

FLUSHING WATER SUPPLY LAYOUT

To be read with Licence No. 193 of 2022 Dated 24/11/2022

Checked subject to Comments
In forwarding letter No. 102793
Dt. 11/05/23 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

men-1
S. K. Singh

That this Layout plan for an area measuring 5.0125 acres (Drawing No. _____) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Godson Propbuild Pvt. Ltd., Sector-85, Gurugram 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 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 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)(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 HSV? 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.

(NARENDER KUMAR) DTP(HQ) (HITESH SHARMA) STP(A)HQ (P. P. SINGH) CTP(HQ) (T.L. SATYAPRAKASH, IAS) DG, TCP(HQ)

(RAJAT CHAUHAN) ATP(HQ) (DINESH KUMAR) PA(HQ)

| AREA CALCULATION | | | | |
|------------------|--|---------|--------------|-------------------|
| S.NO | DISCRIPTION | % | AREA IN ACRE | AREA IN SQM |
| 1 | TOTAL SITE AREA | | 5.01250 | 20284.851 |
| 5 | MAX. PERMISSIBLE AREA UNDER PLOTTING | 61% | 3.05763 | 12373.759 |
| 6 | PROPOSED AREA UNDER PLOTTING | 49.92% | 2.50227 | 10126.328 |
| 7 | REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT. | 10% | 0.50125 | 2028.485 |
| 8 | PROVIDED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT. | 10% | 0.50130 | 2028.680 |
| 9 | REQUIRED MIN. GREEN AREA. | 7.5% | 0.37594 | 1521.364 |
| 10 | PROVIDED GREEN AREA | 7.56% | 0.37919 | 1534.520 |
| 11 | PERMISSIBLE AREA UNDER COMMERCIAL | 4% | 0.20050 | 811.394 |
| 12 | PROPOSED AREA UNDER COMMERCIAL | 4.00% | 0.20049 | 811.350 |
| 13 | PERMISSIBLE POPULATION | 240-400 | 1203.00 | 2005.000 |
| 14 | PROPOSED POPULATION | 77X18 | 1386 | 277 PERSONS /ACRE |

| PLOTS AREA CALCULATION | | | | | | |
|------------------------|----------------|-------------|--------------|-----------------------|--------------|-------------------|
| S.NO | PLOTS CATEGORY | WIDTH IN M. | LENGHT IN M. | AREA IN SQM. PER PLOT | NO OF PLOTS. | TOTAL AREA. (SQM) |
| 1 | A | 8.450 | 17.500 | 147.875 | 17 | 2513.875 |
| 2 | B | 8.620 | 17.400 | 149.988 | 7 | 1049.916 |
| 3 | C | 8.450 | 16.150 | 136.468 | 6 | 818.805 |
| 4 | D | 7.260 | 16.150 | 117.249 | 16 | 1875.984 |
| 5 | E | 7.45 | 15.740 | 117.263 | 16 | 1876.208 |
| 6 | F | ODD SIZE | | 150.000 | 1 | 150.000 |
| 7 | F1 | ODD SIZE | | 148.440 | 1 | 148.440 |
| 8 | F2 | ODD SIZE | | 135.650 | 1 | 135.650 |
| 9 | F3 | ODD SIZE | | 129.100 | 1 | 129.100 |
| 10 | G | 7.42 | 17.50 | 129.850 | 11 | 1428.350 |
| 11 | TOTAL | | | | 77 | 10126.328 |
| | IN ACRE | | | | | 2.50227 |

FWS LEGEND :-

| | |
|--|-----------------------------------|
| | FLUSHING WATER SUPPLY (HDPE PIPE) |
| | GATE VALVE |
| | 200 IRRIGATION LINE (UPVC) |
| | EXTERNAL FIRE HYDRANT MS PIPE |

Only For Service Plan Estimate

Executive Engineer
HSVP, Division No. 7, Gurugram

Superintending Engineer,
HSVP Circle, Gurugram

Director General
Town & Country Planning
Haryana, Chandigarh

| LEGEND | |
|--------|-------------------|
| | COMMON FACILITIES |
| | COMMERCIAL AREA |
| | GREEN AREA |
| | ESS |

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 5.0125 ACRES IN VILL: SIKANDERPUR BADHA, SECTOR-85, THESIL MANESAR & DISTT. GURUGRAM, HARYANA TO BE DEVELOPED BY
M/S MGF DEVELOPMENTS LIMITED

ARCHITECTS:

AD CONSULTANTS
PARNAMI TOWER, 3RD FLOOR, S.C.O. 50-51
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON
TELEFAX: 0124 - 4081801, 4081802
E-MAIL: adconsultants13@gmail.com

TITLE :- LAYOUT PLAN FLUSHING WATER SUPPLY LAYOUT

SCALE:- 1:1000

For MGF DEVELOPMENTS LTD.
AUTHORISED SIGNATORY

Ar. KAPIL SINGH
B.Arch
Regn. No. with Council
of Architecture CA/2003/31608

OWNER/AUTH. SIGN.

ARCHITECT'S SIGN.

Ar. Abhishek Goyal
[B.Arch, M. Plan (Housing)]
Reg. No: CA/2016/79479
Mob: 9569556600
ar.abhishekgoyal2016@gmail.com