

Recy dng

Checked subject to Comments
In forwarding letter No. 3926
Dt. 24/02/2023 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer-I
HVP, Panchkula
24.2.2023
SDEW
24/2/23

Superintending Engineer,
HVP Circle, Gurugram

OPEN/GREEN AREA				
S.N.O.	NO.	LENGTH	BREATH	AREA(sq.m)
G1	1			809.447
G2	1			1530.501
G3	1	(18.143+18.81) / 2	66.00	1219.449
G4	1	3.00	40.00	120.000
TOTAL OPEN/GREEN AREA				3679.397

POPULATION CALCULATION	
TOTAL NO OF PLOTS	176
18 PERSON PER PLOT	3168
PROPOSED POPULATION	304.2497
SAY 306 PERSON PER ACRE	

10% MORTGAGE PLOTS AREA DETAIL					
S.No	PLOT TYPE	WIDTH	LENGTH	AREA/PILOT SQMS	NO OF PLOTS
1	A	7.500	18.000	135.000	1
2	B	7.286	20.000	145.720	4
3	C	8.110	18.027	146.199	2
4	D	7.318	18.000	131.724	2
5	E	7.500	20.000	150.000	2
6	F	(8.631 + 5.650) / 2	18	145.170	1
7	G	7.500	19.000	142.500	1
8	H	(18.905 + 18.831) / 2	7.50	141.510	1
9	I	(18.826 + 18.801) / 2	7.50	141.476	1
10	J	(18.90 + 18.84) / 2	7.50	141.525	1
11	K	(18.906 + 18.800) / 2	7.50	141.623	1
12	L	(6.877 + 7.160) / 2	18.00	126.333	1
TOTAL				18	2553.8622

NOTE - AREA ABOVE U.G.S.T.P. & U.G.W.T. TO BE MAINTAINED AS HARD SURFACE GREEN

LEGEND:-

- 10% MORTGAGE PLOTS
- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- OPEN/GREEN

PROJECT:
LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 10.4125 ACRES IN VILLAGE SOHNA, SECTOR-7, BALUDA RD, SOHNA RURAL, HARYANA 122102

OWNER:
DEVELOPED BY
M/S N.B. BUILDCON PVT. LTD.
ARCHITECTURE, INTERIOR DESIGNING, PLANNING
CRS TOWERS 71 For Service Plan Estimate Only
Marg, Sector 18, Gurugram, Haryana 122019
M:- 0-9810368520
Mail:- project@crsinvestment.com

For NB BUILDCON PVT. LTD.
For NB BUILDCON PVT. LTD.
Director
Ar. RUBY JAIN
CA/2014/65532
Ar. RUBY JAIN
CA/2014/65532
DRAFTING TITLE:
LAYOUT PLAN
EXTERNAL SITE PLAN
IRRIGATION LAYOUT
DATE:- FEB 2022
SCALE:- 1:550 (A1)
SHEET NO. 01

To be read with Licence No. 168 of 2022 dated 21/10/2022

- That this Layout plan for an area measuring 10.4125 acres (Drawing No. DG.TCP-8692 dated 21-10-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by N.B. Buildcon Pvt. Ltd. in Sector-7, Sohna 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 demarcation plans 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 General, 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 DG.TCP 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 DG.TCP, 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 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 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 Photovoltaic 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANSAY NARANG) ATP (HQ)
(R.S. BATTI) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(P.P. SINGH) CTP (HR)
(T.L. SATYAPRAKASH, IAS) DG,TCP (HR)
(RAM KYTAR BASSI) JD (HQ)

PLUMBING LEGEND:-	
---	GARDEN IRRIGATION LINE
●GH	GARDEN HYDRANT



SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS	AREA %	AREA ACRES	AREA SQ.MTS	AREA %
Required Open Space	0.7809	3160.3368	7.50	0.9091	3679.3974	8.7318
10% area to be Transferred free of cost to the govt.	1.0412	4213.7825	10.00	1.0412	4213.9201	10.0003
Commercial Area	0.4164	1685.5130	4.00	0.4135	1673.6274	3.9717
Area Under Plots	6.3516	25704.0732	61.00	6.0241	24378.7354	57.8547
Total Permissible Area		27389.5862	65.00		26052.3628	61.8264

SITE	SITE AREA (ACRES)	SITE AREA (SQ.MTS.)
Area for plotting	10.4125	42137.8250

PLOTTED AREA CHART					
S.No	PLOT TYPE	WIDTH	LENGTH	AREA/PILOT SQMS	NO OF PLOTS
1	A	7.500	18.000	135.000	14
2	B	7.286	20.000	145.720	28
3	C	8.110	18.027	146.199	24
4	D	7.318	18.000	131.724	5
5	E	7.500	20.000	150.000	12
6	F	(8.631 + 5.650) / 2	18	145.170	1
7	G	7.500	19.000	142.500	12
8	H	(18.905 + 18.831) / 2	7.50	141.510	1
9	I	(18.826 + 18.801) / 2	7.50	141.476	1
10	J	(18.90 + 18.84) / 2	7.50	141.525	1
11	K	(18.906 + 18.800) / 2	7.50	141.623	1
12	L	(6.877 + 7.160) / 2	18.00	126.333	1
13	M	(5.150 + 11.402) / 2	18.027	148.191	1
14	N	(4.402 + 10.654) / 2	18.027	135.707	1
15	O	7.000	18.027	126.180	1
16	P	(18.905 + 18.901) / 2	7.50	141.510	1
17	Q	(18.808 + 18.901) / 2	7.50	141.476	1
18	R	(18.90 + 18.84) / 2	7.50	141.525	1
19	S	(18.906 + 18.800) / 2	7.50	141.623	1
20	T	(6.877 + 7.160) / 2	18.00	126.333	1
TOTAL				176	24378.7354