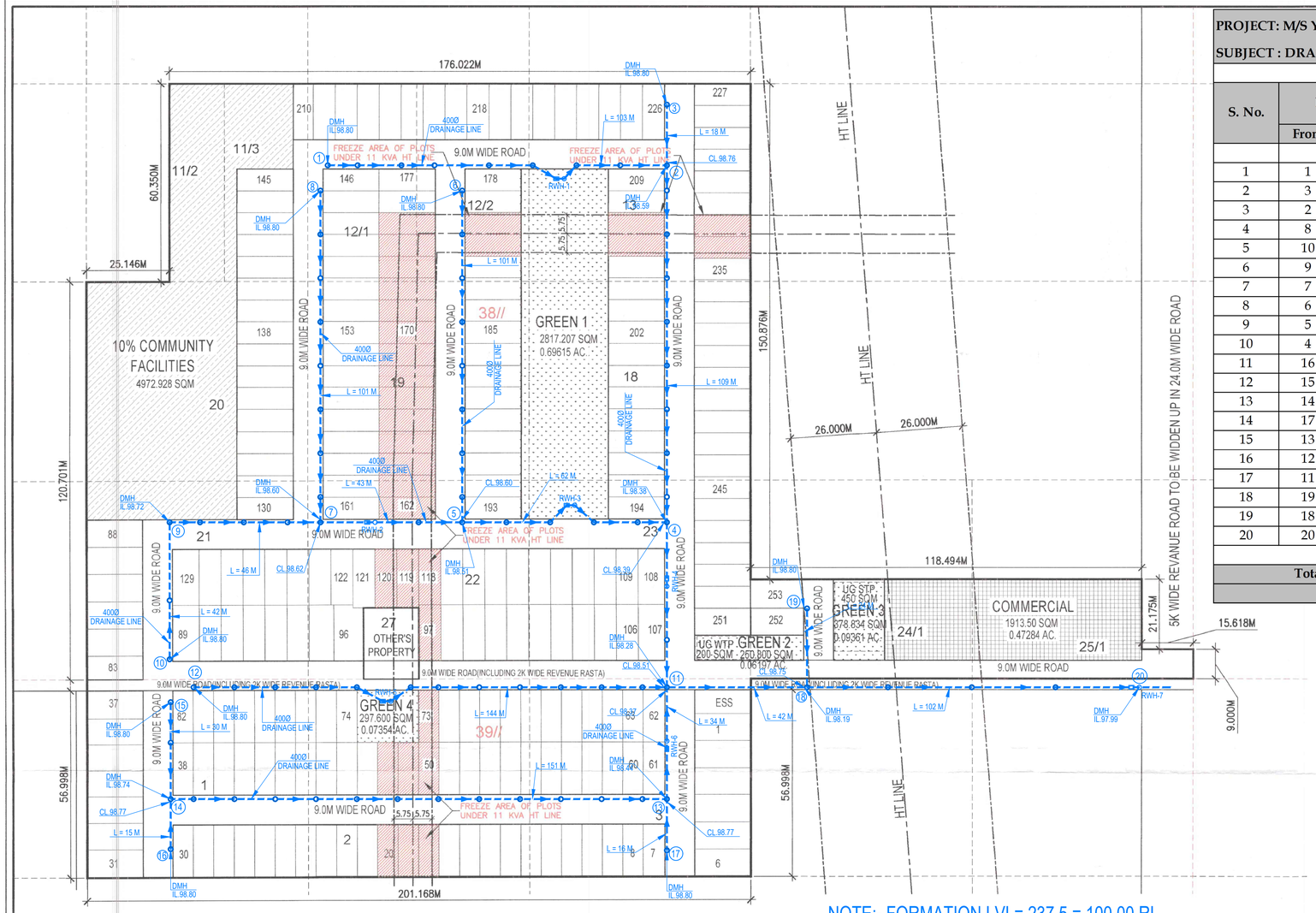

PROJECT: M/S YASHVI HOMES PVT.LTD.				
SUBJECT : DRAINAGE SYSTEM SHEET				
S. No.	Line No.		Pipe dia.	Length
	From	To	mm	Meters
1	1	2	400	103.00
2	3	2	400	18.00
3	2	4	400	109.00
4	8	7	400	101.00
5	10	9	400	42.00
6	9	7	400	46.00
7	7	5	400	43.00
8	6	5	400	101.00
9	5	4	400	62.00
10	4	11	400	50.00
11	16	14	400	15.00
12	15	14	400	30.00
13	14	13	400	151.00
14	17	13	400	16.00
15	13	11	400	34.00
16	12	11	400	144.00
17	11	18	400	42.00
18	19	18	400	24.00
19	18	20	400	102.00
20	20	Disposal	400	25.00
Total 400 Dia Pipe				1258
SAY				1260

To be read with Licence No. 161 of 2023 dated 11/8/2023

That this **Layout plan** for an **area measuring 12.2875 acres (Drawing no. DG,TCP-9487 dated 11/8/2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed **Yashvi Homes Pvt. Ltd. in collaboration with land owners in Sector-3, Farukhnagar** is hereby approved subject to the following conditions:-

1. That this **Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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 General, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG,TCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DG,TCP, 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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)(iii) of the Act No.8 of 1975.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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.

(SANJAY VARANG) ATP (HQ) | (R.S. BALLI) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (P.D. SINGH) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP (HR) | (RAM AVTAR BASSI) JD (HQ)

LEGEND	
SYMBOL	DESCRIPTION
DMH	DRAINAGE LINE
DMH	DRAINAGE MANHOLE
RWH	RAIN WATER HARVESTING PIT
RGG.	ROAD GULLI GRATING
RL.	ROAD LEVEL
GL.	GROUND LEVEL
IL.	INVERT LEVEL
CL.	CONNECTION LEVEL
	MANHOLE
	CHAMBER

NOTE:- FORMATION LVL= 237.5 = 100.00 RL

PLOTTED AREA DETAIL

S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	1-6 & 84-88	8.30	17.00	141.10	11	1552.10
2	7	6.555	15.997	104.86	1	104.86
3	8 TO 30	6.20	15.997	99.18	23	2281.17
4	31 & 37	8.50	17.00	144.50	2	289.00
5	32-36	8.00	17.00	136.00	5	680.00
6	38-60, 63-82	6.20	16.00	99.20	43	4265.60
7	83	7.15	17.00	121.55	1	121.55
8	61, 62	6.558	16.00	104.93	2	209.86
9	89,129	8.15	17.00	138.55	2	277.10
10	95	7.45	17.00	126.65	1	126.65
11	96	AS/PLAN		149.42	1	149.42
12	90-94,97-106, 109-118, 122-128, 130-250	6.65	17.00	113.05	153	17296.65
13	107, 108	8.00	17.00	136.00	2	272.00
14	119-121	6.65	17.86	118.77	3	356.31
15	251	8.19	17.00	139.23	1	139.23
16	252	8.19	15.00	122.85	1	122.85
17	253	8.73	15.00	130.95	1	130.95
		TOTAL			253	28375.30
		IN ACAR				7.0117

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM.
1	**TOTAL SITE AREA**		**12.286**	**49721.00**
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	7.49467	30329.81
3	**PROPOSED AREA UNDER PLOTTING**	**57.07%**	**7.0117**	**28375.30**
4	REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.2286	4972.10
5	**AREA PROVIDED FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.**	**10.00%**	**1.2286**	**4972.148**
6	REQUIRED MIN. GREEN AREA.	7.5%	0.9215	3729.07
7	**PROVIDED GREEN AREA**	**7.53%**	**0.9253**	**3744.44**
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.4915	1988.84
9	**PROPOSED AREA UNDER COMMERCIAL**	**3.85%**	**0.4728**	**1913.50**
10	PERMISSIBLE POPULATION	240-400	2948.7209	4914.53
11	**PROPOSED POPULATION**	**253X13.5**	**3416**	**278.0 PERSONS/AC.**

GREEN AREA CALCULATION

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	2817.207	0.69615
2	GREEN 2	250.800	0.06197
3	GREEN 3	378.834	0.09361
4	GREEN 4	297.600	0.07354
	TOTAL	**3744.44**	**0.92527**

PLOTS AREA DETAIL FALLING UNDER THE ROW OF 11 KV HT LINE FREEZED TILL THE SHIFTING FROM THE SITE

S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	18,19,20	6.20	15.997	99.18	3	297.54
2	48,49,50,73	6.20	16.00	99.20	4	396.80
3	97, 118, 162-175, 180,181, 206, 207, 233, 234	6.65	17.00	113.05	22	2487.10
4	119, 120	6.65	17.86	118.77	2	237.54
		TOTAL			31	3418.98
		IN ACAR				0.8448

LEGEND	
	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	PLOTS FALLING UNDER THE ROW OF 11 KV HT LINE FREEZED TILL THE SHIFTING FROM THE SITE

N

MASTER PLAN FOR STORM LINE SYSTEM (04)

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 12.28750 ACRE AT VILL. & TEH. FARUKHNAGAR, SECTOR - 3, DISTT. GURUGRAM (HR). BEING DEVELOPED BY **M/S YASHVI HOMES PVT. LTD. IN COLLABORATION WITH SH. AMAR SINGH, KHEM CHAND & OTHERS**

TITLE :- **LAYOUT PLAN**

SCALE:- 1:750 | DATE:- 10-07-2023

For YASHVI HOMES PVT. LTD.
Authorised Signatory
OWNER/AUTH. SIGN.

DAULAT RAM GARG
CA 2001 / 28031
ARCHITECT'S SIGN.