

PLOT -F1 AREA DIAGRAM

PLOT AREA DETAIL-F1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	7.265	18.061	131.213
2	2.585	(5.743+7.265)/2	16.813
TOTAL PLOT AREA			148.026

PLOT -A2 AREA DIAGRAM

PLOT AREA DETAIL-A2			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	7.500	19.390	145.425
2	0.610	(6.463+7.5)/2	4.259
TOTAL PLOT AREA			149.684

UGT & PUMP ROOM  
Area = 180 Sq.m.

STP  
Capacity=420 KLD  
Area = 500 Sq.m.

SITE AREA					
S.NO.	NO.	PREFIX	LENGTH 1	LENGTH 2	BREATH AREA
A	1	0.5	56.490	33.253	939.231
B	1	1	9.000	27.850	250.650
C	1	0.5	103.799	61.103	3,171.215
D	1	0.5	26.960	30.313	3.353
E	1	1	30.313	56.998	1,727.780
F	1	0.5	85.496	42.202	1,804.051
F1	1	0.5	94.016	97.369	3.353
G	1	0.5	63.703	56.998	1,815.472
H	1	1	97.369	56.998	5,549.838
I	1	1	103.799	59.598	6,186.213
J	1	1	134.112	53.645	7,194.438
K	1	1	33.528	6.706	224.839
L	1	1	45.263	67.056	3,035.156
M	1	0.5	55.321	50.292	6.706
N	1	0.5	50.292	21.793	33.528
O	1	0.5	21.793	26.822	292.266
TOTAL SITE AREA (in sq.mt.)					34,170.578
TOTAL SITE AREA (in Acres)					8.44375

STORM WATER DRAINAGE LEGEND	
S. No.	DESCRIPTION
1.	1500 RCC (NP) PIPE (FROM PLOT)
2.	4000 RCC (NP) STORM WATER PIPE (FOR ROAD CROSSING)
3.	4000 RCC (NP) STORM WATER PIPE (FOR ROAD CROSSING)
4.	2500 RCC (NP) PIPE (CATCH BASIN TO CATCH BASIN)
5.	2500 RCC (NP) PIPE (FOR ROAD CROSSING)
6.	CATCH BASIN (800 X 600 mm)
7.	STORM WATER DRAINAGE MANHOLE
8.	DE-SILTING CHAMBER (Size = 1.5 Mt. X 1.2 Mt.)
9.	RAIN WATER HARVESTING PIT (Size = 4.0 Mt. Dia)

SITE AREA DIAGRAM  
(SCALE-1:200)

	TOTAL AREA = 8.44375 ACRES (34170.578 SQ/M)					
	AREA IN ACS	AREA IN SQ/M	%	AREA IN ACS	AREA IN SQ/M	%
TOTAL SITE				34170.578		
OPEN SPACE	0.633	2562.783	7.5	0.664	2686.040	7.861
LAND FOR COMMUNITY FACILITIES	0.844	3417.058	10.0	0.845	3420.732	10.011
COMMERCIAL AREA	0.338	1366.823	4.0	0.169	683.683	2.001
AREA UNDER PLOT	5.151	20844.052	61.0	5.097	20627.244	60.368
TOTAL SALABLE AREA	5.488	22210.875	65.0	5.266	21310.907	62.368
PERMISSIBLE DENSITY		240-400			241.421	

PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	1-2, 7-18	14	2100.00
A1	AS/DETAILS		148.232	3	1	148.232
A2	AS/DETAILS		149.684	6	1	149.684
B	AS/DETAILS		149.276	4	1	149.276
C	9.000 (14.092+19.24)/2		149.994	5	1	149.994
D	7.017	18.800	131.920	20-28	9	1187.276
D1	AS/DETAILS		130.909	19	1	130.909
D2	(17.297+7.238)/2X9.00		110.408	18A	1	110.408
E	7.017	20.000	140.340	29-46	18	2526.12
F	7.265	20.646	149.993	47-80, 96-122, 114-120	58	8699.605
F1	AS/DETAILS		148.026	113	1	148.026
G	7.039	15.174	106.810	121-129	9	961.288
H	6.700	15.000	100.500	130-137, 139-146	16	1608.000
H1	AS/DETAILS		117.666	139	1	117.666
H2	6.750 (15.0+9.971)/2		84.277	147	1	84.277
I	7.000	15.000	105.000	148-150	3	315.000
J	7.336	18.600	136.450	89-95	7	955.147
K	7.544	18.000	135.792	81-88	8	1086.336
TOTAL PLOT AREA					151	20627.244
					IN ACRES	5.097

20% MORTGAGED PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	1,2,8,14,18	5	750.000
A1	AS/DETAILS		148.232	3	1	148.232
B	AS/DETAILS		149.276	4	1	149.276
C	9.000	(14.092+19.24)/2	149.994	5	1	149.994
D	7.017	18.800	131.920	20,23,24,26,27	5	659.588
E	7.017	20.000	140.340	34	1	140.340
F	7.265	20.646	149.993	56,71,79,97,102,103,106,108,112,114	10	1499.993
F1	AS/DETAILS		148.026	113	1	148.026
G	7.039	15.174	106.810	124	1	106.810
H	6.700	15.000	100.500	145	1	100.500
H2	6.750	(15.0+9.971)/2	84.277	147	1	84.277
K	7.544	18.000	135.792	81,85	2	271.584
TOTAL PLOT AREA					30	4208.569
					IN ACRES	1.040

- To be read with Licence No. 90 of 2023 Dated 19/4/2023
- That this Layout plan for an area measuring 8.44375 acres (Drawing No. 19/4/2023) comprising of 151 plots, is hereby approved by the Director, Town & Country Planning, Haryana, in accordance with the provisions of the Haryana Urban Development Act, 1977 and the Haryana Urban Development (Amendment) Act, 2017, 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 the colony.
  - 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 DGTCP 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 DGTCP, 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 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 metres wide road which shall have 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 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 HSP 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.22/2005-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.

## NOTES:-

PAYMENT AND B.G. REGARDING, E.D.C., I.D.C. & I.D.W. HAS BEEN CLEARED AS REQUESTED BY THE DEPARTMENT, SO THERE IS NO RESTRICTION REGARDING MORTGAGED OF PLOTS.

## LEGEND:-

	COMMERCIAL
	LAND TO BE TRANSFER TO GOVT.
	SERVICES
	OPEN/GREEN
	20% MORTGAGED PLOTS SHOWN AS

## TITLE:-

PROPOSED SITE FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 8.44375 ACRES (67K-11M) AT FALLING IN THE REVENUE ESTATE OF VILLAGE DHORKA, SECTOR 95, TEHSIL-HARSARU & DISTT. GURUGRAM. BEING DEVELOPED BY - 3B HOMES PVT. LTD.

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

3B HOMES PVT. LTD.

A.C. VIKAS ARLAWAT

Auth. Signatory

CA/2013/58829

DRAWING TITLE:

LAYOUT PLAN

DATE:- MARCH, 2022

SHEET NO. 01

SCALE:- 1:650(A1)

NORTH

## STORM WATER DRAINAGE LAYOUT

OPEN/GREEN AREA				
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH AREA
G1	1	1	16.888	14.284
G1a	1	(16.888+10.50)/2	5.716	78.275
G2	1	0.5	28.546	31.905
G3	1	1	26.585	28.546
G4	1	0.5	48.493	28.546
G5	1	1	15.000	3.000
G6	1	(14.092+4.895)/2	15.623	148.317
G7	1	0.5	18.061	10.632
G8	1	0.5	10.267	10.753
G9	1	0.5	5.4650	9.285
G10	1	0.5	12.7410	7.500
TOTAL GREEN AREA				2,686.040

PLOT -B AREA DIAGRAM

PLOT AREA DETAIL-B			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	9.285	10.717	99.507
2	5.464	(10.717+7.5)/2	49.769
TOTAL PLOT AREA			149.276

PLOT -D1 AREA DIAGRAM

PLOT AREA DETAIL-D1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	17.297	7.017	121.373
2	1.503	(7.017+5.672)/2	9.536
TOTAL PLOT AREA			130.909

PLOT -H1 AREA DIAGRAM

PLOT AREA DETAIL-H1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	6.750	15.000	101.250
2	5.472	3.000	16.416
TOTAL PLOT AREA			117.666

PLOT -A1 AREA DIAGRAM

PLOT AREA DETAIL-A1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	7.500	18.267	137.003
2	1.733	6.480	11.230
TOTAL PLOT AREA			148.232

OPEN/GREEN AREA DIAGRAM

