

VILLAGE-KHAIKA

12 MTR WIDE ROAD

60 MTR WIDE ROAD

2 karam wide revenue rasta

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LEGEND:

	SEWER LINE
	STP OVER FLOW LINE
	SEWER MANHOLE

FROZEN 1 (4579.037 sq.m. - 33 Nos.) FOR EDC BG

FROZEN 2 (4647.153 sq.m. - 32 Nos.) FOR IDW BG

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	16.5	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	18.674	146.827062	2
C	7.17	X	20.902	149.86734	2
				32	4647.153
					10.179 %

Organised Green area detail	
Green-1	348.728 Sqm
Green-2	1695.55 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. 05 of 2024 dated 18/01/2024

This Layout plan for an area measuring 18.475 acres (Drawing No. DTCP- 9962 dated 19-04-24) 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 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 and 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 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 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-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.

(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)

Plot size	18.47500	Acres	
	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. Reqd.	7.5%	5607.42	
Achieved	7.50%	5607.68	6705.79

COMMERCIAL			
Reqd.	4%	2990.62	
Provided	4.00%	2989.86	3575.88

COMMUNITY			
Reqd.	10%	7476.56	
Provided	10.00%	7478.81	8944.65

Plots Category	WIDTH m.	DEPTH m.	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	1185.78
C	7.17	20.902	149.87	179.24	179.24	11	1648.54	1971.65
D	6.5	16.5	107.25	128.27	128.27	30	3217.50	3848.13
E	6.5	16.352	106.29	127.12	127.12	28	2976.05	3559.37
F	6.97	19.352	134.98	161.32	161.32	21	2832.55	3387.73
G	6.336	15.616	98.94	118.34	118.34	30	2968.19	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	2153.05	2575.06
J	7.2	20.8	149.76	179.11	179.11	4	599.04	716.45
K	7.542	18.352	137.33	160.50	160.50	4	548.12	650.00
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	250.80	311.92
1	6.501	20.902	135.88	162.52	162.52	1	135.88	162.52
2	7	19.352	135.46	162.01	162.01	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	7.222	19.352	140.44	178.73	178.73	2	289.87	357.45
6	8.585	15.352	130.38	157.90	157.90	1	140.38	170.90
7	6.5	16.352	106.29	127.12	127.12	1	106.29	127.12
8	ODD	106.05	126.84	126.84	126.84	1	106.05	126.84
9	ODD	105.77	126.50	126.51	126.51	1	105.77	126.50
10	ODD	105.77	126.50	126.50	126.50	1	105.77	126.50
11	ODD	105.67	126.38	126.38	126.38	1	105.67	126.38
12	ODD	105.54	126.23	126.22	126.22	1	105.54	126.23
13	ODD	105.61	126.30	126.30	126.30	1	105.61	126.30
14	ODD	105.77	126.50	126.50	126.50	1	105.77	126.50
15	ODD	105.83	126.57	126.57	126.57	1	105.83	126.57
16	ODD	105.80	126.54	126.54	126.54	1	105.80	126.54
17	ODD	105.83	126.58	126.58	126.58	1	105.83	126.58
18	ODD	105.86	126.61	126.61	126.61	1	105.86	126.61
19	ODD	105.77	126.50	126.50	126.50	1	105.77	126.50
19A	ODD	105.97	126.74	126.74	126.74	1	105.97	126.74
20	ODD	99.88	119.45	119.45	119.45	1	99.88	119.45
21	5.677	15.616	88.55	106.03	106.03	2	177.10	212.06
22	7.465	19.674	146.83	175.61	175.61	2	293.65	351.21
23	ODD	132.48	158.45	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-2004/33677

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

SEWERAGE LAYOUT

SHEET TITLE DEALT SCALE 1:1200
CKD. DATE

Executive Engineer
HSVP, Divn. No. VI,
Gurgaon

Signature
Date: 21-06-24, Gurugram

TABLE FOR PIPE SIZES, LENGTH OF LINE, LINE SLOPE AND MANHOLE LEVELS

S. No.	Sewer Line Node No.	Diameter of Pipe	Length of Pipe	Slope	Ground Level		Invert Level		
					Start	End	Start	End	
					<i>Mtr</i>	<i>Mtr</i>	<i>Mtr</i>	<i>Mtr</i>	
1	S1	S3	200	200	190	203.300	203.356	202.100	201.047
2	S2	S3	200	13	190	203.424	203.356	202.224	202.156
3	S3	S7	200	48	190	203.356	202.288	201.047	200.795
4	S4	S6	200	32	190	203.288	202.220	202.088	201.920
5	S5	S6	200	43	190	203.150	203.220	201.950	201.724
6	S6	S7	200	133	190	203.220	203.288	201.724	201.020
7	S7	S9	200	115	190	203.288	203.424	200.795	200.189
8	S8	S9	200	125	190	203.560	203.424	202.360	201.702
9	S9	S11	200	48	190	203.424	203.492	200.189	199.937
10	S10	S11	200	125	190	203.628	203.492	202.428	201.773
11	S11	S15	250	167	245	203.492	203.696	199.887	199.220
12	S12	S14	200	78	190	203.832	203.696	202.632	202.202