

AREA STATEMENT						
TOTAL PLOT AREA	11.21875	ACRES	45400.5984	SQ.MTS.		
PERMISSIBLE						
NET PLANNED AREA	11.21875	ACRES	SQ.MTS.	%	ACRES	SQ.MTS
MAX PERMISSIBLE AREA	65 %	7.2922	29510.3890	64.08%	7.187	29085.358
PROPOSED PLOTTED AREA				62.02%	6.958	28157.008
PROPOSED COMMERCIAL AREA				2.06%	0.231	928.35
AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10 %	1.1219	4540.0598	10%	1.122	4542.53
MIN. GREEN AREA	7.5 %	0.8414	3405.0449	7.50%	0.841	3405.092
NO. OF PLOTS				204		
OCCUPANCY PER DWELLING PLOT				18		
TOTAL POPULATION		PERSONS		3672		
DENSITY	240-400	PPA		327		

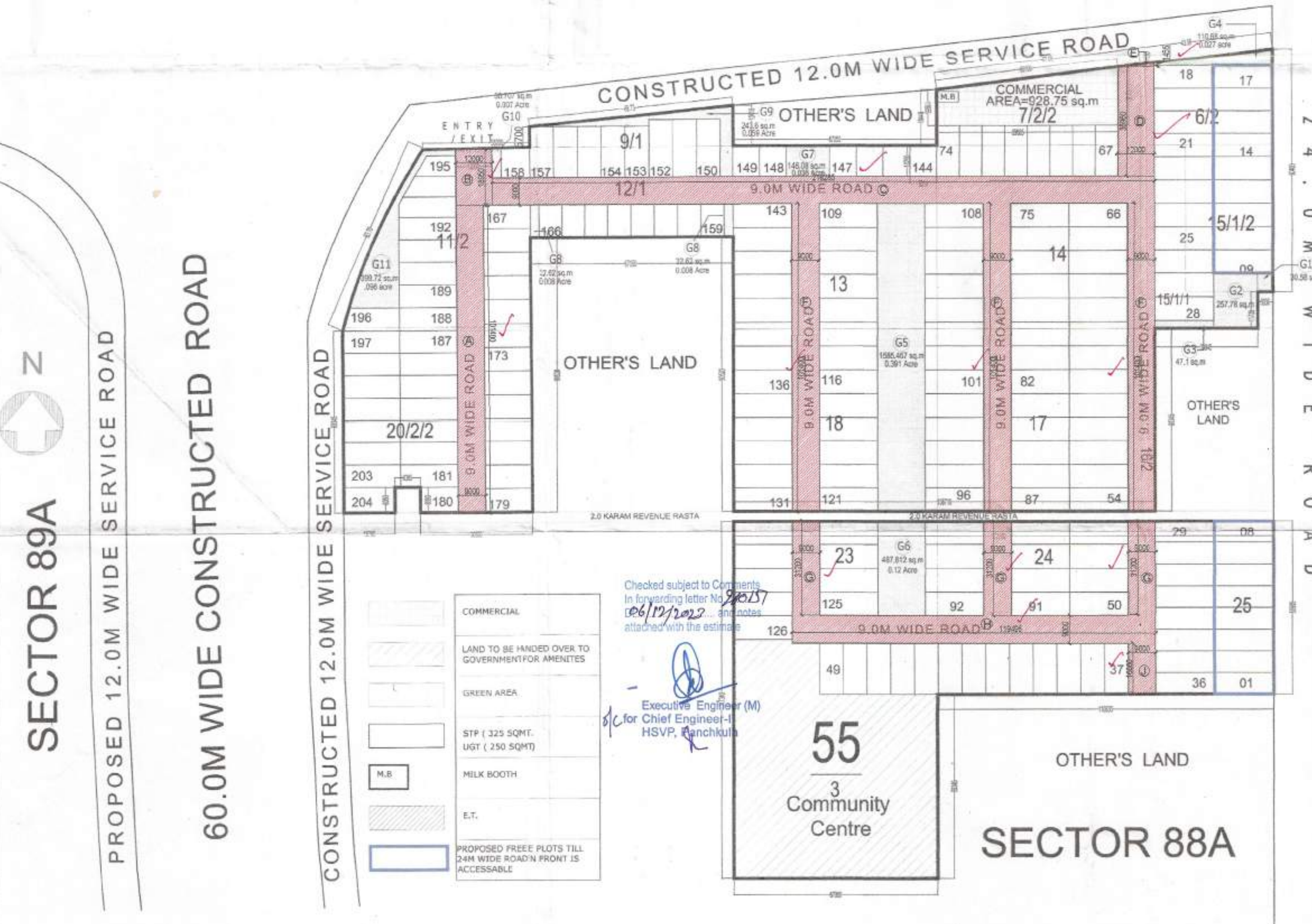
JYOTI PRAKASH SHARMA
CA/2008/43101

ROAD CALCULATION AREA				
	WIDTH	LENGTH	AREA	
A	101.400	9.000	1.0	912.6
B	12.000	18.95	1.0	227.4
C	218.285	9.00	1.0	1964.565
D	12.000	35.96	1.0	431.52
E	12.000	1.455	0.5	8.730
F	9.000	101.4	3	2737.800
G	9.000	31.2	3	842.400
H	119.495	9	1	1075.455
J	9.000	16.800	1	151.2
TOTAL ROAD AREA				8351.67

SECTOR 88B

12.0M WIDE SERVICE ROAD

60.0M WIDE CONSTRUCTED ROAD



To be read with Licence No. 70 of 2023 Dated 4/4/2023

That this Layout plan for an area measuring 11.21875 acres (Drawing No. 9116 Dated 05-04-23) comprised of being developed by Nani Resorts and Floriculture Pvt.Ltd., Sector-88A, 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 DTPC 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 DTPC, 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the Act No.6 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.
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- 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-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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- That the plot no. 1 to 17 (shown in blue colour) are freezed and you shall not create any third party rights on the freezed plots till the functional/construction of 24.0 mtr. wide road.

(NARENDER KUMAR) DTP(HQ)
(PANKAJ BENIWAL) ATP(HQ)
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(DINESH KUMAR) PA(HQ)
(P.P. ANSHU) CT(HR)
(T.L. SATYAPRAKASH, IAS) DC, (CP(HR))

Superintending Engineer,
HSVP Circle, Gurugram

Only For Plan Estimate

Executive Engineer,
HSVP Division No. 7, Gurugram

Behera Associates Pvt Ltd.

MEP CONSULTANTS

BEHERA ASSOCIATES PVT.LTD
F-623B, LADO SARAI BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:- 011-40583898 MOB:- 9811911853
EMAIL-behera.associates@gmail.com

DETAIL OF TOTAL NOS OF PLOT					
PLOT NO.	WIDTH	LENGTH	AREA (SQMT)	NOS OF PLOT	AREA IN SQ.MT
1 TO 8	7.125	19.485	138.831	8	1110.645
9 TO 17	7.698	19.485	149.996	9	1349.960
18 TO 28	7.698	19.485	149.996	11	1649.951
29 TO 36	7.125	19.485	138.831	8	1110.645
37 TO 49	7.810	16.800	131.208	13	1705.704
50 TO 66	7.800	19.215	149.877	17	2547.909
67 TO 74	7.450	16.785	125.216	8	1001.729
75 TO 91	7.800	19.215	149.877	17	2547.909
92 TO 108	7.800	19.215	149.877	17	2547.909
109 TO 125	7.800	19.215	149.877	17	2547.909
126 TO 143	7.800	19.215	149.877	18	2697.786
144 TO 149	8.810	10.295	90.699	6	544.194
150 TO 152	7.800	19.215	149.877	3	449.631
153 TO 157	7.905	17.00	134.385	5	671.925
158	9.464	10.1	95.586	1	95.586
159 TO 166	7.630	10.875	82.976	8	663.810
167 TO 179	7.800	15.51	120.978	13	1572.714
180	12.360	8.38	103.577	1	103.577
181 TO 192	7.424	18.75	139.200	12	1670.400
193	6.820	18.75	AS/P LINE	1	127.240
194	6.820	16.105	AS/P LINE	1	109.820
195	6.820	12.315	AS/P LINE	1	83.970
196	7.424	17.66	AS/P LINE	1	131.120
197 TO 203	7.424	18.75	139.200	7	974.400
204	16.770	8.382	140.566	1	140.566
TOTAL				204	28157.008
OR				ACRES	6.958

PROJECT NAME & ADDRESS :
SITE LAYOUT PLAN FOR Deen Dayal Jan Awas Yojna Affordable
plotted Housing Colony over an area measuring 11.3492 acres.
Site measuring = 11.21875 acres
[Rect/Killa No.33/6/2,7/2/2,9/1,11/2,12/1,13,14,15/1/1,15/2,16/2,
17,18,20/1/1,20/2/1,23,24,25,25/3
M/S NANI RESORTS AND FLORICULTURE PRIVATE LIMITED, falling in the Revenue Estate of Village
HARSARU, Sector-88A, Gurugram.
DEVELOPED BY

M/S NANI RESORTS AND
FLORICULTURE PRIVATE LIMITED

JYOTI PRAKASH SHARMA
CA/2008/43101

ARCHITECT'S SIGNATURE :

OWNER'S SIGNATURE :

DRAWING TITLE :

SITE & LAYOUT PLAN
ROAD LAYOUT

SCALE :

1 : 700

NORTH :

N



SECTOR 88A

GREEN AREA CALCULATION				
	SIZE			AREA (SQMT)
	WIDTH	LENGTH		
G-01	5.035	6.095	1	30.688
G-02	14.470	17.825	1	257.928
G-03	19.485	2.420	1	47.154
G-04	AS/ PLINE			110.680
G-05	15.635	101.405	1	1585.467
G-06	15.635	31.2	1	487.812
G-07	14.190	10.295	1	146.086
G-08	3.000	10.875	2	65.250
G-09	AS/ PLINE			243.600
G-10	3.060	10.035	1	30.707
G-11	AS/ PLINE			399.720
	TOTAL AREA			3405.092
		OR	ACRES	0.841
				7.50%

DETAIL OF TOTAL NOS OF FREEZE PLOTS TILL 24M WIDE ROAD IN FRONT IS ACCESSABLE				
PLOT NO.	WIDTH	LENGTH	AREA (SQMT)	NOS OF PLOT
1 TO 8	7.125	19.485	138.831	8
9 TO 17	7.698	19.485	149.996	9
TOTAL				17
OR			ACRES	0.608

SEWER

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Ramesh
Superintending Engineer,
HSVP Circle, Gurugram

Site Plan
HSVP Circle, Gurugram

SECTOR 88B

12.0M WIDE SERVICE ROAD

60.0M WIDE CONSTRUCTED ROAD

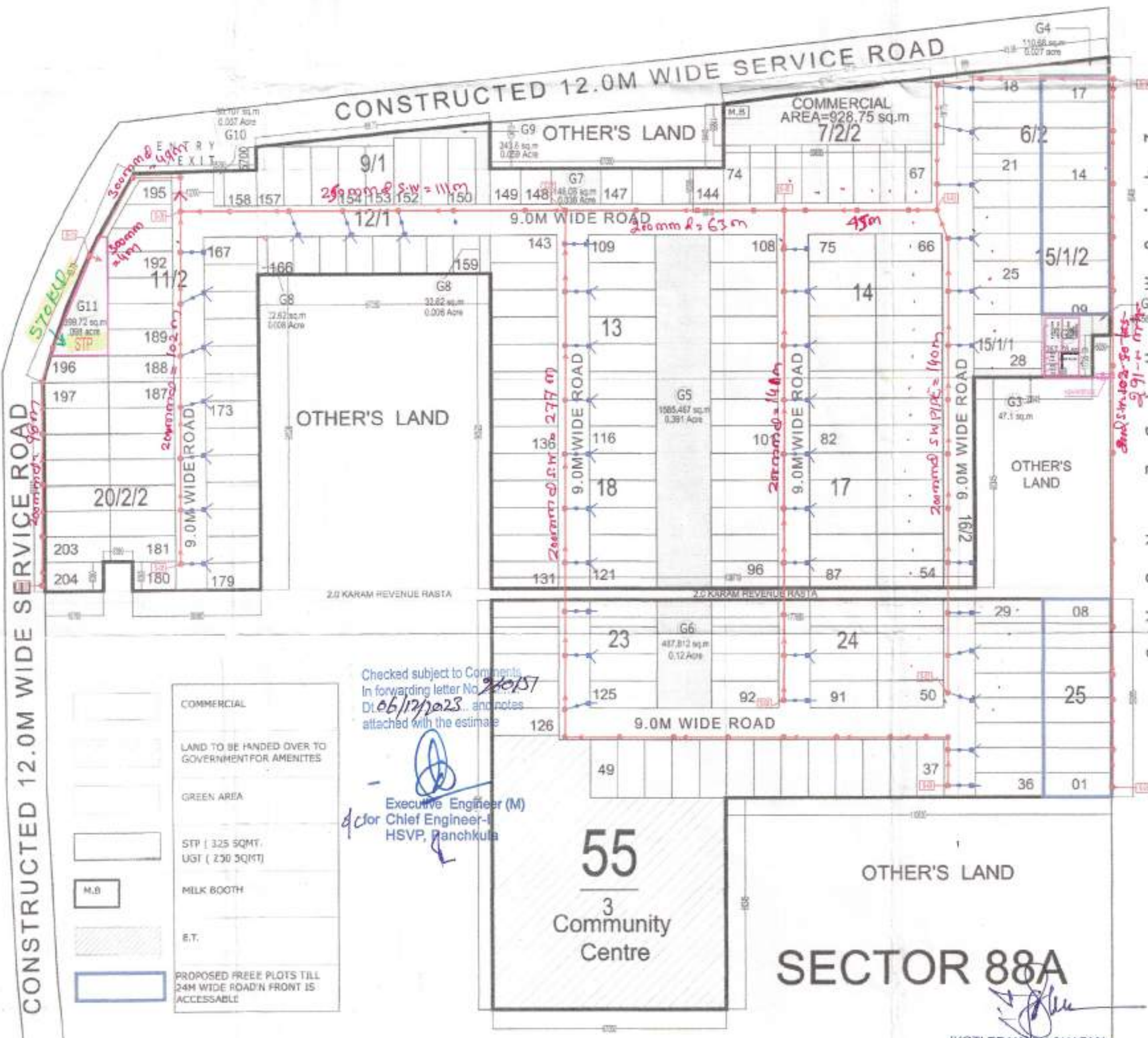
PLUMBING LEGEND:-

	SEWER MANHOLE (9100 & ABOVE)
	SW-SEWER LINE (DWC SN8)

SECTOR 89A

PROPOSED 12.0M WIDE SERVICE ROAD

60.0M WIDE CONSTRUCTED ROAD



COMMERCIAL
LAND TO BE HANDED OVER TO GOVERNMENT FOR AMENITIES
GREEN AREA
STP (1325 SQ.MT)
UST (230 SQ.MT)
M.B.
MILK BOOTH
E.T.
PROPOSED FREE PLOTS TILL 24M WIDE ROAD IN FRONT IS ACCESSIBLE

Checked subject to Comments
In forwarding letter No. 240157
Dt. 06/12/2023, and notes
attached with the estimate

Executive Engineer (M)
Chief Engineer-
HSVP, Ranchkula

SECTOR 88A

JYOTI PRAKASH SHARMA
CA/2008/43101

To be read with Licence No. 70 of 2023 Dated 4/4/2023

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(T.L. SATYAPRAKASH, IAS) DCT(HQ)

MEP CONSULTANTS

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F-623a, LADO SARAI BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:- 011-40583898 MOB:- 9811911853
EMAIL-behera.associates@gmail.com

SECTOR 88A

GREEN AREA CALCULATION

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	WIDTH	LENGTH		
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		OR	ACRES	0.841
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TOTAL			17	2460.605
OR			ACRES	0.608

HYDRAULIC SEWER DESIGN SHEET											
S.No.	Line No.	Length	Pipe Dia.	Slope (1 in 100)	Full	Road Formation Level at Start	Invert Level at Start	Road Formation Level at End	Invert Level at End		
	From	To	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)		
1	S-20	S-23	102.5	200.00	145.00	0.71	203.00	201.00	201.00		
2	S-23	S-23	32.0	200.00	145.00	0.22	203.00	201.00	201.00		
3	S-23	S-26	17.0	200.00	145.00	0.12	203.00	201.00	201.00		
4	S-24	S-25	14.0	200.00	145.00	0.30	203.00	201.00	201.00		
5	S-25	S-27	17.0	200.00	145.00	0.10	203.00	200.88	200.88		
6	S-28	S-27	55.0	200.00	145.00	0.58	203.00	201.80	201.42		
7	S-27	S-20	114.0	200.00	145.00	0.79	203.00	200.88	200.00		
8	S-20	S-20	103.4	200.00	145.00	0.71	203.00	201.80	200.00		
9	S-20	S-14	41.5	200.00	145.00	0.29	203.00	200.00	198.81		
10	S-10	S-12	73.5	200.00	145.00	0.51	203.00	201.80	201.29		
11	S-11	S-12	18.0	200.00	145.00	0.72	203.00	201.80	201.88		
12	S-12	S-14	148.0	200.00	145.00	1.01	203.00	201.29	200.25		
13	S-13	S-14	101.9	200.00	145.00	0.70	203.00	201.80	200.10		
14	S-14	S-16	46.5	200.00	145.00	0.31	203.00	198.81	198.48		
15	S-15	S-16	83.5	200.00	145.00	0.44	203.00	201.80	201.38		
16	S-16	S-16	38.5	250.00	185.00	0.20	203.00	196.40	196.30		
17	S-17	S-19	28.0	200.00	145.00	0.16	203.00	201.80	201.62		
18	S-18	S-19	77.0	200.00	145.00	0.53	203.00	201.80	201.27		
19	S-19	S-21	22.0	250.00	185.00	0.13	203.00	198.92	198.17		
20	S-20	S-21	15.0	200.00	145.00	0.10	203.00	201.80	201.70		
21	S-21	STP	5.0	250.00	190.00	0.03	203.00	196.17	196.14		

Behera Associates Pvt Ltd.

DETAIL OF TOTAL NOS OF PLOT

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	WIDTH	LENGTH		
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PROJECT NAME & ADDRESS :

SITE LAYOUT PLAN FOR Deen Dayal Jan Awas Yojna Affordable
plotted Housing Colony over an area measuring 11.3492 acres.
Site measuring = 11.21875 acres

(Plot No. 11.21875 acres) 17.18.20/1/1/20/2/1/23.24.26.55/3

M/S NANI RESORTS AND FLORICULTURE PRIVATE LIMITED, falling in the Revenue Estate of Village
HARSARU, Sector-88A, Gurugram.

DEVELOPED BY

M/S NANI RESORTS AND
FLORICULTURE PRIVATE LIMITED

JYOTI PRAKASH SHARMA
CA/2008/43101

ARCHITECT'S SIGNATURE :

OWNER'S SIGNATURE :

DRAWING TITLE :

SITE & LAYOUT PLAN SEWER

SCALE :

1 : 700

NORTH :

N

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RANK-2
Superintending Engineer,
HSVP Circle, Gurugram

CA/2008/43101

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- 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 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- That the plot no. 1 to 17 (shown in blue colour) are freeze and you shall not create any third party rights on the freeze plots till the functional construction of 24.0 mtr. wide road.

(NARENDER KUMAR) DTP(HQ) (HITESH SHARMA) STP(MHJ) (P.P. JINSH) CTP(HR) (T.L. SATYAPRAKASH, AS) DG, CTP(HR) (PANKAJ BANIWA) ATP(HQ) (DINESH KUMAR) PA(HQ)

MEP CONSULTANTS
BEHERA ASSOCIATES PVT.LTD
F-623a, LADO SARAI BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:- 011-40583898 MOB:- 9811911853
EMAIL:-behera.associates@gmail.com

SECTOR 88A

GREEN AREA CALCULATION				
	SIZE		AREA (SQMT)	
	WIDTH	LENGTH		
G-01	5.035	6.095	1	30.688
G-02	14.470	17.825	1	257.928
G-03	19.485	2.420	1	47.154
G-04	AS/PLINE			110.680
G-05	15.635	101.405	1	1585.467
G-06	15.635	31.2	1	487.812
G-07	14.190	10.295	1	146.086
G-08	3.000	10.875	2	65.250
G-09	AS/PLINE			243.600
G-10	3.060	10.035	1	30.707
G-11	AS/PLINE			399.720
TOTAL AREA				3405.092
OR			ACRES	0.841
				7.50%

DETAIL OF TOTAL NOS OF FREEZE PLOTS TILL 24M WIDE ROAD IN FRONT IS ACCESSABLE					
PLOT NO.	PLOT SIZE	AREA (SQMT)	NOS OF PLOT	AREA IN SQ.MT	
	WIDTH	LENGTH			
1 TO 8	7.125	19.485	138.831	8	1110.645
9 TO 17	7.698	19.485	149.996	9	1349.960
TOTAL			17	2460.605	
OR			ACRES		0.608

TITLE :- STORM WATER DRAINAGE - HYDRAULIC DESIGN CHART										
S.No	Line No.	Length In mtr.	Pipe dia (mm)	Slope (mm) 1 in	Fall in line mtr.	Road level at Start	Invert Level at Start	Road level at End	Invert Level at End	
1	R-01	R-04	78	400	450	0.17	203.05	201.85	203.05	201.48
2	R-02	R-04	40	400	450	0.09	203.05	201.85	203.05	201.56
3	R-03	R-04	27	400	450	0.06	203.05	201.85	203.05	201.59
4	R-04	R-06	40	400	450	0.09	203.05	201.48	203.05	201.38
5	R-05	R-06	65	400	450	0.14	203.05	201.85	203.05	201.51
6	R-06	R-11	42	400	450	0.09	203.05	201.39	203.05	201.29
7	R-07	R-11	84	400	450	0.19	203.05	201.85	203.05	201.46
8	R-08	R-10	74	400	450	0.16	203.05	201.85	203.05	201.49
9	R-09	R-10	13	400	450	0.03	203.05	201.85	203.05	201.62
10	R-10	R-11	182	400	450	0.34	203.05	201.49	203.05	201.15
11	R-11	R-16	42	400	450	0.09	203.05	201.15	203.05	201.05
12	R-12	R-15	98	400	450	0.22	203.05	201.85	203.05	201.43
13	R-13	R-15	44	400	450	0.10	203.05	201.85	203.05	201.55
14	R-14	R-15	43	400	450	0.10	203.05	201.85	203.05	201.55
15	R-15	R-17	25	400	450	0.08	203.05	201.43	203.05	201.38
16	R-16	R-17	37	400	450	0.08	203.05	201.85	203.05	201.57
17	R-17	R-18	128	400	450	0.28	203.05	201.38	203.05	201.06
18	R-18	R-19	144	400	450	0.32	203.05	201.05	203.05	200.73
19	R-19	OUT	4	400	450	0.01	203.05	200.73	203.05	200.73

1173
Behera Associates Pvt Ltd.

DETAIL OF TOTAL NOS OF PLOT					
PLOT NO.	PLOT SIZE	AREA (SQMT)	NOS OF PLOT	AREA IN SQ.MT	
	WIDTH	LENGTH			
1 TO 8	7.125	19.485	138.831	8	1110.645
9 TO 17	7.698	19.485	149.996	9	1349.960
18 TO 28	7.698	19.485	149.996	11	1649.951
29 TO 36	7.125	19.485	138.831	8	1110.645
37 TO 49	7.810	16.800	131.208	13	1705.704
50 TO 66	7.800	19.215	149.877	17	2547.909
67 TO 74	7.460	16.785	125.216	8	1001.729
75 TO 91	7.800	19.215	149.877	17	2547.909
92 TO 108	7.800	19.215	149.877	17	2547.909
109 TO 125	7.800	19.215	149.877	17	2547.909
126 TO 143	7.800	19.215	149.877	18	2697.786
144 TO 149	8.810	10.295	90.699	6	544.194
150 TO 152	7.800	19.215	149.877	3	449.631
153 TO 157	7.905	17.00	134.385	5	671.925
158	9.464	10.1	95.586	1	95.586
159 TO 166	7.630	10.875	82.976	8	663.810
167 TO 179	7.800	15.51	120.978	13	1572.714
180	12.360	8.38	103.577	1	103.577
181 TO 192	7.424	18.75	139.200	12	1670.400
193	6.820	18.75	AS/P LINE	1	127.240
194	6.820	16.105	AS/P LINE	1	109.820
195	6.820	12.315	AS/P LINE	1	83.970
196	7.424	17.66	AS/P LINE	1	131.120
197 TO 203	7.424	18.75	139.200	7	974.400
204	16.770	8.382	140.566	1	140.566
TOTAL			204	28157.008	
OR			ACRES		6.958

PROJECT NAME & ADDRESS :
SITE LAYOUT PLAN FOR Deen Dayal Jan Awas Yojna Affordable
plotted Housing Colony over an area measuring 11.3492 acres.
Site measuring = 11.21875 acres.
[Rect/Killa No.33/6/2, 7/2/2, 1/1, 11/2, 12/1, 13, 14, 15/1/1, 15/2, 16/2,
17, 18, 20/1/1, 20/2/1, 23, 24, 26, 35/3
M/S NANI RESORTS AND FLORICULTURE PRIVATE LIMITED, 'falling in the Revenue Estate of Village
HARSARU, Sector-88A, Gurugram.

DEVELOPED BY
M/S NANI RESORTS AND
FLORICULTURE PRIVATE LIMITED

JYOTI PRAKASH SHARMA
CA/2008/43101

ARCHITECT'S SIGNATURE :

DRAWING TITLE :
SITE & LAYOUT PLAN
STORM WATER / RWH LAYOUT

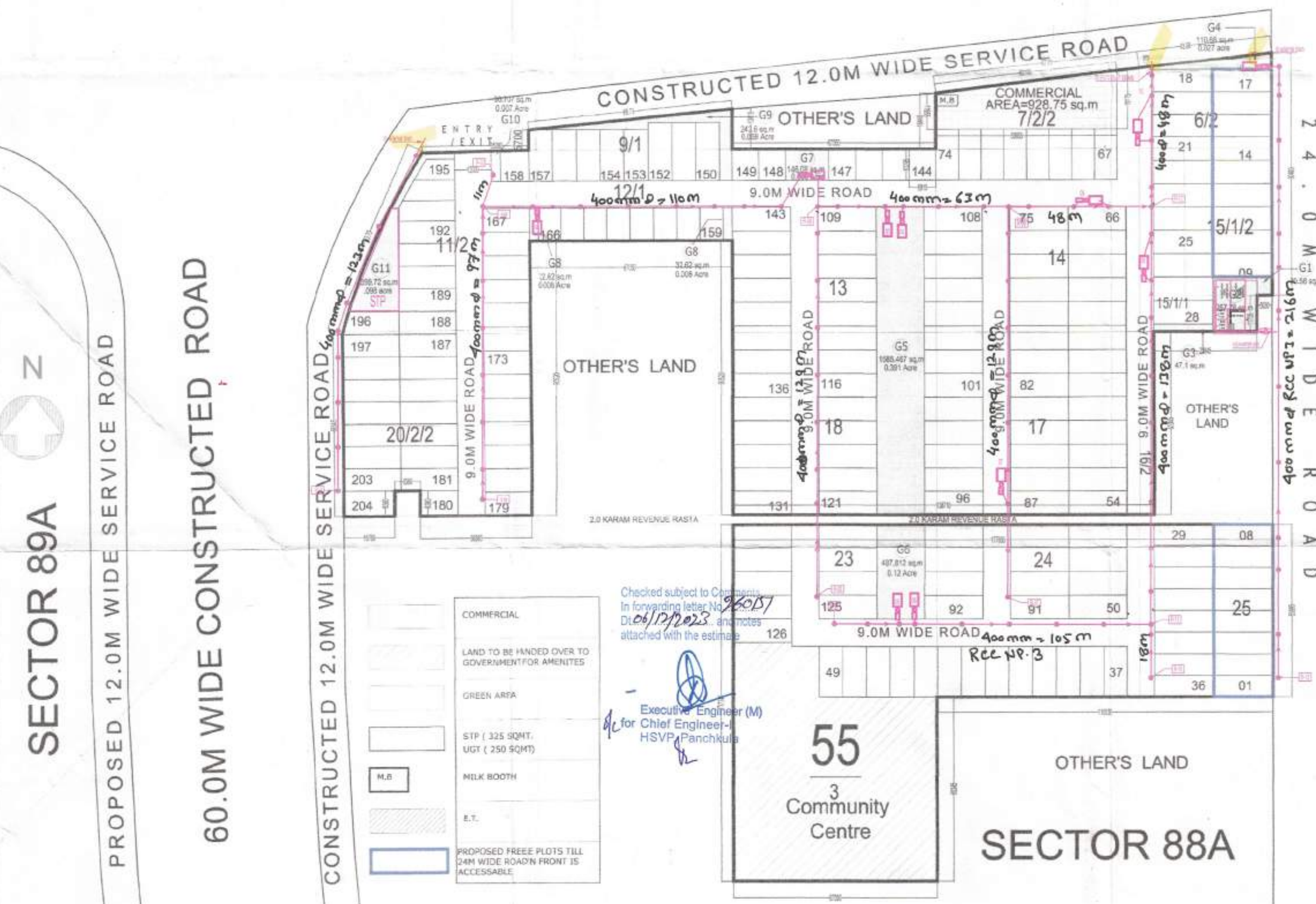
SCALE : 1 : 700

OWNER'S SIGNATURE :

NORTH :



PLUMBING LEGEND:-	
	STORM MANHOLE(9102 & ABOVE)
	ST-Storm Water Line(RCC NP2)
	RAIN WATER HARVESTING PIT



Checked subject to Conditions
In forwarding letter No. 2608/ST
Dated 04/12/2023 and notes
attached with the estimate

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

Dom. & flushing water

AREA STATEMENT

TOTAL PLOT AREA		11.21875 ACRES	45400.5984 SQ.MTS.			
		PERMISSIBLE		PROPOSED		
NET PLANNED AREA		11.21875	ACRES	SQ.MTS.	%	ACRES
MAX PERMISSIBLE AREA		65 %	7.2922	29510.3890	64.08%	7.187
PROPOSED PLOTTED AREA					62.02%	6.958
PROPOSED COMMERCIAL AREA					2.06%	0.231
AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.		10 %	1.1219	4540.0598	10%	1.122
MIN. GREEN AREA		7.5 %	0.8414	3405.0449	7.50%	0.841
NO. OF PLOTS					204	
OCCUPANCY PER DWELLING PLOT					18	
TOTAL POPULATION			PERSONS	3672		
DENSITY		240-400	PPA	327		

Superintending Engineer,
HSVP Circle, Gurugram

Only for Plot No. 1373

JYOTI PRAKASH SHARMA
CA/2008/43101

To be read with Licence No. 70 of 2023 Dated 4/4/2023

That this Layout Plan for an area measuring 11.21875 acres (Drawing No. 9116 Dated 05-04-23) comprised of being developed by Nani Resorts and Floriculture Pvt. Ltd., Sector-88A, 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 DTC 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 DTC, 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 licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensee.
- 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 31(1)(iii) of the Act No. 8 of 1975.
- That the road side 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 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.
- 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-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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- That the plot no. 1 to 17 (shown in blue colour) are freezed and you shall not create any third party rights on the freezed plots till the functional construction of 24.0 mtr. wide road.

(NARESH KUMAR) DTP(HQ)
(PANKAJ BENIWAL) ATP(HQ)
(HITESH SHARMA) STPM(HQ)
(P.P. SINGH) STPM(HQ)
(T.L. SATYAPRAKASH, AS) DG, CHHR
(DINESH KUMAR) PA(HQ)

MEP CONSULTANTS

BEHERA ASSOCIATES PVT.LTD
F-823a, LADO SARAI BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:- 011-40583898 MOB:- 9811911853
EMAIL-behera.associates@gmail.com

SECTOR 88A

GREEN AREA CALCULATION

DETAIL OF TOTAL NOS OF FREEZE PLOTS TILL 24M WIDE ROAD IN FRONT IS ACCESSABLE

PLOT NO.	PLOT SIZE	AREA (SQMT)	NOS OF PLOT	AREA IN SQ.MT
1 TO 8	7.125	19.485	8	1110.645
9 TO 17	7.698	19.485	9	1349.960
		TOTAL	17	2460.605
		OR	ACRES	0.608

TITLE:- DOMESTIC WATER SUPPLY HYDRAULIC CHART FOR RING LINES.											
S.NO	Line No	Length of Pipe	Dia of Pipe	Road LVL at start	Hydraulic LVL at start	Head at start	Road LVL at End	Hydraulic LVL at End	Head at End		
1	UGT	D-01	6	100	198.05	243.05	45.00	203.05	242.97	38.84	
2	D-01	D-02	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
3	D-02	D-03	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
4	D-03	D-04	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
5	D-04	D-05	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
6	D-05	D-06	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
7	D-06	D-07	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
8	D-07	D-08	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
9	D-08	D-09	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
10	D-09	D-10	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
11	D-10	D-11	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
12	D-11	D-12	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
13	D-12	D-13	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
14	D-13	D-14	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
15	D-14	D-15	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
16	D-15	D-16	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
17	D-16	D-17	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
18	D-17	D-18	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
19	D-18	D-19	8	100	203.05	242.97	38.84	203.05	242.97	38.84	
20	D-19	D-20	8	100	203.05	242.97	38.84	203.05	242.97	38.84	

Behera Associates Pvt Ltd.

DETAIL OF TOTAL NOS OF PLOT

PLOT NO.	PLOT SIZE	AREA (SQMT)	NOS OF PLOT	AREA IN SQ.MT
1 TO 8	7.125	19.485	8	1110.645
9 TO 17	7.698	19.485	9	1349.960
18 TO 28	7.698	19.485	11	1649.951
29 TO 36	7.125	19.485	8	1110.645
37 TO 49	7.810	16.800	13	1705.704
50 TO 66	7.800	19.215	17	2547.909
67 TO 74	7.460	16.785	8	1001.729
75 TO 91	7.800	19.215	17	2547.909
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109 TO 125	7.800	19.215	17	2547.909
126 TO 143	7.800	19.215	18	2697.786
144 TO 149	8.810	10.295	6	544.194
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158	9.464	10.1	1	95.586
159 TO 166	7.630	10.875	8	663.810
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193	6.820	18.75	1	127.240
194	6.820	16.105	1	109.820
195	6.820	12.315	1	83.970
196	7.424	17.66	1	131.120
197 TO 203	7.424	18.75	7	974.400
204	16.770	8.382	1	140.566
		TOTAL	204	28157.008
		OR	ACRES	6.958

PROJECT NAME & ADDRESS :

SITE LAYOUT PLAN FOR Deen Dayal Jan Awes Yojna Affordable plotted Housing Colony over an area measuring 11.3492 acres.

Site measuring = 11.21875 acres

(Drawing No. 9116/23 Dated 05-04-23) comprised of being developed by Nani Resorts and Floriculture Private Limited, falling in the Revenue Estate of Village HARSARU Sector-88A, Gurugram.

DEVELOPED BY

M/S NANI RESORTS AND FLORICULTURE PRIVATE LIMITED

JYOTI PRAKASH SHARMA
CA/2008/43101

ARCHITECT'S SIGNATURE :

OWNER'S SIGNATURE :

DRAWING TITLE :

SITE & LAYOUT PLAN
WATER SUPPLY / FIRE FIGHTING

SCALE :

1 : 700

NORTH :



SECTOR 88B

12.0M WIDE SERVICE ROAD

60.0M WIDE CONSTRUCTED ROAD

CONSTRUCTED 12.0M WIDE SERVICE ROAD

OTHER'S LAND

COMMERCIAL AREA=928.75 sq.m

7/2/2

100 mm & 150 mm 9.0M WIDE ROAD

100 mm & 150 mm 9.0M WIDE ROAD

100 mm & 150 mm 9.0M WIDE ROAD

100 mm & 150 mm 9.0M WIDE ROAD

100 mm & 150 mm 9.0M WIDE ROAD

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100 mm & 150 mm 9.0M WIDE ROAD

100 mm & 150 mm 9.0M WIDE ROAD

Checked subject to Comments
In forwarding letter No. 226/27
Dt. 06/12/2023 and notes
attached with the estimate

Executive Engineer (M)
for Chief Engineer
HSVP, Panchkula

55
3
Community Centre

SECTOR 88A

SECTOR 89A

PROPOSED 12.0M WIDE SERVICE ROAD

60.0M WIDE CONSTRUCTED ROAD

CONSTRUCTED 12.0M WIDE SERVICE ROAD

COMMERCIAL
LAND TO BE HANDED OVER TO
GOVERNMENT FOR AMENITIES
GREEN AREA
STP (325 SQMT)
UGT (250 SQMT)
MILK BOOTH
E.T.
PROPOSED FREEZE PLOTS TILL
24M WIDE ROAD IN FRONT IS
ACCESSABLE