

Road

Checked subject to Comments
In forwarding letter No. 26588
Dt. 08.09.2022... and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer
8.2.2022
SOPW
8/2/22

SYMBOL	DESCRIPTION
—	11 KV HT CABLE (200 MM OUTER DIA HOPE)
—	300MM DIA RCC HUMPE PIPE FOR ROAD CROSSING
—	200MM DIA RCC HUMPE PIPE FOR ROAD CROSSING
—	110 MM DIA RCC HUMPE PIPE FOR ROAD CROSSING
—	63 MM DIA RCC HUMPE PIPE FOR ROAD CROSSING
—	LT CABLE (MLTP TO FEEDER PILLAR/EQUIP)
—	WFI INCOMING CABLE (SBD)
—	WFI OUTGOING CABLE (SBD TO PLOT)
—	63 MM OUTER DIA HOPE PIPE FOR External light
—	WFI CABLE Outgoing
—	Power supply for Plot
—	450X450X600 MANHOLE FOR LV & MV CABLES
—	450X450X600 MANHOLE FOR LV & MV CABLES
—	Sub. Distri. Box for wifi connection (SDB)
—	EXTERNAL LIGHTING
—	GI PLATE EARTH PIT
—	50x60mm GI EARTH STRIP
—	GI PIPE EARTH PIT
—	25x60mm GI EARTH STRIP
—	COPPER EARTH PIT
—	40X6 mm COPPER EARTH STRIP

Direct, General
Town & Country Planning
Haryana, Chandigarh

Superintending Engineer,
Haryana Circle, Gurugram

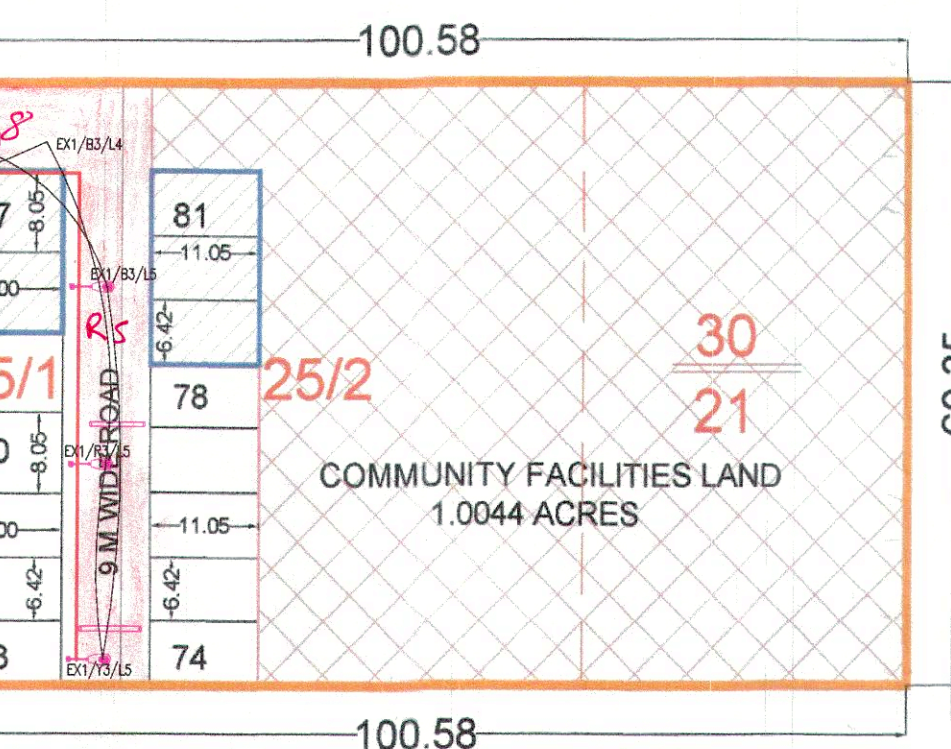
LC-4718

To be read with Licence No. 109 of 2022 Dated 05-08-2022.

That this Layout plan for an area measuring 10.04375 acres (Drawing No. 8541 Dated 08-08-22) comprised of DDJAY OVER AN AREA MEASURING 10.04375 ACRES (Drawing No. 8541 Dated 08-08-22) being licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by V.K. Developers, in Sector-4, Sohna, District Gurugram is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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 plot.
- 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.
- 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.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- 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 licence.
- 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.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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)(iii) of the Act No.8 of 1975.
- That the 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.
- 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode (LED) fitting for internal lighting as well as campus lighting.
- 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.
- 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.

AREA STATEMENT					
TOTAL PLOT AREA	10.04375	ACRES OR	40645.5497	SQ. MTRS.	
PERMISSIBLE					
NET PLANNED AREA	10.04375	ACRES	SQ.MTRS.	%	ACRES
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	6.1267	24793.7853	55.96%
COMMERCIAL AREA	4.00	%	0.4018	1625.8220	4.0%
AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10.00	%	1.0044	4064.5550	10%
MIN GREEN AREA	7.5	%	0.7533	3048.4162	7.6%
NO. OF PLOTS					180
OCCUPANCY PER DWELLING PLOT					18.0
TOTAL POPULATION					3240
DENSITY	240-430	PPA			322.59



COMMERCIAL	
LAND TO BE HANDED OVER TO GOVERNMENT FOR AMENITIES	
GREEN AREA	
STP (450 SQMT.)	
UGT (200 SQMT.)	
ET SHOWN THUS	

PROPOSED FREEZE AREA SHOWN AS

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

For ONE DESIGN AND CONSULTANTS
FIRE FIGHTING / FIRE ALARM
VENTILATION / ELECTRICAL CONSULTANT
DIP (HQ)
DTP (HQ)
SD (HQ)
JD (HQ)

(DIPRASH) ATP (HQ)
(BABITA GUPTA) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(P.D. SINGH) CTP (HR)
(K. MAKRAND PANDURANG, IAS) DTCP (HR)
(RAJESH DUTTI) JD (HQ)

Plumbing & Fire Consultant
BEHERA ASSOCIATES PVT LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:-011-45453080, MOB:9811911853
EMAIL-behera.associates@gmail.com

PROJECT NAME & ADDRESS :
LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 10.04375 ACRES.
SITUATED IN REVENUE ESTATE OF VILLAGE KHAIKA, SECTOR 4, TEHSIL SOHNA DISTT GURUGRAM
BEING DEVELOPED BY V.K. DEVELOPERS

OWNER NAME :
V.K. DEVELOPERS

DRAWING TITLE :
LAYOUT PLAN ROAD & STREET LIGHT LAYOUT

ARCHITECT'S SIGNATURE : OWNER'S SIGNATURE : NORTH :

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

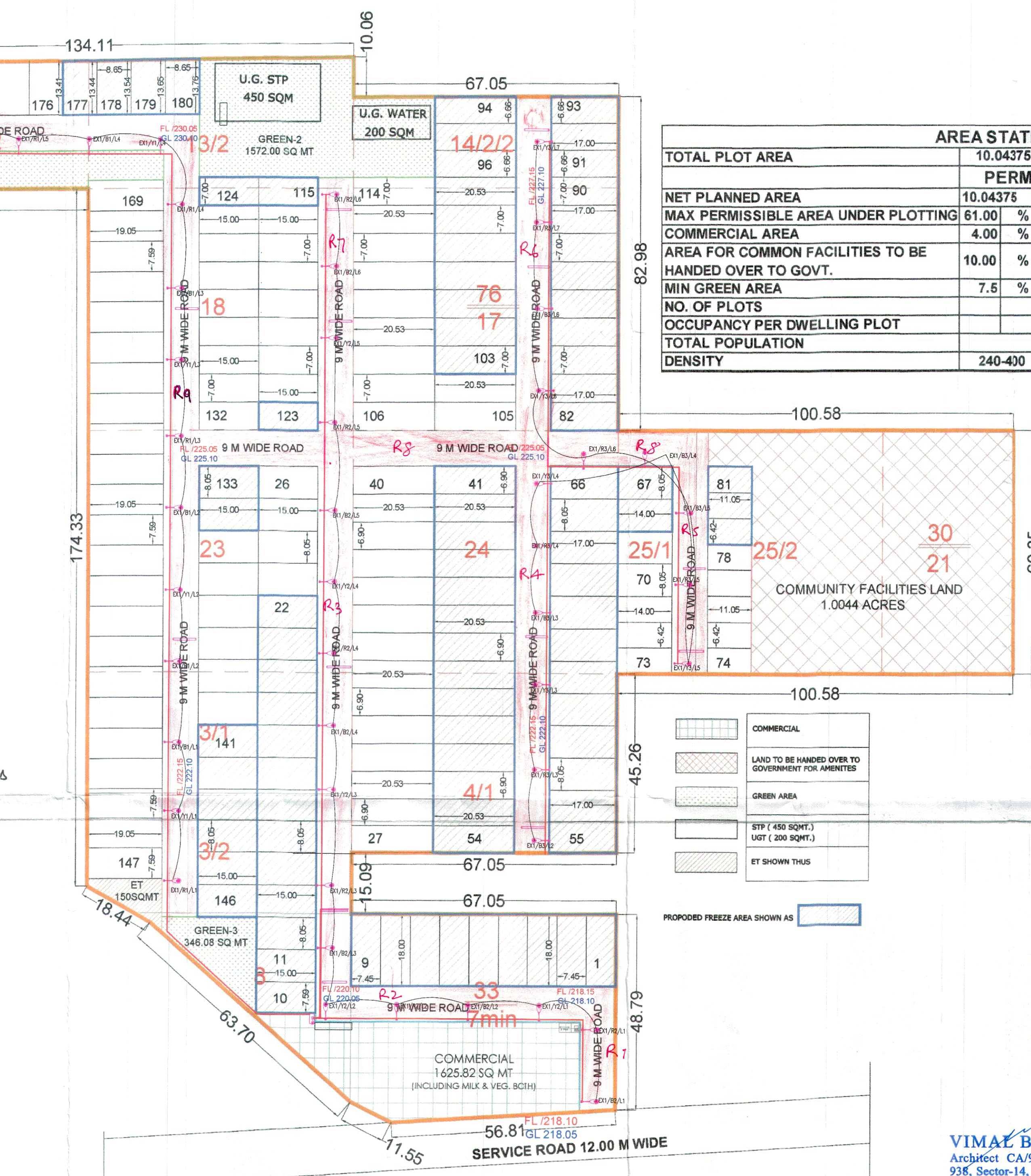
For V.K. DEVELOPERS
Authorised Signatory

SCALE :
1 : 700

DETAIL OF TOTAL NO OF PLOTS				
PLOT NO.	PLOT SIZE	AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH		
1 TO 9	7.45	18.00	9	1206.90
10	7.59	15.00	1	113.85
11 TO 26	8.05	15.00	16	1932.00
27 TO 54	6.90	20.53	28	3966.40
55 TO 66	8.05	17.00	12	1642.20
67 TO 70	8.05	14.00	4	450.80
71 TO 73	6.42	14.00	3	269.64
74 TO 81	6.42	11.05	8	567.53
82 TO 90	7.00	17.00	9	1071.00
91 TO 93	6.66	17.00	3	339.66
94 TO 96	6.66	20.53	3	410.19
97 TO 114	7.00	20.53	18	2586.78
115 TO 132	7.00	15.00	18	1890.00
133 TO 146	8.05	15.00	14	1690.50
147 TO 169	7.59	19.05	23	3325.56
170 TO 176	8.65	13.41	7	811.98
177	8.65	13.425	1	116.13
178	8.65	13.49	1	116.69
179	8.65	13.595	1	117.60
180	8.65	13.705	1	118.55
TOTAL			180	22743.94
			OR	5.6202 Acres

PLOTS TO BE FREEZE				
PLOT NO.	PLOT SIZE	AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH		
1 TO 9	7.45	18.00	9	1206.90
10	7.59	15.00	1	113.85
11 TO 22	8.05	15.00	12	1449.00
41 TO 54	6.90	20.53	14	1983.20
55 TO 66	8.05	17.00	12	1642.20
67 TO 68	8.05	14.00	2	225.40
79 TO 81	6.42	11.05	3	212.82
82 TO 90	7.00	17.00	9	1071.00
91 TO 93	6.66	17.00	3	339.66
94 TO 96	6.66	20.53	3	410.19
97 TO 103	7.00	20.53	7	1005.97
115	7.00	15.00	1	105.00
123 TO 124	7.00	15.00	2	210.00
133 TO 134	8.05	15.00	2	241.50
141 TO 146	8.05	15.00	6	724.50
177	8.65	13.425	1	116.13
178	8.65	13.49	1	116.69
179	8.65	13.595	1	117.60
180	8.65	13.705	1	118.55
TOTAL			90	11410.15

PLOTS FOR SALE				
PLOT NO.	PLOT SIZE	AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH		
23 TO 26	8.05	15.00	4	483.00
27 TO 40	6.90	20.53	14	1983.20
69 TO 70	8.05	14.00	2	225.40
71 TO 73	6.42	14.00	3	269.64
74 TO 78	6.42	11.05	5	354.71
104 TO 114	7.00	20.53	11	1580.81
116 TO 122	7.00	15.00	7	735.00
125 TO 132	7.00	15.00	8	840.00
135 TO 140	8.05	15.00	6	724.50
147 TO 169	7.59	19.05	23	3325.56
170 TO 176	8.65	13.41	7	811.98
TOTAL			90	11333.79



SECTOR ROAD 60.00 M WIDE

SERVICE ROAD 12.00 M WIDE

GREEN AREA CHART				
NAME	PLOT SIZES	AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)	
	WIDTH	LENGTH		
GREEN AREA-1	9.45	8.44	44.85	1162.61
	101.88	9.44	961.75	
	19.05	8.20	156.21	
GREEN AREA-2	59.53	19.98	1189.41	1572.00
	38.00	9.81	362.59	
	24.00	3.92	94.08	
GREEN AREA-3	24.00	21.00	252.00	346.08
TOTAL			3080.69	3080.69 SQMT
				0.76 ACRES

COMMERCIAL AREA				
NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS)
		WIDTH	LENGTH	
1	RECTANGLE	47.18	22.32	1056.48
2	RECTANGLE	10.30	19.93	205.28
3	RECTANGLE	9.01	12.05	108.57
4	RECTANGLE	15.00	1.22	18.30
5	TRIANGLE	13.12	16.00	98.40
6	TRIANGLE	7.88	9.01	35.50
7	TRIANGLE	5.16	10.30	28.68
8	TRIANGLE	47.74	2.79	65.60
TOTAL				1625.77
				SQ.MTRS

COMMUNITY LAND AREA					
NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA
		WIDTH	LENGTH		
1	RECTANGLE	66.530	60.350	4015.0855	4015.0855
2	RECTANGLE	11.050	9.000	48.7250	48.7250
TOTAL					4064.8105
					1.0044 ACRES