

Checked subject to Comments
In forwarding letter No. 26-366
Dt. 6/7/2023 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer 1 HSP
Panchkula
8.2.2023
8/12/23

PLUMBING LEGEND:-

	STORM MANHOLE(910ø & ABOVE)
	ST-STORM WATER LINE(RCC NP2)
	150ø RAIN WATER PIPE(FROM PLOT)
	RAIN WATER HARVESTING PIT

PLUMBING NOTE FOR STORM WATER

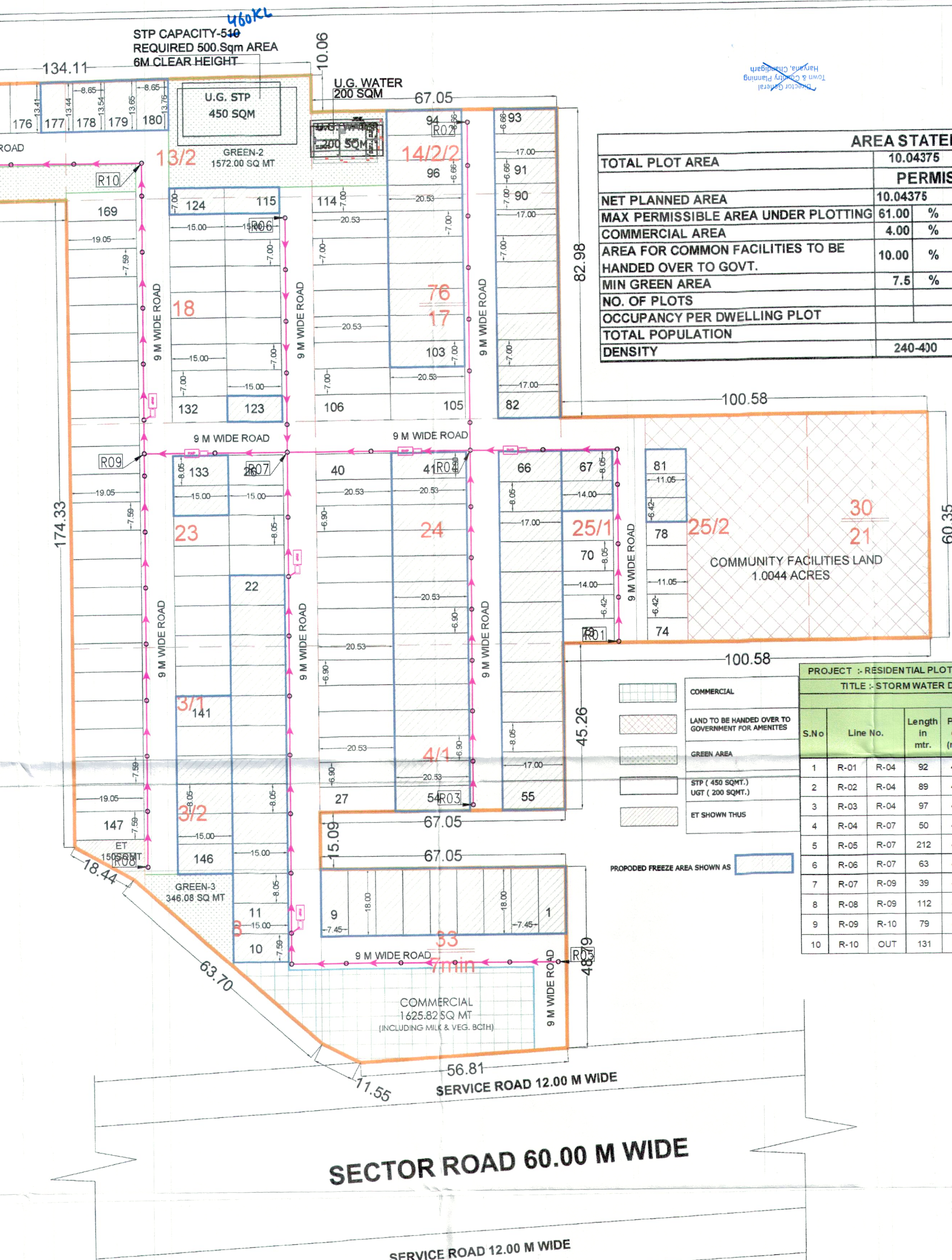
CATCH BASIN SIZE (MM)	DEPTH OF CB (MM)
CB - 600 X 600 mm	600 - 750 mm
CB - 750 X 750 mm	750 TO 900 mm

AREA STATEMENT					
		10.04375	ACRES OR	40645.5497	SQ. MTRS.
TOTAL PLOT AREA		PERMISSIBLE		PROPOSED	
NET PLANNED AREA		10.04375	ACRES	SQ. MTRS.	%
MAX PERMISSIBLE AREA UNDER PLOTTING		61.00	%	6.1267	24793.7853
COMMERCIAL AREA		4.00	%	0.4018	1625.8220
AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.		10.00	%	1.0044	4064.5550
MIN GREEN AREA		7.5	%	0.7533	3048.4162
NO. OF PLOTS					180
OCCUPANCY PER DWELLING PLOT					18.0
TOTAL POPULATION			PERSONS		3240
DENSITY		240-400	PPA		322.59

DETAIL OF TOTAL NO OF PLOTS				
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS
	WIDTH	LENGTH		
1 TO 9	7.45	18.00	134.100	9
10	7.59	15.00	113.850	1
11 TO 26	8.05	15.00	120.750	16
27 TO 54	6.90	20.53	141.657	28
55 TO 66	8.05	17.00	136.850	12
67 TO 70	8.05	14.00	112.700	4
71 TO 73	6.42	14.00	89.880	3
74 TO 81	6.42	11.05	70.941	8
82 TO 90	7.00	17.00	119.000	9
91 TO 93	6.66	17.00	113.220	3
94 TO 96	6.66	20.53	136.730	3
97 TO 114	7.00	20.53	143.710	18
115 TO 132	7.00	15.00	105.000	18
133 TO 146	8.05	15.00	120.750	14
147 TO 169	7.59	19.05	144.590	23
170 TO 176	8.65	13.41	115.997	7
177	8.65	13.425	116.126	1
178	8.65	13.49	116.689	1
179	8.65	13.595	117.597	1
180	8.65	13.705	118.548	1
TOTAL			180	22743.94

PLOTS TO BE FREEZE				
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS
	WIDTH	LENGTH		
1 TO 9	7.45	18.00	134.100	9
10	7.59	15.00	113.850	1
11 TO 22	8.05	15.00	120.750	12
41 TO 54	6.90	20.53	141.657	14
55 TO 66	8.05	17.00	136.850	12
67 TO 68	8.05	14.00	112.700	2
79 TO 81	6.42	11.05	70.941	3
82 TO 90	7.00	17.00	119.000	9
91 TO 93	6.66	17.00	113.220	3
94 TO 96	6.66	20.53	136.730	3
97 TO 103	7.00	20.53	143.710	7
115	7.00	15.00	105.000	1
123 TO 124	7.00	15.00	105.000	2
133 TO 134	8.05	15.00	120.750	2
141 TO 146	8.05	15.00	120.750	6
177	8.65	13.425	116.126	1
178	8.65	13.49	116.689	1
179	8.65	13.595	117.597	1
180	8.65	13.705	118.548	1
TOTAL			90	11410.15

PLOTS FOR SALE				
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS
	WIDTH	LENGTH		
23 TO 26	8.05	15.00	120.750	4
27 TO 40	6.90	20.53	141.657	14
69 TO 70	8.05	14.00	112.700	2
71 TO 73	6.42	14.00	89.880	3
74 TO 78	6.42	11.05	70.941	5
104 TO 114	7.00	20.53	143.710	11
116 TO 122	7.00	15.00	105.000	7
125 TO 132	7.00	15.00	105.000	8
135 TO 140	8.05	15.00	120.750	6
147 TO 169	7.59	19.05	144.590	23
170 TO 176	8.65	13.41	115.997	7
TOTAL			90	11333.79



PROJECT - RESIDENTIAL PLOTTED COLONY, VK DEVELOPERS 10.04375 ACRE TITLE - STORM WATER DRAINAGE - HYDRAULIC DESIGN CHART.

S.No	Line No.	Length in mtr.	Pipe dia (mm)	Slope (mm 1 in)	Ground level at Start	Invert Level at Start	Ground level at End	Invert Level at End
1	R-01	92	400	450	225.05	223.85	225.05	223.85
2	R-02	R-04	89	400	450	225.05	223.85	225.05
3	R-03	R-04	97	400	450	225.05	223.85	225.05
4	R-04	R-07	50	400	450	225.05	223.64	225.05
5	R-05	R-07	212	400	450	225.05	223.85	225.05
6	R-06	R-07	63	400	450	225.05	223.85	225.05
7	R-07	R-09	39	400	450	225.05	223.38	225.05
8	R-08	R-09	112	400	450	225.05	223.85	225.05
9	R-09	R-10	79	400	450	225.05	223.29	225.05
10	R-10	OUT	131	400	450	225.05	223.12	225.05

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. 85-4 Dated 08-08-22) comprised of 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 plots.
- 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 DTC 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 DTC, 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 area 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 agreements 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 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 lamps (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.22/52/2009-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.

(S. K. KASHI) STP (HQ)
(BARITA GUPTA) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(P. P. SINGH) CTP (HR)
(K. MAKRAJ PANDURANG, IAS) DTP (HR)
(DINESH KUMAR) SO (HQ)
(RAJESH DUTTA) JO (HQ)

Plumbing & Fire Consultant

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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 KHAILKA, SECTOR 4 TEHSIL SOHNA DISTT GURUGRAM BEING DEVELOPED BY V.K. DEVELOPERS

OWNER NAME :
V.K. DEVELOPERS

DRAWING TITLE :
LAYOUT PLAN STORM WATER LAYOUT

ARCHITECT'S SIGNATURE : OWNER'S SIGNATURE :

For V.K. DEVELOPERS

Authorised Signatory

SCALE :
1 : 700