VILLAGE-KHAIKA

12 MTR WIDE ROAD

60 MTR WIDE ROAD

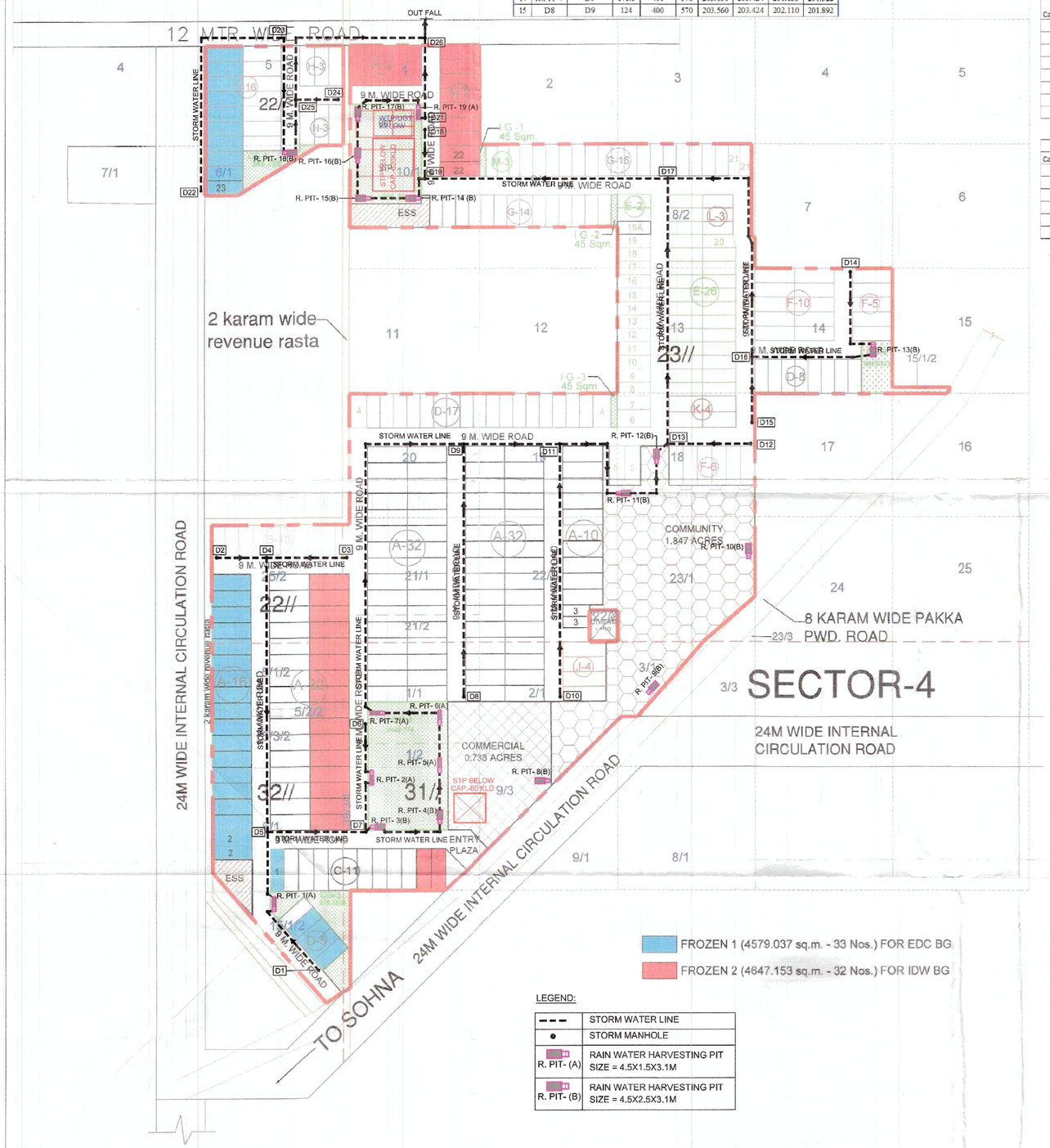

TABLE FOR PIPE SIZES, LENGTH OF LINE, LINE SLOPE AND MANHOLE LEVELS

S. No.	Drainage Line Node No.		Length of Line	Proposed Pipe Dia	Slope	Ground Level		Invert Level	
	From	To	Mtr	mm	1 in	Start Mtr	End Mtr	Start Mtr	End Mtr
1	D1	R.PIT-1	40	400	570	203.300	203.290	201.850	201.780
2	R.PIT-1	D5	34	400	570	203.290	203.288	201.830	201.770
3	D2	D4	24	400	570	203.424	203.356	201.974	201.932
4	D3	D4	39	400	570	203.288	203.356	201.838	201.770
5	D4	D5	133	400	570	203.356	203.288	201.770	201.536
6	D5	D7	48	400	570	203.288	203.220	201.536	201.452
7	D6	R.PIT-2	25	400	570	203.240	203.230	201.790	201.746
8	R.PIT-2	D7	26	400	570	203.230	203.220	201.746	201.701
9	D7	R.PIT-3	4	400	570	203.220	203.220	201.452	201.445
10	R.PIT-3	R.PIT-4	30	400	570	203.220	203.150	201.545	201.492
11	R.PIT-4	R.PIT-5	18.5	400	570	203.150	203.150	201.592	201.560
12	R.PIT-5	R.PIT-6	16	400	570	203.150	203.150	201.610	201.582
13	R.PIT-6	R.PIT-7	26.5	400	570	203.150	203.150	201.632	201.585
14	R.PIT-7	D9	178.5	400	570	203.150	203.424	201.635	201.322
15	D8	D9	124	400	570	203.560	203.424	202.110	201.892

S. No.	Drainage Line Node No.		Leugth of Line	Proposed Pipe Dia	Slope	Ground Level		Invert Level	
	From	To	Mtr	mm	1 in	Start Mtr	End Mtr	Start Mtr	End Mtr
16	D9	D11	48	400	570	203.424	203.492	201.322	201.238
17	D10	D11	124	400	570	203.628	203.492	202.178	201.960
18	D11	R.PIT-11	51	500	775	203.492	203.500	201.188	201.122
19	R.PIT-11	R.PIT-12	27.5	500	775	203.500	203.628	201.222	201.187
20	R.PIT-12	D13	6	500	775	203.628	203.500	201.287	201.279
21	D12	D13	40	400	570	203.500	203.500	202.050	201.980
22	D13	D17	128	500	775	203.500	203.696	201.229	201.064
23	D14	R.PIT-13	44	400	570	203.832	203.764	202.382	202.305
24	R.PIT-13	D16	58	400	570	203.764	203.696	202.305	202.203
25	D15	D16	32	400	570	203.628	203.696	202.178	202.122
26	D16	D17	126	400	570	203.696	203.696	202.122	201.901
27	D17	D19	118	500	775	203.696	203.764	201.064	200.912

S. No.	Drainage Line Node No.		Length of Line	Proposed Pipe Dia	Slope	Ground Level		Invert Level	
	From	To	Mtr	mm	1 in	Start Mtr	End Mtr	Start Mtr	End Mtr
28	D18	D19	24	400	570	203.830	203.764	202.380	202.338
29	D19	R.PIT-14	12	500	775	203.764	203.760	200.912	200.896
30	R.PIT-14	R.PIT-15	28	500	775	203.760	203.760	200.996	200.960
31	R.PIT-15	R.PIT-16	22	500	775	203.760	203.760	201.010	200.982
32	R.PIT-16	R.PIT-17	19.5	500	775	203.760	203.760	201.032	201.006
33	R.PIT-17	R.PIT-19	38	500	775	203.760	203.760	201.056	201.007
34	R.PIT-19	D21	5	500	775	203.760	203.832	201.057	201.051
34	D21	D26	39	500	700	203.832	203.600	201.051	200.995
35	D22	D23	114	400	570	203.500	203.600	202.050	201.850
35	D23	R.PIT-18	58	400	570	203.600	203.900	201.850	201.748
36	R.PIT-18	D25	29	400	570	203.900	203.866	201.748	201.697
37	D24	D25	20	400	570	203.866	203.866	202.416	202.381
38	D25	D26	92.5	400	570	203.866	203.600	201.697	201.535
39	D26	OUTFALL	8	500	650	203.600	203.600	200.995	200.983

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	429
A	7.75	x	19.352	149.978	16	2399.648
I	7.286	x	18.52	134.566	9	1211.097
2	7	x	19.352	135.464	2	270.928
1	6.501	x	20.902	135.8839	1	135.8839
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	1654.117
A	7.75	x	19.352	149.978	16	2399.648
22	7.463	x	19.674	146.827062	2	293.6541
C	7.17	x	20.902	149.86734	2	299.7347
					32	4647.153
						10.179 %

Organised 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

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	6706.79
COMMERCIAL			
Reqd.	4%	2990.62	
Provided	4.00%	2989.86	3575.88
COMMUNITY			
Reqd.	10%	7476.56	
Provided	10.00%	7478.81	8944.65

Checked subject to Comments in forwarding letter No. 22954 Dt. 21/08/2024 and notes Attached with the estimate

Executive Engineer (M) for Chief Engineer-I HSVP, Panchkula

Director Town & Country Planning Haryana, Chandigarh

Plots Category	WIDTH m.	DEPTH m.	AREA sq.m.	AREA sq.yd.	AREA sq.yd. (round off)	NOS.	TOTAL AREA sq.m.	TOTAL AREA 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	16.5	107.25	128.27	128.27	30	3217.50	3848.13
E	6.5	16.352	106.29	127.12	127.12	28	2975.06	3559.37
F	6.97	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	7.286	18.52	134.97	160.94	160.94	16	2153.06	2575.06
J	7.2	20.8	149.76	179.11	155.00	4	596.04	716.45
K	7.542	16.352	123.33	147.50	154.95	4	493.31	590.00
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	135.45	162.01	144.66	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	113.90	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	167.90	1	106.29	127.12
8		ODD	105.05	125.64	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	126.23	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
19 A		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	88.65	106.03	106.03	2	177.30	212.06
22	7.463	19.674	146.83	175.61	175.61	2	293.65	351.21
23		ODD	132.48	158.45	158.45	1	132.48	158.45
		TOTAL				330	42664.11	51026.27

To be read with Licence No. 05 of 2024 dated 18/01/2024 LC-5019

That this Layout plan for an area measuring 18.475 acres (Drawing no. DTCP- 9962 dated 19-8-24) 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:-

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 andCommercialsite 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.
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 DTCP 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 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.
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 9metres wide road would mean a minimum clear width of 9metres 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)(ii) 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 colonizer/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.

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

AUTHORISED SIGNATORY

For Faith Buildtech Pvt. Ltd.

Director/Auth. Signatory

ARCHITECT`S SIGNATURE

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

Executive Engineer HSVP Divn. No. VI, Gurugram

STORM WATER LAYOUT

Superintending Engineer HSVP Circle-II, Gurugram

SHEET TITLE	DEALT	SCALE
	CKD.	1:1200
		DATE