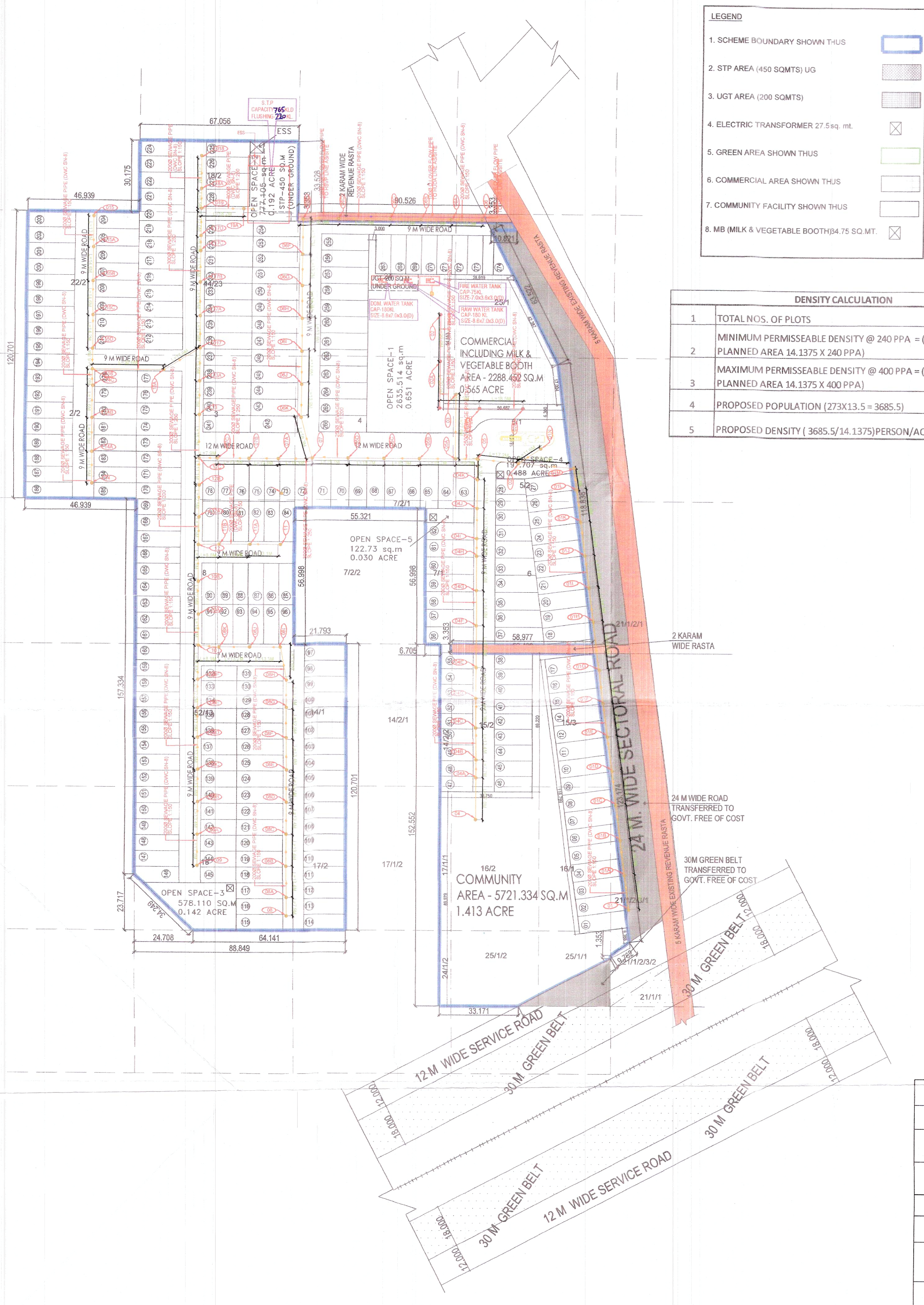




LEGEND

1. SCHEME BOUNDARY SHOWN THUS	[Symbol]
2. STP AREA (450 SQMTS) UG	[Symbol]
3. UGT AREA (200 SQMTS)	[Symbol]
4. ELECTRIC TRANSFORMER 27.5 sq. mt.	[Symbol]
5. GREEN AREA SHOWN THUS	[Symbol]
6. COMMERCIAL AREA SHOWN THUS	[Symbol]
7. COMMUNITY FACILITY SHOWN THUS	[Symbol]
8. MB (MILK & VEGETABLE BOOTH) 34.75 SQ. MT.	[Symbol]

DENSITY CALCULATION

1	TOTAL NOS. OF PLOTS	273
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 14.1375 X 240 PPA)	3393
3	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 14.1375 X 400 PPA)	5655
4	PROPOSED POPULATION (273X13.5 = 3685.5)	3685.5
5	PROPOSED DENSITY (3685.5/14.1375) PERSON/ACRE	260.69

PLOT AREA & CALCULATION

S.NO	PLOT NO.	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA
1	1	7.300	20.500	12	149.550	1795.800 SQ.M
2	14	7.300	20.500	4	149.550	598.600 SQ.M
3	18	7.000	20.000	9	140.000	1260.000 SQ.M
4	27	7.200	20.000	1	144.000	144.000 SQ.M
5	28	(6.512x12.117)+(6.512x0.839)/2=78.905+2.731		1	81.636	81.636 SQ.M
6	29	(6.512x12.956)+(6.512x0.839)/2=84.369+2.731		1	87.100	87.100 SQ.M
7	30	(6.550x13.796)+(6.550x0.844)/2=90.363+2.764		1	93.127	93.127 SQ.M
8	31	(6.550x14.640)+(6.550x0.844)/2=95.892+2.764		1	98.656	98.656 SQ.M
9	32	(7.250x15.484)+(7.250x0.934)/2=117.259+3.385		1	115.644	115.644 SQ.M
10	33	(7.250x16.419)+(7.250x0.935)/2=119.037+3.389		1	122.426	122.426 SQ.M
11	34	(7.250x17.353)+(7.250x0.935)/2=125.809+3.389		1	129.198	129.198 SQ.M
12	35	(7.250x18.288)+(7.250x0.935)/2=132.588+3.389		1	135.977	135.977 SQ.M
13	36	(7.250x19.222)+(7.250x0.935)/2=139.359+3.389		1	142.748	142.748 SQ.M
14	37	(7.250x20.157)+(7.250x0.935)/2=146.138+3.389		1	149.527	149.527 SQ.M
15	38	6.660	16.000	1	106.560	106.560 SQ.M
16	39	6.570	16.000	8	105.120	840.960 SQ.M
17	47	6.570	13.750	8	90.338	722.700 SQ.M
18	55	6.660	13.750	1	91.575	91.575 SQ.M
19	56	7.300	20.455	6	149.322	895.929 SQ.M
20	62	7.198	20.455	1	147.235	147.235 SQ.M
21	63	7.600	19.700	9	149.720	1347.480 SQ.M
22	72	7.376	19.700	1	145.307	145.307 SQ.M
23	73	6.500	16.998	5	110.487	552.435 SQ.M
24	78	6.556	16.998	1	111.439	111.439 SQ.M
25	79	6.556	16.900	1	110.796	110.796 SQ.M
26	80	6.500	16.900	5	109.850	549.250 SQ.M
27	85	6.500	16.900	5	109.850	549.250 SQ.M
28	90	6.556	16.900	2	110.796	221.593 SQ.M
29	92	6.500	16.900	5	109.850	549.250 SQ.M
30	97	6.801	17.249	1	117.310	117.310 SQ.M
31	98	6.700	17.249	17	115.568	1964.661 SQ.M
32	115	6.700	19.600	13	131.320	1707.160 SQ.M
33	128	6.150	19.600	3	120.540	361.620 SQ.M
34	131	6.151	19.600	1	120.560	120.560 SQ.M
35	132	6.151	15.000	1	92.265	92.265 SQ.M
36	133	6.150	15.000	3	92.250	276.750 SQ.M
37	136	6.700	15.000	10	100.500	1005.000 SQ.M
38	146	(6.851x15.237)+(3.768x3.234)/(3.617x3.768)/2=104.354+12.185+6.814		1	123.354	123.354 SQ.M
39	147	6.700	19.000	11	127.300	3946.300 SQ.M
40	178	6.700	17.939	8	120.191	961.530 SQ.M
41	186	6.700	20.000	17	134.000	2278.000 SQ.M
42	203	6.801	20.000	1	136.020	136.020 SQ.M
43	204	7.250	17.939	6	130.058	780.347 SQ.M
44	210	7.300	17.939	2	130.955	261.909 SQ.M
45	212	6.800	19.000	12	129.200	1550.400 SQ.M
46	224	6.676	19.000	1	126.844	126.844 SQ.M
47	225	6.800	18.340	3	124.712	374.136 SQ.M
48	228	7.128	18.340	1	130.728	130.728 SQ.M
49	229	6.547	20.000	1	130.940	130.940 SQ.M
50	230	6.500	20.000	2	130.000	260.000 SQ.M
51	232	6.950	20.000	10	139.000	1390.000 SQ.M
52	242	6.950	20.000	1	104.250	104.250 SQ.M
53	243	6.950	20.000	9	139.000	1251.000 SQ.M
54	252	6.500	20.000	2	130.000	260.000 SQ.M
55	254	6.547	20.000	1	130.940	130.940 SQ.M
56	255	6.903	20.000	1	138.060	138.060 SQ.M
57	256	6.950	20.000	11	139.000	1529.000 SQ.M
58	267	6.500	16.500	7	107.250	750.750 SQ.M
59	274	(4.512x16.500)+(8.491x16.500)/2=74.448+70.050		1	144.498	144.498 SQ.M
				Total	273	34300.530 SQ.M
						8.4759 ACRE

REVISED DENSITY CALCULATION

1	TOTAL NOS. OF PLOTS	273
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 14.1375 X 240 PPA)	3393
3	MINIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 14.1375 X 400 PPA)	5655
4	PROPOSED POPULATION (273X13.5 = 3685.5)	3685.5
5	PROPOSED DENSITY (3685.5/14.1375) PERSON / AREA	260.69
6	REVISED POPULATION (273X18= 4914)	4914
7	REVISED PROPOSED DENSITY (4914/14.1375) PERSON / ACRE	347.58

Checked subject to Comments
In forwarding letter No. 20787
Dt. 14/11/2024 and notes
attached with the estimate
Sd/- Chief Engineer-I
HSVP, Panchkula

AREA STATEMENT

TOTAL AREA OF SCHEME UNDER DDJAY-2016	14.1375	ACRE
NET PLANNED AREA	14.1375	ACRE
AREA UNDER COMMERCIAL	0.5655	ACRE
AREA UNDER RESIDENTIAL PLOTS	8.4759	ACRE
TOTAL SALEABLE AREA	9.0414	ACRE

AREA STATEMENT

TOTAL AREA OF SCHEME UNDER DDJAY-2016	14.1375	ACRE
NET PLANNED AREA	14.1375	ACRE
AREA UNDER COMMERCIAL	0.5655	ACRE
AREA UNDER RESIDENTIAL PLOTS	8.4759	ACRE
TOTAL SALEABLE AREA	9.0414	ACRE

AREA FOR RESIDENTIAL PLOTS

MAXIMUM PERMISSIBLE AREA @ 61% OF NPA	8.6239	ACRE	OR IN SQ.M	34899.53	61.000%
PROVIDED AREA	8.4759	ACRE	OR IN SQ.M	34300.530	59.953%

AREA FOR COMMERCIAL

MAXIMUM PERMISSIBLE AREA @ 4% OF NPA	0.5655	ACRE	OR IN SQ.M	2288.494	4.000%
PROVIDED AREA	0.5655	ACRE	OR IN SQ.M	2288.452	4.000%

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA @ 10% OF NPA	1.4138	ACRE	OR IN SQ.M	5721.234	10.000%
PROVIDED AREA	1.4138	ACRE	OR IN SQ.M	5721.334	10.000%

AREA FOR PROVISION OF OPEN SPACE

REQUIRED OPEN SPACE @ 7.5% OF NPA	1.0603	ACRE	OR IN SQ.M	4290.926	7.500%
OPEN SPACE PROVIDED					
OPEN SPACE - 1	0.6513	ACRE	OR IN SQ.M	2635.514	
OPEN SPACE - 2	0.1920	ACRE	OR IN SQ.M	777.105	
OPEN SPACE - 3	0.1429	ACRE	OR IN SQ.M	578.110	
OPEN SPACE - 4	0.0489	ACRE	OR IN SQ.M	197.707	
OPEN SPACE - 5	0.0303	ACRE	OR IN SQ.M	122.730	
TOATL OPEN SPACE PROVIDED	1.0653	ACRE	OR IN SQ.M	4311.166	7.535%

AREA FOR UGT, STP & OTHERS

AREA FOR UGT (PROVIDED IN UNDER GROUND STRUCTURE)	0.049	ACRE	OR IN SQ.M	200.00	
AREA FOR STP (PROVIDED IN UNDER GROUND STRUCTURE)	0.111	ACRE	OR IN SQ.M	450.00	
MILK & VEGETABLE BOOTH (5X6.95 M)	0.009	ACRE	OR IN SQ.M	34.75	
ESS (5X5.5 M)	0.007	ACRE	OR IN SQ.M	27.50	

To be read with Licence No. 174 of 2022 Dated 21/10/2022 LC-4224
This Layout Plan for an area measuring 14.1375 acres (Drawing No. 3705 Dated 16/6/2022) is comprised of licence which is issued in respect of Affordable Residential Plotted Colony Under Deem Royal Sanction being developed by Sadan Realtech Pvt. Ltd., Sector-104, Gurugram is 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 size 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.
4. That for proper planning and integration of services in the area adjacent to the colony, the collector 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 collector 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 cartage way of 30 metres or wider sector road is applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Collector on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the collector in the licensed area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 4 metres 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 licensed area shall be transferred free of cost to the government in the line of Section 30(3)(iv) of the Act No. 6 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 licensee 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.
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 collector/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Canopus lighting.
17. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/51/2005-Shower dated 11.03.2014 issued by Haryana Government Renewable Energy Department.
18. That the collector/owner shall strictly comply with the directions issued vide Notification No. W&R/2016-27 dated 11.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
For Sadan Realtech Pvt. Ltd.
Director/Authorised Signatory

ELECTRIC SUBSTATION / SERVICES

PROJECTS: AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER "DDJAY 2016") OVER AN AREA MEASURING 14.1375 ACRES SITUATED AT SECTOR-104, VILL. DHANWAPUR, GURUGRAM, OWNED BY SADAN REALTECH PVT. LTD.

DRAWING TITLE: LAYOUT PLAN - SEWERAGE LAYOUT

OWNER: ARCHITECT: SCALE: 1:1000

AR. ANANDEEP BANSAI CA/2015/12167

Only For Service Plan Estimate
Executive Engineer
HSVP, Division No. 4 Gurugram

For service plan estimate only
Superintending Engineer,
HSVP Circle-4, Gurugram