

VILLAGE-KHAIKA

12 MTR WIDE ROAD

60 MTR WIDE ROAD

2 karam wide revenue rasta

12 MTR WIDE ROAD

2 karam wide revenue rasta

24M WIDE INTERNAL CIRCULATION ROAD

TO SOHNA
24M WIDE INTERNAL CIRCULATION ROAD

8 KARAM WIDE PAKKA
23/3 PWD. ROAD

SECTOR-4

24M WIDE INTERNAL CIRCULATION ROAD

FROZEN 1 (4579.037 sq.m. - 33 Nos.) FOR EDC BG
FROZEN 2 (4647.153 sq.m. - 32 Nos.) FOR IDW BG

LEGEND:
FLUSHING WATER LINE

AREA DETAIL OF 10 % PLOTS MORTGAGED AGAINST BG OF EDC					
Plot Category	width	length	Area (Sqm)	No. of plots	total area
D	6.5	X	18.5	107.25	4
A	7.75	X	19.352	149.978	16
I	7.266	X	18.52	134.566	9
2	7	X	19.352	135.464	2
1	6.501	X	20.902	135.8839	1
23			132.48	1	132.48
				33	4579.037
					10.030 %

AREA DETAIL OF 10 % PLOTS MORTGAGED AGAINST BG OF IDW					
Category	width	length	Area (Sqm)	plots	total area
H	7.006	X	19.675	137.84305	12
A	7.75	X	19.352	149.978	16
22	7.463	X	19.674	146.827062	2
C	7.17	X	20.902	149.86734	2
				32	4647.153
					10.179 %

Organized Green area detail		
Green-1	348.728	Sqm
Green-2	1695.59	Sqm
Green-3	465.0323	Sqm
Green-4	2422.774	Sqm
Green-5	675.5539	Sqm
Total OG.	5607.6782	Sqm

Incidental Green		
IG-1	45.00	Sqm
IG-2	45.00	Sqm
IG-3	45.00	Sqm
Total I. G.	135.00	Sqm

To be read with Licence No. D.S. of 2024 dated 18/01/2024

That this Layout plan for an area measuring 18.475 acres (Drawing no. DTCP. 9962 dated 19/02/24) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Faith Buildtech Pvt. Ltd in Sector-4, Sohna s 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 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 General, 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 licenced area.
- No plot will derive an access from less than 9metres wide road would mean a minimum clear width of 9metres 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)(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 coloniser/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 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.
- 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.
- 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.

(RAM AVTAR BASSI) (SANJAY NARANG) (R.S. BATHI) (HITESH SHARMA) (J.P. SINGH) (AMIT KHATRI, IAS)
JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)

TABLE FOR PIPE SIZES AND LENGTH OF LINE (D.I. PIPE)

Line No.	Length of Line	Dia of Pipe	Line No.	Length of Line	Dia of Pipe
	Mtr.	mm		Mtr.	mm
STP F1	15	150	F9 F12	51	100
F1 F2	46	100	F12 F13	130	100
F2 F3	40	100	F12 F14	48	100
F2 F4	98	100	F14 F15	138	100
F4 F5	23	100	F14 F16	116	100
F5 F5.1	26	100	F16 F17	48	100
F5 F6	28	100	F16 F19	133	100
F4 F7	115	100	F19 F20	45	100
F1 F8	111	100	F19 F21	48	100
F8 F10	114	100	F17 F18	18	100
F8 F9	114	100	F17 F21	133	100
F9 F10	85	100	F21 F22	75	100
F10 F11	80	100			

Plot size	18.47500	Acres	sq. yd.
	74765.55	sq.m.	sq. yd.

plots	330	nos	
Population	4455		
density	241.1		

AREAS			
Residential	57.06%	42664.11	51026.28
Commercial	4.00%	2989.86	3575.88
TOTAL	61.06%	45653.97	54602.15

GREEN AREA			
Min. Req'd.	7.5%	5607.42	
Achieved	7.50%	5607.68	6706.79

COMMERCIAL			
Req'd.	4%	2990.62	
Provided	4.00%	2989.86	3575.88

COMMUNITY			
Req'd.	10%	7476.56	
Provided	10.00%	7478.81	8944.65

Plots Category	WIDTH m.	DEPTH m.	AREA sq.m.	sq.yd.	sq.yd. (round off)	NOS.	TOTAL AREA sq.m.	sq.yd.
A	7.75	19.352	149.98	179.37	179.37	122	18297.32	21883.59
B	6.706	14.797	99.23	118.68	118.68	10	992.29	1186.78
C	7.17	20.902	149.87	179.24	179.24	11	1648.54	1971.65
D	6.5	16.352	106.29	127.12	127.12	28	2976.06	3559.37
E	6.87	19.352	134.88	161.32	161.32	21	2832.55	3387.73
G	6.336	15.616	98.94	118.34	118.34	30	2968.29	3550.07
H	7.006	19.675	137.84	164.86	164.86	18	2481.17	2967.49
I	7.266	18.52	134.57	160.94	160.94	16	2153.06	2575.06
J	7.2	20.8	149.76	179.11	179.11	4	599.04	716.45
K	7.542	16.352	123.33	147.50	154.95	4	493.31	580.00
L	6.5	14.676	95.39	114.09	114.09	3	286.18	342.27
M	5.567	15.616	86.93	103.97	103.97	3	260.80	311.92
1	6.501	20.902	135.88	162.52	162.52	1	135.88	162.52
2	7	19.352	135.46	162.61	162.61	2	270.93	324.03
3	5.498	12.94	71.14	85.09	85.09	2	142.29	170.18
4	8.63	16.5	142.40	170.30	170.30	2	284.79	340.61
5	7.722	19.352	149.44	178.73	178.73	2	298.87	357.45
6	8.585	16.352	140.38	167.90	167.90	1	140.38	167.90
7	6.5	16.352	106.29	127.12	127.12	1	106.29	127.12
8	ODD		106.05	126.84	126.84	1	106.05	126.84
9	ODD		105.77	126.50	126.51	1	105.77	126.50
10	ODD		105.77	126.50	126.50	1	105.77	126.50
11	ODD		105.67	126.38	126.38	1	105.67	126.38
12	ODD		105.54	126.22	126.22	1	105.54	126.23
13	ODD		105.61	126.30	126.30	1	105.61	126.30
14	ODD		105.77	126.50	126.50	1	105.77	126.50
15	ODD		105.83	126.57	126.57	1	105.83	126.57
16	ODD		105.80	126.54	126.54	1	105.80	126.54
17	ODD		105.83	126.58	126.58	1	105.83	126.58
18	ODD		105.86	126.61	126.61	1	105.86	126.61
19	ODD		105.77	126.50	126.50	1	105.77	126.50
19A	ODD		105.97	126.74	126.74	1	105.97	126.74
20	ODD		99.88	119.45	119.45	1	99.88	119.45
21	5.677	15.616	88.55	106.03	106.03	2	177.80	212.06
22	7.483	19.674	146.83	175.61	175.61	2	293.55	351.21
23	ODD		132.48	158.45	158.45	1	132.48	158.45
TOTAL						330	42664.11	51026.27

AUTHORISED SIGNATORY ARCHITECT'S SIGNATURE

For Faith Buildtech Pvt. Ltd.
Director/Auth. Signatory

Ar. Harish Kumar
B.Arch., MCA
CA-2004/33672

PROJECT:
PROPOSED DEEN DAYAL JAN AWAS YOJNA PLOTTED COLONY (DDJAY) PLAN OF AREA MEASURING 18.475 ACRES FALLING WITHIN SECTOR 4 OF DEVELOPMENT PLAN OF SOHNA 2031 BEING DEVELOPED BY FAITH BUILDTECH PVT. LTD.

For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. VI,
Gurgaon

FLUSHING WATER LAYOUT

SHEET TITLE	DEALT	SCALE
		1:1200
CKD.	DATE	