

W/S (Domt Flush)

Checked subject to Compliance  
in forwarding letter No. 26566  
Dt. 05/07/2022 and notes  
attached with the estimate

Superintending Engineer (HQ)  
for Chief Engineer 1 H/SVP  
Panchkula  
8/12/22

| WATER SUPPLY LEGEND:- |                                             |
|-----------------------|---------------------------------------------|
|                       | VALVE                                       |
|                       | DWS-DOMESTIC WATER SUPPLY (Ductile Iron K9) |
|                       | FWS-FLUSHING WATER SUPPLY (HDPE)            |
|                       | R.C.C HUMIE PIPE FOR ROAD CORISING          |
|                       | GARDEN HYDRANT                              |
|                       | FIRE HYDRANT                                |

Director  
Town & Country Planning  
Haryana, Chandigarh

Superintending Engineer

| AREA STATEMENT                                            |          |          |            |            |        |
|-----------------------------------------------------------|----------|----------|------------|------------|--------|
| TOTAL PLOT AREA                                           | 10.04375 | ACRES OR | 40645.5497 | SQ. MTRS.  |        |
| PERMISSIBLE                                               |          |          |            |            |        |
| NET PLANNED AREA                                          | 10.04375 | 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<br>HANDLED 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 |

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 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 & 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.22/52/2005-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.

(D. P. KASHI) A/P (HQ)  
(SABITA GUPTA) DTP (HQ)  
(HITESH SHARMA) STP (HQ)  
(P. P. SINGH) CTP (HR)  
(K. MAKRAND PANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SD (HQ)  
(RAJESH DUTTA) 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 KHALKA, SECTOR 4 TEHSIL SOHNA DISTT GURUGRAM  
BEING DEVELOPED BY V.K. DEVELOPERS

OWNER NAME :  
V.K. DEVELOPERS

DRAWING TITLE :  
LAYOUT PLAN WATER SUPPLY LAYOUT

ARCHITECT'S SIGNATURE :  
VIMAL BAJAJ  
Architect C.A/06/1979/1  
938, Sector-14, Gurgaon

OWNER'S SIGNATURE :  
For V.K. DEVELOPERS

NORTH :  
N

SCALE :  
1 : 700

| 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     |
|                             |           |        | OR               | 5.6202 Acres |

| 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    |

