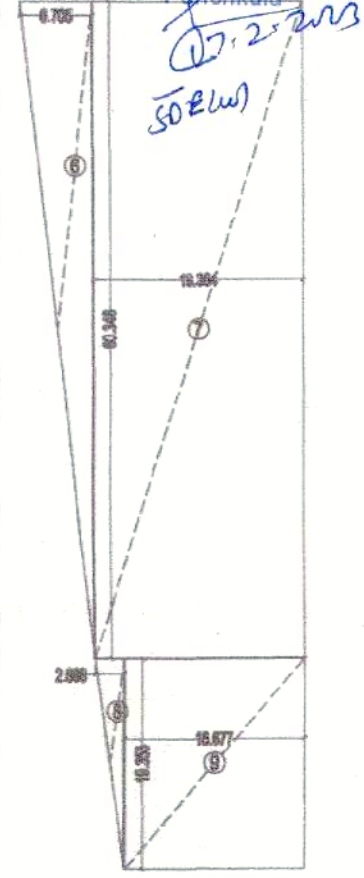


Checked subject to Comments
In forwarding letter No. 288/22
Dt. 8-10-2022 and notes
attached with the estimate

Superintending Engineer
for Chief Engineer 1 HSPV
Panchkula

50.21W



Commercial Plot Area Diagram

Community Plot Area Diagram

Community Plot Area (In Sq.m.)				
Sr.N.	X	Y		Area
1	4.027	28.995	0.5	58.381
2	19.983	12.265	1	245.091
3	105.839	16.730	1	1770.686
4	13.413	60.348	0.5	404.724
5	30.172	60.348	1	1820.820
Total				4299.703

Commercial Plot Area (In Sq.m.)				
Sr.N.	X	Y		Area
6	6.705	60.348	0.5	202.317
7	19.264	60.348	1	1168.576
8	2.688	19.353	0.5	26.010
9	16.677	19.353	1	322.750
Total				1719.656

Sr.N.	Particular	In Sq.m.	In Acre
1	Already Licenced Area (Licence No. 126 of 2022)	29847.542	7.3755
2	Additional Plot Area	13149.243	3.25
3	Net Plot Area For Planning	42996.785	10.625
4	Required Green Area @7.5%	3224.759	0.797
5	Proposed Green Area @7.5%	3224.880	0.797
6	Required Community Plot @10%	4299.679	1.0625
7	Proposed Community Plot @10%	4299.703	1.0625
8	Permissible Plotted Area @65% (Residential + Commercial)	27947.910	6.906
9	Proposed Total Plotted Area @59.4% (Resi+commercial)	25538.120	6.311
10	Permissible Maximum Commercial Plotted Area @4%	1719.871	0.425
11	Proposed Commercial Plotted Area @4%	1719.656	0.425
12	Proposed Residential Plotted Area @55.4%	23818.464	5.886
13	Permissible Maximum Density @400 PPA	4250	
14	Permissible Minimum Density @240 PPA	2550	
15	Proposed Total Density @18 Persons Per Plot	3276	
16	Proposed Per Acre Density @18 Persons Per Plot	308.33	

Only For Service Plan Estimate

Executive Engineer
HSPV, Division No. 1, Gurugram

Superintending Engineer
HSPV, Division No. 1, Gurugram

To be read with Licence No. 126 of 2022 Dated: 04/01/2022

This Layout plan for an additional area measuring 3.25 acres in the Residential Affordable Plotted Colony under DDJAY-2016 measuring 7.375 acres (Licence No. 126 of 2022 dated 17.08.2022) thereby making total site area 10.625 acres (Drawing No.) Dated:) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by GCC Infra, Sector-88A, 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 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 DTPC 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 DTPC, 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 metres or wider sector road if applicable.
- 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, 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 licenced area.
- 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.
- 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 licenced 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 1975.
- That the odd site 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. 22/57/2005-5 Power 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.

(NARENDER KUMAR) DTP(HQ)
(HITESH SHARMA) STP(HQ)
(T.L. SATYAPRAKASH, IAS) DG, TCP(HR)

(RAJAT BHADHAR) ATP(HQ)
(DINESH KUMAR) PMP(HQ)

EXTERNAL PLUMBING DRAINAGE NOTES:-

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
- WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DRAWINGS ARE NOT TO BE SCALED
- PLEASE CO-ORDINATE THIS DRAWING WITH ALL OTHER RELEVANT DRAWINGS OF ALL THE SERVICES
- SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED IN CASE OF ANY CHANGES IN LAYOUT AS PER SITE CONDITIONS
- ALL LINES SHOWING IN LAYOUT ARE CENTER LINES
- FOR LAYOUTING OF MANHOLE PLEASE AFTER SETTING OUT PLAN ISSUED BY LAND SURVEY DEPARTMENT
- INVERT LEVEL, LOCATION AND SIZES OF EXTERNAL DRAIN SHALL BE CHECKED AT SITE BEFORE DETECTION OF EXISTING DRAIN HIGHER THEN THE PURPOSE INVERT LEVEL PLEASE CONSULT PROJECT ARCHITECT/CONSULTANTS
- ALL DRAIN LINES SHALL BE LAID ON PCC BED
- ALL BURIED PIPES SHALL BE TESTED FOR LEAKAGES AND STRAIGHTNESS AS PER SPECIFICATION
- TRENCH SHALL BE REFILLED ONLY AFTER PIPE TESTING
- ALL STORM WATER LINE SHALL BE LAID IN S & S RCC (NP2) PIPE CONFORMING TO IS - 458
- THE DEPTH OF MANHOLE SHOULD BE MEASURED FROM F.G.L. - F.G.L.

Sr.No.	SYMBOL	DESCRIPTION
1		MANHOLE/RAINAGE MANHOLE
2		RAIN WATER HARVESTING PIT
3		RAINAGE LINE
4		RAINAGE LINE

Sr.No.	SYMBOL	DESCRIPTION	DEPTH (mm)
1	A	800mm DIA	100 TO 150
2	B	900mm DIA	100 TO 150
3	C	1200mm DIA	100 TO 150
4	D	1500mm DIA	200 TO 300

Legend:	
Commercial Plot	
Community Plot	
Green Area	
Boundary	

ADDITIONAL APPLIED LAND (3.25 ACS)

Plot's Calculation						
Type	Sr. Nos. of Plots	Front	Depth	Plot's Size	Nos. of Plot	Total Area
A	1 To 9	8.316	17.032	141.638	9	1274.743
B	10 To 15	8.436	17.032	143.682	6	862.092
C	16	9.754	15.241	148.661	1	148.661
D	17 To 28	7.316	15.241	111.503	12	1338.038
E	29 To 49	9.187	16.000	146.992	21	3086.832
F	50 To 67	7.816	18.153	141.884	18	2553.909
G	68 To 79	7.445	19.699	146.659	12	1759.909
H	80 To 89	8.586	12.265	105.307	10	1053.073
I	90 To 125	7.373	17.121	126.233	36	4544.393
J	126 To 157	7.556	15.230	115.078	32	3682.492
K	158 To 182	9.230	15.230	140.573	25	3514.323
Total					182	23818.464
						5.886 Acre

Green Area Calculation				
Sr.N.	X	Y		Area
Organized Green Area				
Green - 1	43.063	24.960	1	1074.852
A	12.573	72.236	1	908.223
Green - 2	0.838	56.995	0.5	23.881
Total of Green - 2				932.104
C	3.353	5.029	1	16.862
D	17.195	60.348	1	1037.684
E	18.153	9.000	1	163.377
Total of Green - 3				1217.923
Total of All Green = Green 1 + 2 + 3				3224.880

Green - 2 Area Diagram

Green - 3 Area Diagram

DRAINAGE LAYOUT PLAN

Director General
Town & Country Planning
Haryana, Chandigarh

GENERAL NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN METERS
2. ALL THE AREAS INDICATED ARE IN SQ.M
3. WHEREVER AREA IS CALCULATED BY COMPUTER CALCULATION IS THE RESPONSIBILITY OF THE ARCHITECT

DRG. TITLE

SITE PLAN & LAYOUT PLAN

STORM

PROJECT

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA MEASURING 10.625 ACRES (IN ADDITIONAL TO LICENSE No. 126 OF 2022 DATED 17.08.2022) IN VILLAGE - HARSARU SECTOR - 88A, GURUGRAM (HR.)

DEVELOPERS

GCC INFRA

Architect's Signature

Developer's Signature

Architect

creative line

architects interior designers & planners
studio-2nd fl., shri lal plaza-c-25, sector-13, vasundhara, gzt.
phone: 0120 4258127, 951 951132248
website: www.creativeline.in, email: creative@creativeline.in

DATE

SCALE

NORTH

Nov-2022

N.T.S.

DEALT BY

CHKD BY

DRG. NO.

VIKAS

NAVDEEP

01