Signatory

NORTH

SCALE : 1 : 600