

ROAD 24.00 M WIDE

SYMBOL	DESCRIPTION
	11 KV HT CABLE(200 MM OUTER DIA HDPE)
	300MM DIA RCC HUME PIPE FOR ROAD CROSSING
	200MM DIA RCC HUME PIPE FOR ROAD CROSSING
	110 MM DIA RCC HUME PIPE FOR ROAD CROSSING
	63 MM DIA RCC HUME PIPE FOR ROAD CROSSING
	LT CABLE (MLTP TO FEEDER PILLAR/EQUIP)
	LT CABLE (FEEDER PILLAR TO PLOT)
	WFI INCOMING CABLE (MAIN BOX TO SBD BOX)
	WFI OUTGOING CABLE (SBD TO PLOT)
	WFI CABLE Outgoing
	Power supply for Plot
	450X450X600 MANHOLE FOR LV & MV CABLES
	Feeder Pillar For Plots Main Supply
	Sub Distri. Box for wifi connection (SDB)
	EXTERNAL LIGHTING
	EXTERNAL LIGHTING CABLE-4RX10 SQ mm Al Arm

PROJECT : AFFORDABLE RESIDENTIAL PLOTTED COLONY AT SEC.-26,RATHDHANA,SONEPAT, HARYANA(SM)

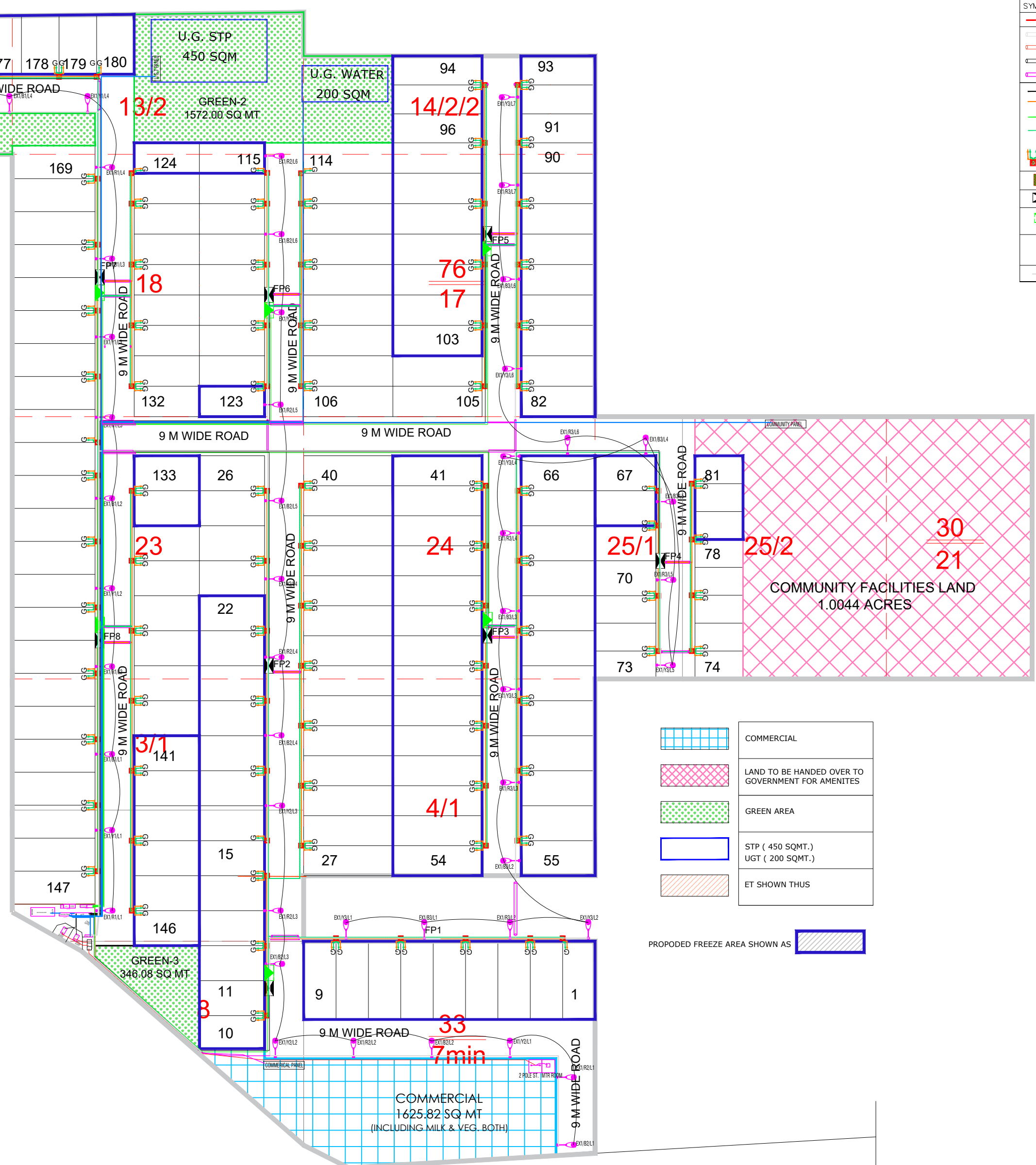
S.No	FROM	TO	WIDTH	LENGTH	AREA /PLOT (SQ MTR)	AREA /PLOT In Mtr	NO OF PLOTS	LOAD PER PLOT (KW)	TOTAL CON. LOAD	DIVERSITY FACTOR	TOTAL LOAD(KW)
1	1	9	7.45	18.00	134.100	5.772	9	12	108	0.4	43.2
2	10	9	7.50	15.00	113.850	4.900	1	12	12	0.4	4.8
3	11	15	8.05	15.00	120.750	5.197	5	12	60	0.4	24
FEEDER PILLAR-1 LOAD											
4	16	26	8.05	15.00	120.750	5.197	13	12	156	0.4	52.8
5	27	40	8.90	20.53	181.637	6.097	14	12	168	0.4	67.2
FEEDER PILLAR-2 LOAD											
6	41	54	8.90	20.53	181.637	6.097	14	12	168	0.4	67.2
7	55	66	8.05	17.00	136.850	5.890	12	12	144	0.4	57.6
FEEDER PILLAR-3 LOAD											
8	67	70	8.05	14.00	112.700	4.851	4	12	48	0.4	19.2
9	71	73	8.42	14.00	89.880	3.868	3	10	30	0.4	12
10	74	81	8.42	11.05	70.941	3.053	8	10	80	0.4	32
FEEDER PILLAR-4 LOAD											
11	82	90	7.00	17.00	119.000	5.122	9	12	108	0.4	43.2
12	91	93	8.65	17.00	147.225	6.423	3	12	36	0.4	14.4
13	94	96	8.65	20.53	176.730	7.885	3	12	36	0.4	14.4
14	97	105	7.00	20.53	143.710	6.185	9	12	108	0.4	43.2
FEEDER PILLAR-5 LOAD											
21	170	176	8.65	13.41	115.997	4.992	7	12	84	0.4	33.6
22	177	178	8.65	13.425	116.126	4.998	1	12	12	0.4	4.8
23	178	179	8.65	13.46	116.689	5.022	1	12	12	0.4	4.8
24	179	180	8.65	13.506	117.597	5.061	1	12	12	0.4	4.8
25	180	181	8.65	13.705	118.548	5.102	1	12	12	0.4	4.8
FEEDER PILLAR-9 LOAD											
FOR MLTP /TRAF-2											
S.No	FROM	TO	WIDTH	LENGTH	AREA /PLOT (SQ MTR)	AREA /PLOT In Mtr	NO OF PLOTS	LOAD PER PLOT (KW)	TOTAL CON. LOAD	DIVERSITY FACTOR	TOTAL LOAD(KW)
15	109	114	7.00	20.53	143.710	6.185	9	12	108	0.4	43.2
16	115	123	7.00	15.00	105.000	4.519	9	12	108	0.4	43.2
FEEDER PILLAR-6 LOAD											
17	124	132	7.00	15.00	105.000	4.519	9	12	108	0.4	43.2
18	133	141	7.50	15.00	113.250	4.923	9	12	108	0.4	43.2
FEEDER PILLAR-7 LOAD											
19	133	146	8.05	15.00	120.750	5.197	14	12	168	0.4	67.2
20	147	160	7.50	18.05	144.500	6.223	14	12	168	0.4	67.2
FEEDER PILLAR-8 LOAD											
Utility Load											
S.No	Utility Detail	LOAD (HP)	LOAD (KW)	DIVERSITY FACTOR	TOTAL LOAD(KW)						
1	STP/HTP	60	46	0.6	27.6						
2	WTP	60	46	0.6	27.6						
3	STREET LIGHT	10	5	0.5	5						
4	Milk Booth	8.0	4.0	0.50	4						
6	Commercial Centre 1 (1625 Sq.m.)	260.0	166.0	0.60	156.0						
7	Community (10044)x15kw per 2 Acre	15.0	0.50	7.5	7.5						
Total KW FOR B+C					227.7						
GR TOTAL (A+B+C)					539						

FEEDER PILLER SYSTEM

FP-1	PLOT-1 TO 15
FP-2	PLOT-16 TO 40
FP-3	PLOT-41 TO 66
FP-4	PLOT-67 TO 81
FP-5	PLOT-82 TO 105
FP-6	PLOT-106 TO 123
FP-7	PLOT-124 TO 132 PLOT-161 TO 169
FP-8	PLOT-133 TO 160
FP-9	PLOT-170 TO 180

WIFI DIS. SYSTEM

SP-1	PLOT-1 TO 40
SP-2	PLOT-41 TO 81
SP-3	PLOT-82 TO 105
SP-4	PLOT-106 TO 123
SP-5	PLOT-124 TO 132 PLOT-166 TO 180
SP-6	PLOT-133 TO 166



	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

Rev	Date	Description
00	22-09-2022	
01		
02		
03		
04		

MEP 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 DOJAY OVER AN AREA MEASURING 10.04375 ACRES.
 SITUATED IN **RACHINE STATE OF VILLAGE KHULKA, SECTOR 4 TEHSIL SONHA DISTT CHURGRAM**
 BEING DEVELOPED BY VK DEVELOPERS

PROJECT NO - BAPL/EL - 220801
 DWG.TITLE - SITE-ELEC SYSTEM-LAYOUT
 DRAWING NO. - VK DEVELOPERS/ELEC-220801

<input type="checkbox"/> FOR APPROVAL	<input type="checkbox"/> GOOD FOR CONSTRUCTION
<input type="checkbox"/> TENDER DRAWING	<input type="checkbox"/> REFERENCE DRAWING
DRAWN BY Sunil kumar	REV NO. R1
CKD BY KB SINGH	SCALE 1:500

Checked subject to Comments
In forwarding letter No. 2653
Dt. 27/07/2022 and notes
attached with the estimate

Director of
Town & Country Planning
Haryana Chandigarh

Superintending Engineer (HQ)
for Chief Engineer 1
Haryana
22/08/2022

PLUMBING LEGEND:-

	SEWER MANHOLE(910# & ABOVE)
	SW-SEWER LINE(DWC SN8)
	150# SOIL & WASTE WATER PIPE(FROM PLOT)

SEWER MANHOLE SIZE :-

DIA OF M.H	DEPTH OF MH
910mm Dia	900 TO 1650
1220mm Dia	1650 TO 2300
1520mm Dia	2300 & ABOVE

AREA STATEMENT

TOTAL PLOT AREA	10.04375 ACRES OR 40645.5497 SQ. MTRS.		PROPOSED	
	PERMISSIBLE	ACRES	SQ.MTRS.	%
NET PLANNED AREA	10.04375	ACRES	24793.7853	56.96%
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	322.69	

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	134.100	9	1206.90
10	7.59	15.00	113.850	1	113.85
11 TO 26	8.05	15.00	120.750	16	1932.00
27 TO 54	6.90	20.53	141.657	28	3966.40
55 TO 66	8.05	17.00	136.850	12	1642.20
67 TO 70	8.05	14.00	112.700	4	450.80
71 TO 73	6.42	14.00	89.880	3	269.64
74 TO 81	6.42	11.05	70.941	8	567.53
82 TO 90	7.00	17.00	119.000	9	1071.00
91 TO 93	6.66	17.00	113.220	3	339.66
94 TO 96	6.66	20.53	136.730	3	410.19
97 TO 114	7.00	20.53	143.710	18	2586.78
115 TO 132	7.00	15.00	105.000	18	1890.00
133 TO 146	8.05	15.00	120.750	14	1690.50
147 TO 169	7.59	19.05	144.590	23	3325.56
170 TO 176	8.65	13.41	115.997	7	811.98
177	8.65	13.425	116.126	1	116.13
178	8.65	13.49	116.689	1	116.69
179	8.65	13.595	117.597	1	117.60
180	8.65	13.705	118.548	1	118.55
TOTAL			180	22743.94	

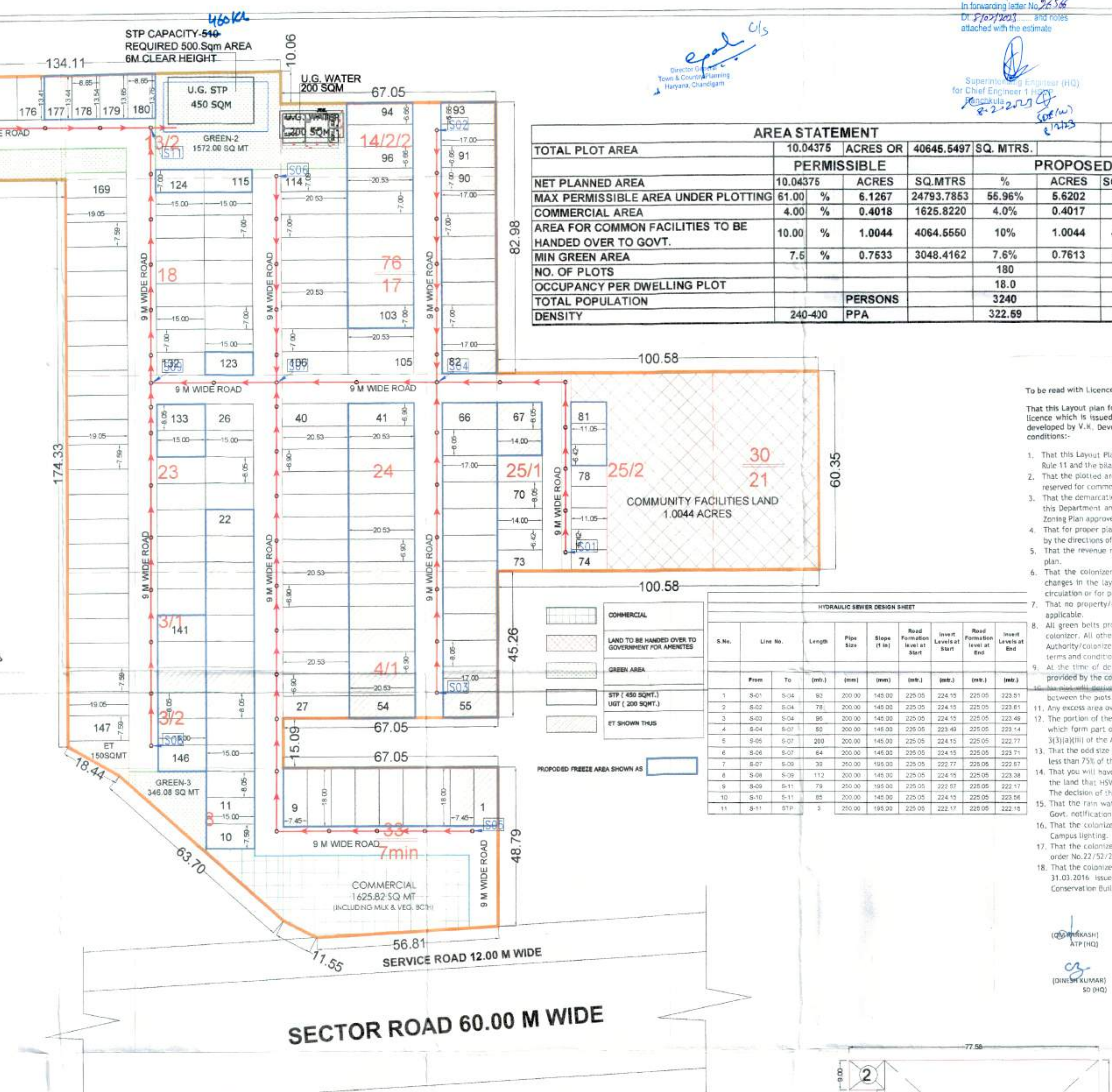
OR 5.6202 Acres

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	134.100	9	1206.90
10	7.59	15.00	113.850	1	113.85
11 TO 22	8.05	15.00	120.750	12	1449.00
41 TO 54	6.90	20.53	141.657	14	1983.20
55 TO 66	8.05	17.00	136.850	12	1642.20
67 TO 68	8.05	14.00	112.700	2	225.40
79 TO 81	6.42	11.05	70.941	3	212.82
82 TO 90	7.00	17.00	119.000	9	1071.00
91 TO 93	6.66	17.00	113.220	3	339.66
94 TO 96	6.66	20.53	136.730	3	410.19
97 TO 103	7.00	20.53	143.710	7	1005.97
115	7.00	15.00	105.000	1	105.00
123 TO 124	7.00	15.00	105.000	2	210.00
133 TO 134	8.05	15.00	120.750	2	241.50
141 TO 146	8.05	15.00	120.750	6	724.50
177	8.65	13.425	116.126	1	116.13
178	8.65	13.49	116.689	1	116.69
179	8.65	13.595	117.597	1	117.60
180	8.65	13.705	118.548	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	120.750	4	483.00
27 TO 40	6.90	20.53	141.657	14	1983.20
69 TO 70	8.05	14.00	112.700	2	225.40
71 TO 73	6.42	14.00	89.880	3	269.64
74 TO 78	6.42	11.05	70.941	5	354.71
104 TO 114	7.00	20.53	143.710	11	1580.81
116 TO 122	7.00	15.00	105.000	7	735.00
125 TO 132	7.00	15.00	105.000	8	840.00
135 TO 140	8.05	15.00	120.750	6	724.50
147 TO 169	7.59	19.05	144.590	23	3325.56
170 TO 176	8.65	13.41	115.997	7	811.98
TOTAL			90	11333.79	



HYDRAULIC SEWER DESIGN SHEET

S.No.	Line No.	Length	Pipe Size	Slope (1 in)	Road Formation level at Start	Invert Level at Start	Road Formation level at End	Invert Level at End
1	S-01	9.04	90	200/00	145.00	225.05	224.15	225.05
2	S-02	9.04	75	200/00	145.00	225.05	224.15	225.05
3	S-03	9.04	90	200/00	145.00	225.05	224.15	225.05
4	S-04	9.07	90	200/00	145.00	225.05	224.15	225.05
5	S-05	9.07	200	200/00	145.00	225.05	224.15	225.05
6	S-06	8.07	84	200/00	145.00	225.05	224.15	225.05
7	S-07	5.09	30	250/00	195.00	225.05	222.77	225.05
8	S-08	5.09	112	200/00	145.00	225.05	224.15	225.05
9	S-09	5.11	75	250/00	195.00	225.05	222.77	225.05
10	S-10	5.11	85	200/00	145.00	225.05	224.15	225.05
11	S-11	8.79	3	250/00	195.00	225.05	222.77	225.05

GREEN AREA CHART

NAME	WIDTH	LENGTH	AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
GREEN AREA-1	9.45	9.44	44.05	1182.61
GREEN AREA-2	101.88	9.44	961.75	1572.00
GREEN AREA-3	19.05	8.20	156.21	346.08
GREEN AREA-4	59.53	19.98	1186.41	1572.00
GREEN AREA-5	39.00	9.81	382.50	346.08
GREEN AREA-6	24.00	3.82	94.08	346.08
GREEN AREA-7	24.00	21.00	504.00	346.08
TOTAL			3080.80	0.76 ACRES

COMMERCIAL AREA

NAME	SHAPE	WIDTH	LENGTH	AREA (SQ.MTRS.)
1	RECTANGLE	13.30	19.93	265.29
2	RECTANGLE	8.01	12.05	96.57
3	RECTANGLE	13.00	1.33	17.29
4	RECTANGLE	13.12	15.00	196.80
5	TRIANGLE	7.88	9.01	35.50
6	TRIANGLE	5.19	16.30	25.06
7	TRIANGLE	4.74	3.78	9.00
TOTAL			1625.77	0.40 ACRES

COMMUNITY LAND AREA

NAME	SHAPE	WIDTH	LENGTH	AREA (SQ.MTRS.)	TOTAL AREA
1	RECTANGLE	98.50	82.35	4010.58	4064.56
2	RECTANGLE	11.00	8.00	88.00	4064.56
TOTAL			4098.58	1.0044 ACRES	

- To be read with Licence No. 109 of 2022 Dated 05-08-2022.
- This this Layout plan for an area measuring 10.04375 acres (Under No. 6541 Dated 08-08-2022) comprised of licence which is issued in respect of Affordable Plotted Colony (Drawing No. 1009/2022) 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 planned for calculation of the area under plots.
 - That the demarcation plans 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.
 - 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 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.
 - Access will derive 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(j)(ii) 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 HSNP 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 Government 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. BHASKAR) A/P (HQ)
(RABITA GUPTA) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(P. SINGH) CTR (HQ)
(K. MARRAND PANDURANG, AS) DCP (HQ)
(DINESH KUMAR) SO (HQ)
(RAJESH DUTT) JO (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 SEWER LAYOUT

ARCHITECT'S SIGNATURE:
WINOAL BAJAJ
Architect CA/96/1979/1
938, Sector-14, Gurgaon

OWNER'S SIGNATURE:
For V.K. DEVELOPERS
Authorised Signatory

SCALE:
1 : 700

Checked subject to Comments in forwarding letter No. 2636 Dtd 8/7/2023 and notes attached with the estimate

Superintending Engineer (HO) for Chief Engineer 1 HSNP Panchkula 8.2.2023

PLUMBING LEGEND:-

	STORM MANHOLE(910# & ABOVE)
	ST-STORM WATER LINE(RCC NP2)
	150# RAIN WATER PIPE(FROM PLOT)
	RWP 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

TOTAL PLOT AREA	10.04375 ACRES OR 40645.5497 SQ. MTRS.		PROPOSED	
	PERMISSIBLE	ACRES	SQ. MTRS.	%
NET PLANNED AREA	10.04375	ACRES	24793.7863	55.96%
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	6.1287	24793.7863
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	%	0.7633	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	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 9	7.45	18.00	134.100	9	1206.90
10	7.59	15.00	113.850	1	113.85
11 TO 26	8.05	15.00	120.750	16	1932.00
27 TO 54	6.90	20.53	141.657	28	3966.40
55 TO 66	8.05	17.00	136.850	12	1642.20
67 TO 70	8.05	14.00	112.700	4	450.80
71 TO 73	6.42	14.00	89.880	3	269.64
74 TO 81	6.42	11.05	70.941	8	567.53
82 TO 90	7.00	17.00	119.000	9	1071.00
91 TO 93	6.66	17.00	113.220	3	339.66
94 TO 96	6.66	20.53	136.730	3	410.19
97 TO 114	7.00	20.53	143.710	18	2586.78
115 TO 132	7.00	15.00	105.000	18	1890.00
133 TO 146	8.05	15.00	120.750	14	1690.50
147 TO 169	7.59	19.05	144.590	23	3325.56
170 TO 176	8.65	13.41	115.997	7	811.98
177	8.65	13.425	116.126	1	116.13
178	8.65	13.49	116.689	1	116.69
179	8.65	13.595	117.597	1	117.60
180	8.65	13.705	118.548	1	118.55
TOTAL				180	22743.94

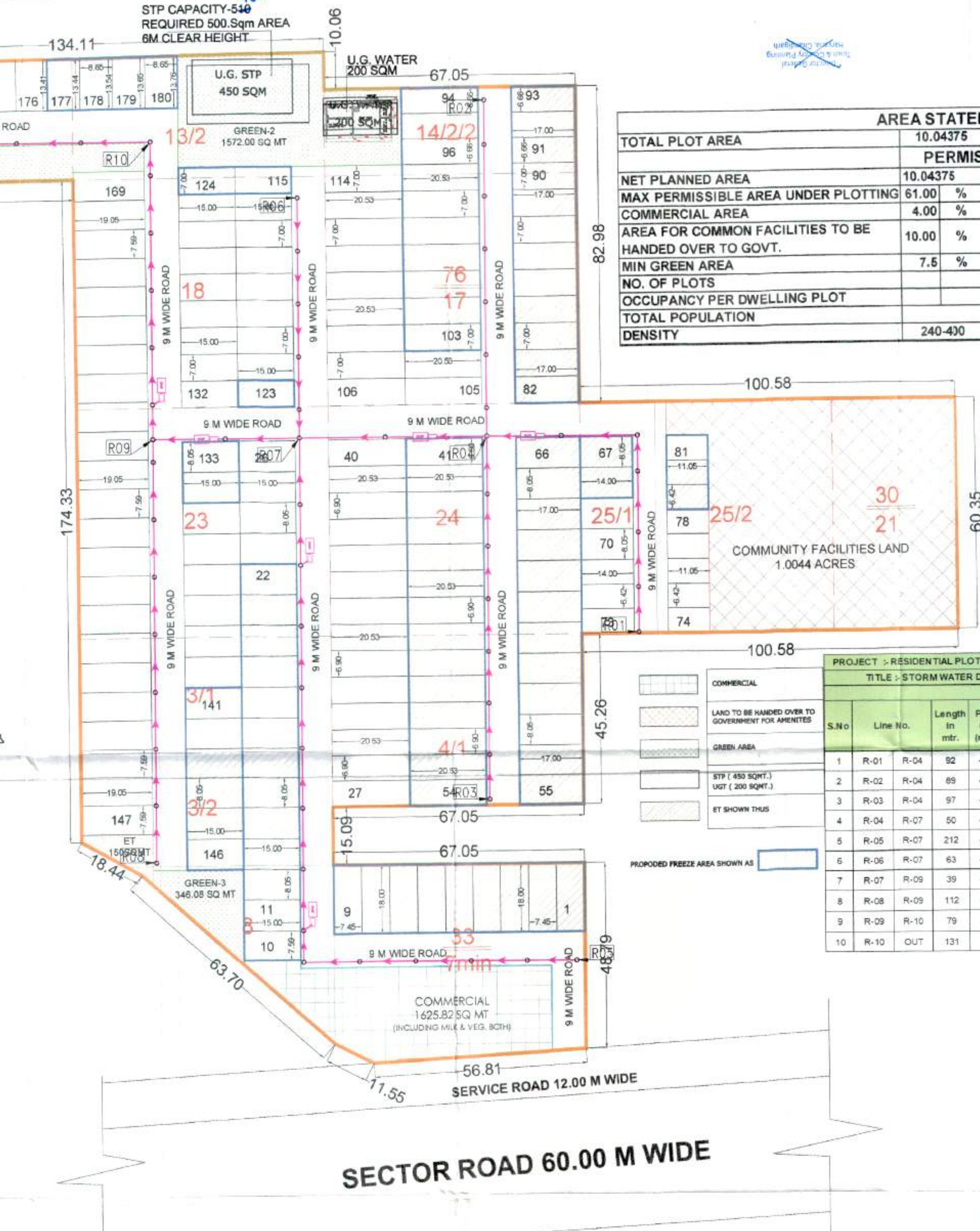
OR 5.6202 Acres

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	134.100	9	1206.90
10	7.59	15.00	113.850	1	113.85
11 TO 22	8.05	15.00	120.750	12	1449.00
41 TO 54	6.90	20.53	141.657	14	1983.20
55 TO 66	8.05	17.00	136.850	12	1642.20
67 TO 88	8.05	14.00	112.700	2	225.40
79 TO 81	6.42	11.05	70.941	3	212.82
82 TO 90	7.00	17.00	119.000	9	1071.00
91 TO 93	6.66	17.00	113.220	3	339.66
94 TO 96	6.66	20.53	136.730	3	410.19
97 TO 103	7.00	20.53	143.710	7	1005.97
115	7.00	15.00	105.000	1	105.00
123 TO 124	7.00	15.00	105.000	2	210.00
133 TO 134	8.05	15.00	120.750	2	241.50
141 TO 146	8.05	15.00	120.750	6	724.50
177	8.65	13.425	116.126	1	116.13
178	8.65	13.49	116.689	1	116.69
179	8.65	13.595	117.597	1	117.60
180	8.65	13.705	118.548	1	118.55
TOTAL				90	11410.15

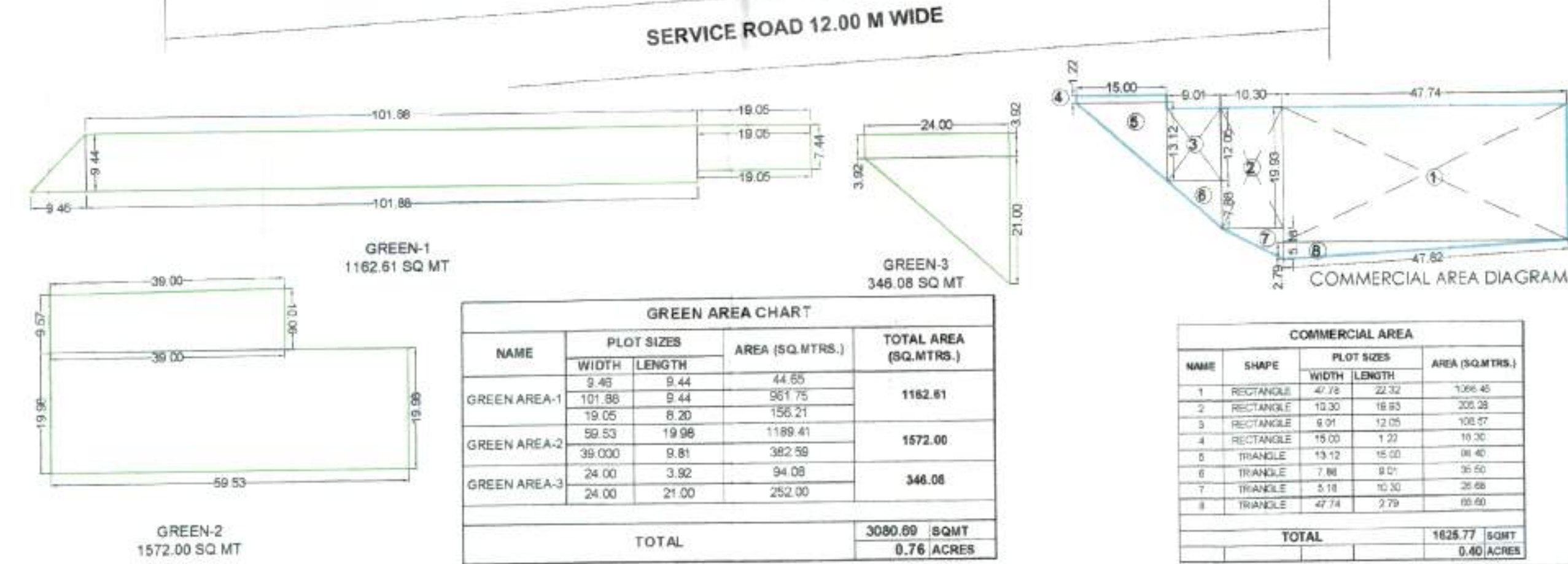
PLOTS FOR SALE

PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
23 TO 26	8.05	15.00	120.750	4	483.00
27 TO 40	6.90	20.53	141.657	14	1983.20
69 TO 70	8.05	14.00	112.700	2	225.40
71 TO 73	6.42	14.00	89.880	3	269.64
74 TO 78	6.42	11.05	70.941	5	354.71
104 TO 114	7.00	20.53	143.710	11	1580.81
116 TO 122	7.00	15.00	105.000	7	735.00
125 TO 132	7.00	15.00	105.000	8	840.00
135 TO 140	8.05	15.00	120.750	6	724.50
147 TO 169	7.59	19.05	144.590	23	3325.56
170 TO 176	8.65	13.41	115.997	7	811.98
TOTAL				90	11333.79



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

S.No	Line No.	Length in mtr.	Pipe dia (mm)	Slope (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	223.65	
2	R-02	R-04	89	400	450	225.05	223.85	225.05	223.65
3	R-03	R-04	97	400	450	225.05	223.85	225.05	223.64
4	R-04	R-07	50	400	450	225.05	223.64	225.05	223.52
5	R-05	R-07	212	400	450	225.05	223.85	225.05	223.38
6	R-06	R-07	63	400	450	225.05	223.85	225.05	223.66
7	R-07	R-09	39	400	450	225.05	223.38	225.05	223.29
8	R-08	R-09	112	400	450	225.05	223.85	225.05	223.60
9	R-09	R-10	79	400	450	225.05	223.29	225.05	223.12
10	R-10	OUT	131	400	450	225.05	223.12	225.05	222.83



- To be read with Licence No. 109 of 2022 Dated 05-08-2022.
- This Layout plan for an area measuring 10.04375 acres (Drawing No. 6544 Dated 8-8-2022) 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 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 shall derive access from a road less than 9 meters wide road which is 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 which form part of the licensed area 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)(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 HSNP 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. 19/16/2016-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) (S. K. KASHI) STP (HQ) (S. K. KASHI) STP (HQ) (S. K. KASHI) STP (HQ) (S. K. KASHI) STP (HQ)

Plumbing & Fire Consultant

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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 KHALILKA, 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 :

WIMLABBAJ Architect C-4/A/96/1979/938 Sector-4, Gurugram

SCALE :
1 : 700

W/S (Domt Flushp)

Checked subject to Compliance in forwarding letter No. 26586 Dt. 05/07/2022 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSYVP Panchkula Haryana, Chandigarh

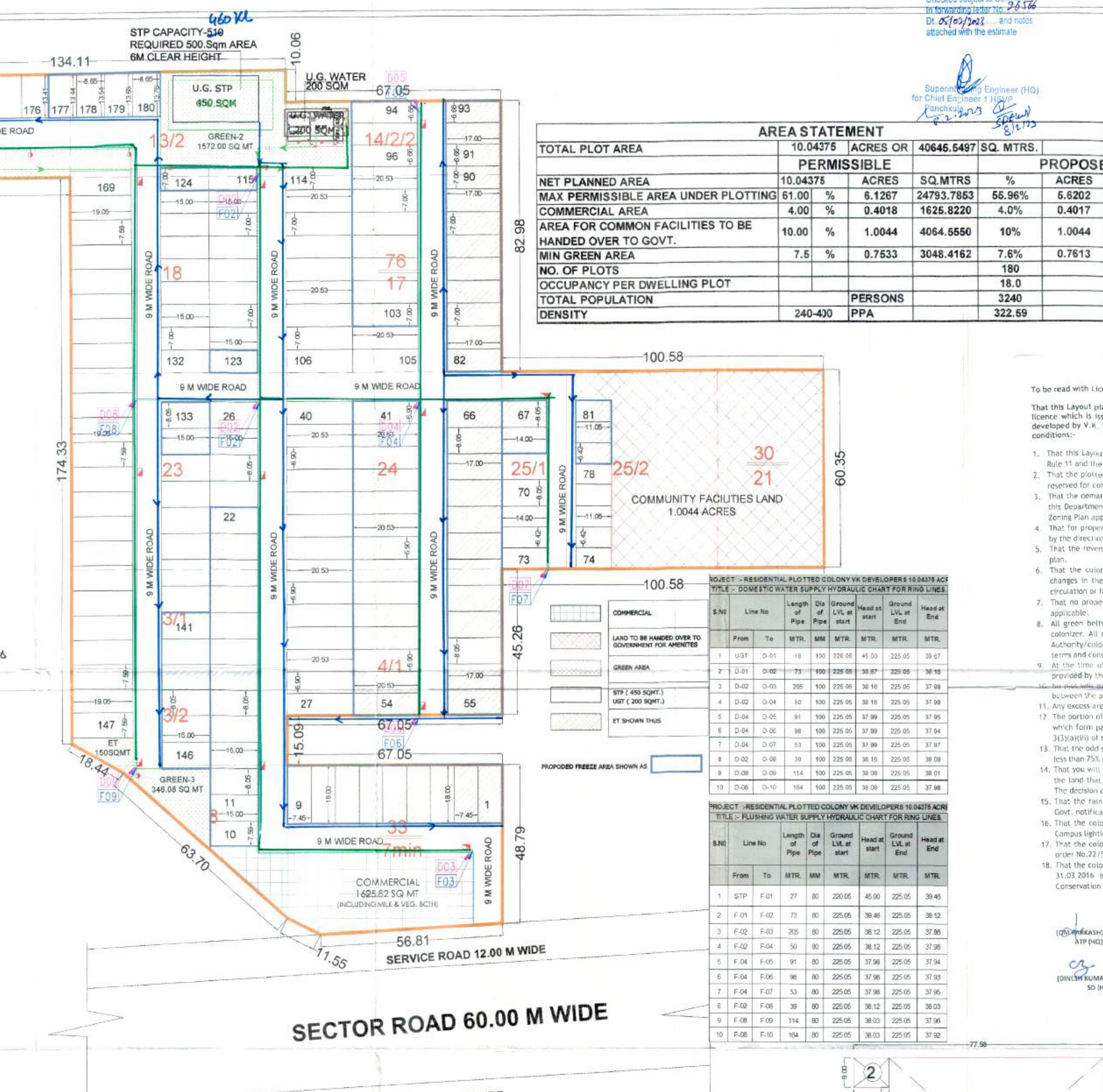
WATER SUPPLY LEGEND-	
	VALVE
	DWS-DOMESTIC WATER SUPPLY(Ductile Iron K9)
	FWS-FLUSHING WATER SUPPLY(HDPE)
	R.C.C. HUME PIPE FOR ROAD CORISING
	GARDEN HYDRANT
	FIRE HYDRANT

AREA STATEMENT					
TOTAL PLOT AREA	10.04375 ACRES OR 40645.5497 SQ. MTRS.		PROPOSED		
	PERMISSIBLE	ACRES	SQ.MTRS.	%	ACRES
NET PLANNED AREA	10.04375	ACRES	24793.7863	55.96%	5.6202
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	6.1267	24793.7863	22743.94
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

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	134.100	9	1206.90
10	7.59	15.00	113.850	1	113.85
11 TO 26	8.05	15.00	120.750	16	1932.00
27 TO 54	6.90	20.53	141.657	28	3966.40
55 TO 66	8.05	17.00	136.850	12	1642.20
67 TO 70	8.05	14.00	112.700	4	450.80
71 TO 73	6.42	14.00	89.880	3	269.64
74 TO 81	6.42	11.05	70.941	8	567.53
82 TO 90	7.00	17.00	119.000	9	1071.00
91 TO 93	6.66	17.00	113.220	3	339.66
94 TO 96	6.66	20.53	136.730	3	410.19
97 TO 114	7.00	20.53	143.710	18	2586.78
115 TO 132	7.00	15.00	105.000	18	1890.00
133 TO 146	8.05	15.00	120.750	14	1690.50
147 TO 169	7.59	19.05	144.590	23	3325.56
170 TO 176	8.65	13.41	115.997	7	811.98
177	8.65	13.425	116.126	1	116.13
178	8.65	13.49	116.689	1	116.69
179	8.65	13.595	117.597	1	117.60
180	8.65	13.705	118.548	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	134.100	9	1206.90
10	7.59	15.00	113.850	1	113.85
11 TO 22	8.05	15.00	120.750	12	1449.00
41 TO 54	6.90	20.53	141.657	14	1983.20
55 TO 66	8.05	17.00	136.850	12	1642.20
67 TO 68	8.05	14.00	112.700	2	225.40
79 TO 81	6.42	11.05	70.941	3	212.82
82 TO 90	7.00	17.00	119.000	9	1071.00
91 TO 93	6.66	17.00	113.220	3	339.66
94 TO 96	6.66	20.53	136.730	3	410.19
97 TO 103	7.00	20.53	143.710	7	1005.97
115	7.00	15.00	105.000	1	105.00
123 TO 124	7.00	15.00	105.000	2	210.00
133 TO 134	8.05	15.00	120.750	2	241.50
141 TO 146	8.05	15.00	120.750	6	724.50
177	8.65	13.425	116.126	1	116.13
178	8.65	13.49	116.689	1	116.69
179	8.65	13.595	117.597	1	117.60
180	8.65	13.705	118.548	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	120.750	4	483.00
27 TO 40	6.90	20.53	141.657	14	1983.20
69 TO 70	8.05	14.00	112.700	2	225.40
71 TO 73	6.42	14.00	89.880	3	269.64
74 TO 78	6.42	11.05	70.941	5	354.71
104 TO 114	7.00	20.53	143.710	11	1580.81
116 TO 122	7.00	15.00	105.000	7	735.00
125 TO 132	7.00	15.00	105.000	8	840.00
135 TO 140	8.05	15.00	120.750	6	724.50
147 TO 169	7.59	19.05	144.590	23	3325.56
170 TO 176	8.65	13.41	115.997	7	811.98
TOTAL			90		11333.79



PROJECT - RESIDENTIAL PLOTTED COLONY V.K DEVELOPERS 10.04375 ACRES									
TITLE - DOMESTIC WATER SUPPLY HYDRAULIC CHART FOR RING LINES									
S.NO	Line No	Length of Pipe	Dia of Pipe	Ground LVL at start	Head at start	Ground LVL at End	Head at End		
From	To	MTR.	MM	MTR.	MTR.	MTR.	MTR.		
1	U-3T	D-01	16	100	220.05	45.00	225.05	39.87	
2	D-01	D-02	73	100	225.05	39.87	225.05	39.10	
3	D-02	D-03	295	100	225.05	39.18	225.05	37.88	
4	D-02	D-04	50	100	225.05	39.18	225.05	37.99	
5	D-04	D-05	91	100	225.05	37.99	225.05	37.95	
6	D-04	D-06	88	100	225.05	37.99	225.05	37.94	
7	D-04	D-07	53	100	225.05	37.99	225.05	37.87	
8	D-02	D-08	39	100	225.05	39.18	225.05	38.08	
9	D-08	D-09	114	100	225.05	38.08	225.05	38.01	
10	D-08	D-10	154	100	225.05	38.08	225.05	37.88	

PROJECT - RESIDENTIAL PLOTTED COLONY V.K DEVELOPERS 10.04375 ACRES									
TITLE - FLUSHING WATER SUPPLY HYDRAULIC CHART FOR RING LINES									
S.NO	Line No	Length of Pipe	Dia of Pipe	Ground LVL at start	Head at start	Ground LVL at End	Head at End		
From	To	MTR.	MM	MTR.	MTR.	MTR.	MTR.		
1	STP	F-01	27	80	220.05	45.00	225.05	39.45	
2	F-01	F-02	73	80	225.05	39.46	225.05	38.12	
3	F-02	F-03	295	80	225.05	38.12	225.05	37.80	
4	F-02	F-04	50	80	225.05	38.12	225.05	37.96	
5	F-04	F-05	91	80	225.05	37.96	225.05	37.94	
6	F-04	F-06	88	80	225.05	37.96	225.05	37.93	
7	F-04	F-07	53	80	225.05	37.96	225.05	37.95	
8	F-02	F-08	39	80	225.05	38.12	225.05	38.03	
9	F-08	F-09	114	80	225.05	38.03	225.05	37.96	
10	F-08	F-10	154	80	225.05	38.03	225.05	37.82	

GREEN AREA CHART				
NAME	PLOT SIZES	AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)	
	WIDTH	LENGTH		
GREEN AREA-1	9.46	9.44	44.85	
	101.58	9.44	961.76	1162.61
	19.05	8.20	156.21	
GREEN AREA-2	59.53	19.98	1189.41	1672.00
	39.00	9.81	382.50	
GREEN AREA-3	24.00	3.92	94.08	346.08
	24.00	21.00	252.00	
TOTAL			3080.69	3080.69 SQMT 0.76 ACRES

COMMERCIAL AREA				
NAME	SHAPE	PLOT SIZES	AREA (SQ.MTRS.)	
		WIDTH	LENGTH	
1	RECTANGLE	10.30	19.93	205.45
2	RECTANGLE	10.30	19.93	205.26
3	RECTANGLE	9.81	17.05	167.57
4	RECTANGLE	10.30	11.20	115.30
5	TRIANGLE	11.12	16.05	88.40
6	TRIANGLE	7.89	9.01	35.50
7	TRIANGLE	5.18	10.30	26.89
8	TRIANGLE	4.74	2.19	49.40
TOTAL			1625.77 SQMT 0.40 ACRES	

COMMUNITY LAND AREA					
NAME	SHAPE	PLOT SIZES	AREA (SQ.MTRS.)	TOTAL AREA	
		WIDTH	LENGTH		
1	RECTANGLE	69.50	60.35	4015.265	4015.265
2	RECTANGLE	11.00	8.00	49.750	4172.80
TOTAL				4064.555 SQMT 1.0044 ACRES	

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

This Layout plan for an area measuring 10.04375 acres (Drawing No. 85-1) Dated 08-08-2022, 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 UIC 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 sarthage 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 with access from less than 9 meters wide road would mean a minimum access 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)(ii) of the Act No.8 of 1973.
- 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 HSYVP 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.22/57/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DINESH KASHI) ITP (HQ) (BARITA GUPTA) ITP (HQ) (HITESH SHARMA) STP (HQ) (P.P. SINGH) CTP (HQ) (K.MARANG PANDURANG, IAS) DTCP (HR)

Plumbing & Fire Consultant

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 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./RGI/1979/1
 938, Sector-14, Gurgaon

OWNER'S SIGNATURE: For V.K. DEVELOPERS
 Authorised Signatory

NORTH:

SCALE: 1 : 700