

PROJECT: PLOTTED COLONY UNDER DDJAY LAND MEASURING 19.32500 ACRES IN SECTOR-1, TEHSIL-PATAUDI, DISTT-GURUGRAM, HARYANA

SUBJECT: SEWERAGE SYSTEM SHEET

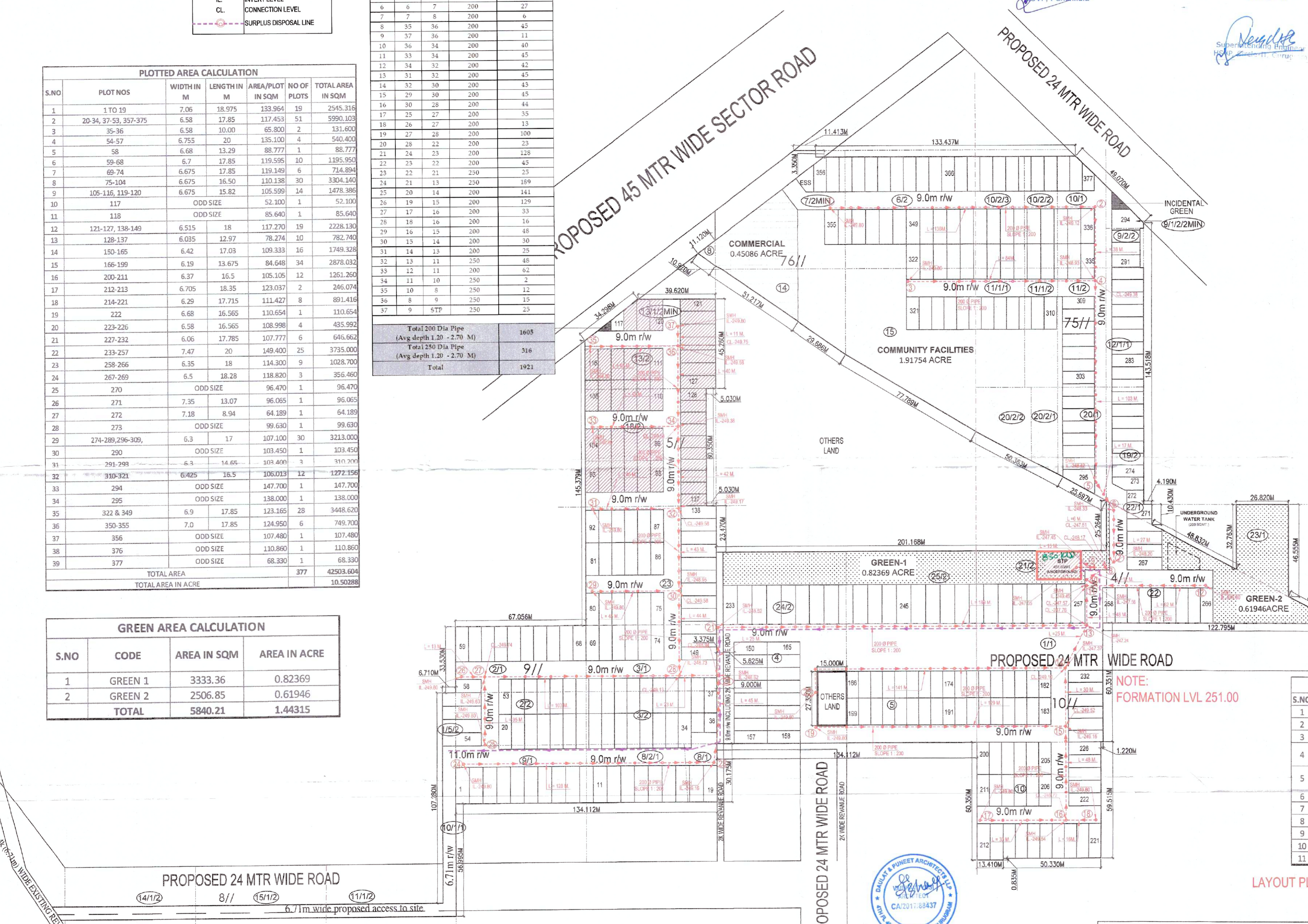
SYMBOL	DESCRIPTION
---	SEWERAGE LINE
SMH	SEWERAGE MANHOLE
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
---	SURPLUS DISPOSAL LINE

S.No	Sewer Line		Size of Pipe	Length of Line
	From	To		
1	1	2	200	136
2	2	4	200	38
3	3	4	200	84
4	4	5	200	103
5	5	6	200	17
6	6	7	200	27
7	7	8	200	6
8	35	36	200	45
9	37	36	200	11
10	36	34	200	40
11	33	34	200	45
12	34	32	200	42
13	31	32	200	45
14	32	30	200	43
15	29	30	200	45
16	30	28	200	44
17	25	27	200	35
18	26	27	200	13
19	27	28	200	100
20	28	22	200	23
21	24	23	200	128
22	23	22	200	45
23	22	21	250	25
24	21	13	250	189
25	20	14	250	141
26	19	15	200	129
27	17	16	200	33
28	18	16	200	16
29	16	15	200	48
30	15	14	200	30
31	14	13	200	25
32	13	11	250	48
33	12	11	200	62
34	11	10	250	2
35	10	8	250	12
36	8	9	250	15
37	9	250	25	25

Total 200 Dia Pipe (Avg depth 1.20 - 2.70 M)	1605
Total 250 Dia Pipe (Avg depth 1.20 - 2.70 M)	516
<b>Total</b>	<b>1921</b>

PLOTTED AREA CALCULATION						
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	1 TO 19	7.06	18.975	133.964	19	2545.316
2	20-34, 37-53, 357-375	6.58	17.85	117.453	51	5990.103
3	35-36	6.58	10.00	65.800	2	131.600
4	54-57	6.755	20	135.100	4	540.400
5	58	6.68	13.29	88.777	1	88.777
6	59-68	6.7	17.85	119.595	10	1195.950
7	69-74	6.675	17.85	119.149	6	714.894
8	75-104	6.675	16.50	110.138	30	3304.140
9	105-116, 119-120	6.675	15.82	105.599	14	1478.386
10	117	ODD SIZE		52.100	1	52.100
11	118	ODD SIZE		85.640	1	85.640
12	121-127, 138-149	6.515	18	117.270	19	2228.130
13	128-137	6.035	12.97	78.274	10	782.740
14	150-165	6.42	17.03	109.333	16	1749.328
15	166-199	6.19	13.675	84.648	34	2878.032
16	200-211	6.37	16.5	105.105	12	1261.260
17	212-213	6.705	18.35	123.037	2	246.074
18	214-221	6.29	17.715	111.427	8	891.416
19	222	6.68	16.565	110.654	1	110.654
20	223-226	6.58	16.565	108.998	4	435.992
21	227-232	6.06	17.785	107.777	6	646.662
22	233-257	7.47	20	149.400	25	3735.000
23	258-266	6.35	18	114.300	9	1028.700
24	267-269	6.5	18.28	118.820	3	356.460
25	270	ODD SIZE		96.470	1	96.470
26	271	7.35	13.07	96.065	1	96.065
27	272	7.18	8.94	64.189	1	64.189
28	273	ODD SIZE		99.630	1	99.630
29	274-289, 296-309	6.3	17	107.100	30	3213.000
30	290	ODD SIZE		103.450	1	103.450
31	291-293	6.3	14.65	103.400	3	310.200
32	310-321	6.425	16.5	106.013	12	1272.156
33	294	ODD SIZE		147.700	1	147.700
34	295	ODD SIZE		138.000	1	138.000
35	322 & 349	6.9	17.85	123.165	28	3448.620
36	350-355	7.0	17.85	124.950	6	749.700
37	356	ODD SIZE		107.480	1	107.480
38	376	ODD SIZE		110.860	1	110.860
39	377	ODD SIZE		68.330	1	68.330
<b>TOTAL AREA</b>					<b>377</b>	<b>42503.604</b>
<b>TOTAL AREA IN ACRE</b>						<b>10.50288</b>

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	3333.36	0.82369
2	GREEN 2	2506.85	0.61946
<b>TOTAL</b>		<b>5840.21</b>	<b>1.44315</b>



Checked subject to Comments In forwarding letter No. 36.111 Dt. 5.14.2024, and notes Attached with the estimate

Director Town & Country Planning Haryana, Chandigarh

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

For Service Plan Estimate Only

Executive Engineer HVP Division No. IV Gurugram

Superintendent Engineer HVP Division No. IV Gurugram

To be read with Licence No. 32 of 2024 Dated 08-08-2024. This layout plan for an area measuring 19.175 acres (Drawing no. 10082 Dated 28-02-24) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Suraj Bhan S/o Sh. Dharam Pal and others in collaboration with Tula Realtors Pvt. Ltd. falling in Sector-1, Pataudi is 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, 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 licenced area.
- 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.
- 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)(ii) 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 HVP 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. 22/52/2005/5Power 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.

(ASHISH SHARMA) DTP (HQ)  
(HITESH SHARMA) STP (HQ)  
(RUP SINGH) DTP (HR)  
(AMIT KHATRI, IAS) DTCP (HR)  
(YAJAN CHAUDHARY) ATP (HQ)  
(RAJESH DUTT) JD (HQ)

S.NO	DETAIL	AREA	TOTAL AREA IN SQM
TOTAL SALEABLE AREA			
=(PLOTTED AREA+COMMERCIAL 1 AREA)		42503.604 + 1824.560	44328.164
2 AREA REQUIRED FOR MORTGAGE TOWARD IDW @10% OF			4432.8164
		OR	1.09579 AC

10% MORTGAGE AREA DETAIL						
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	93-104	6.675	16.50	110.138	12	1321.656
2	105-116, 119-120	6.675	15.82	105.599	14	1478.386
3	118	ODD SIZE		85.640	1	85.640
4	121-127	6.515	18.00	117.270	7	820.890
5	128-137	6.035	12.97	78.274	10	782.740
<b>TOTAL</b>					<b>44</b>	<b>4489.312</b>
					OR	<b>1.10933 ACRE</b>

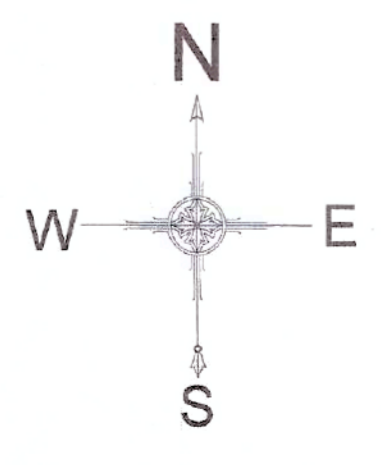
AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		19.17500	77598.406
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	11.69675	47335.028
3	PROPOSED AREA UNDER PLOTTING	54.77%	10.50288	42503.604
4	REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.91750	7759.841
5	PROVIDED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.91754	7760.000
6	REQUIRED MIN. GREEN AREA.	7.5%	1.43813	5819.880
7	PROVIDED GREEN AREA	7.53%	1.44315	5840.210
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.76700	3103.936
9	PROPOSED AREA UNDER COMMERCIAL	2.35%	0.45086	1824.550
10	PERMISSIBLE POPULATION	240-400	4602	7670.000 PERSONS
11	PROPOSED POPULATION	377X13.5	5089.5	265.424 PERSONS/AC

LAYOUT PLAN FOR SEWERAGE SYSTEM  
LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 19.17500 ACRES IN SECTOR-1, PATAUDI, DISTT-GURUGRAM, (HR) TO BE DEVELOPED BY M/S TULA REALTOR PRIVATE LIMITED IN COLLABORATION WITH DAGAR HOSPITALITY AND INFRASTRUCTURE PVT LTD, SURAJ BHAN AND SAROJ YADAV, HARSH YADAV

PROPOSED 24 MTR WIDE ROAD  
6.71m wide proposed access to site

DETAIL OF 10% AREA MUSTIL/KILA WISE					
SR.NO	MUSTIL NO.	KILA NO.	AREA IN SQM	AREA IN ACRE	K M S
1	5	13/1/2	720.738	0.17810	1 7 8
2	5	13/2	1210.873	0.29921	2 7 8
3	5	18/2	2557.701	0.63202	5 1 1
<b>TOTAL</b>			<b>4489.312</b>	<b>1.10933</b>	<b>8 16 13</b>

LEGEND	
[Pattern]	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMUNITY FACILITIES
[Pattern]	COMMERCIAL AREA
[Pattern]	GREEN AREA



TITLE :- LAYOUT PLAN  
SCALE:- 1:1000  
DATE:- 01-02-2024  
For TULA REALTOR PVT. LTD.  
For TULA REALTOR PVT. LTD. Architect  
Authorised Signatory  
OWNER/AUTH. SIGN.  
ARCHITECT'S SIGN.