

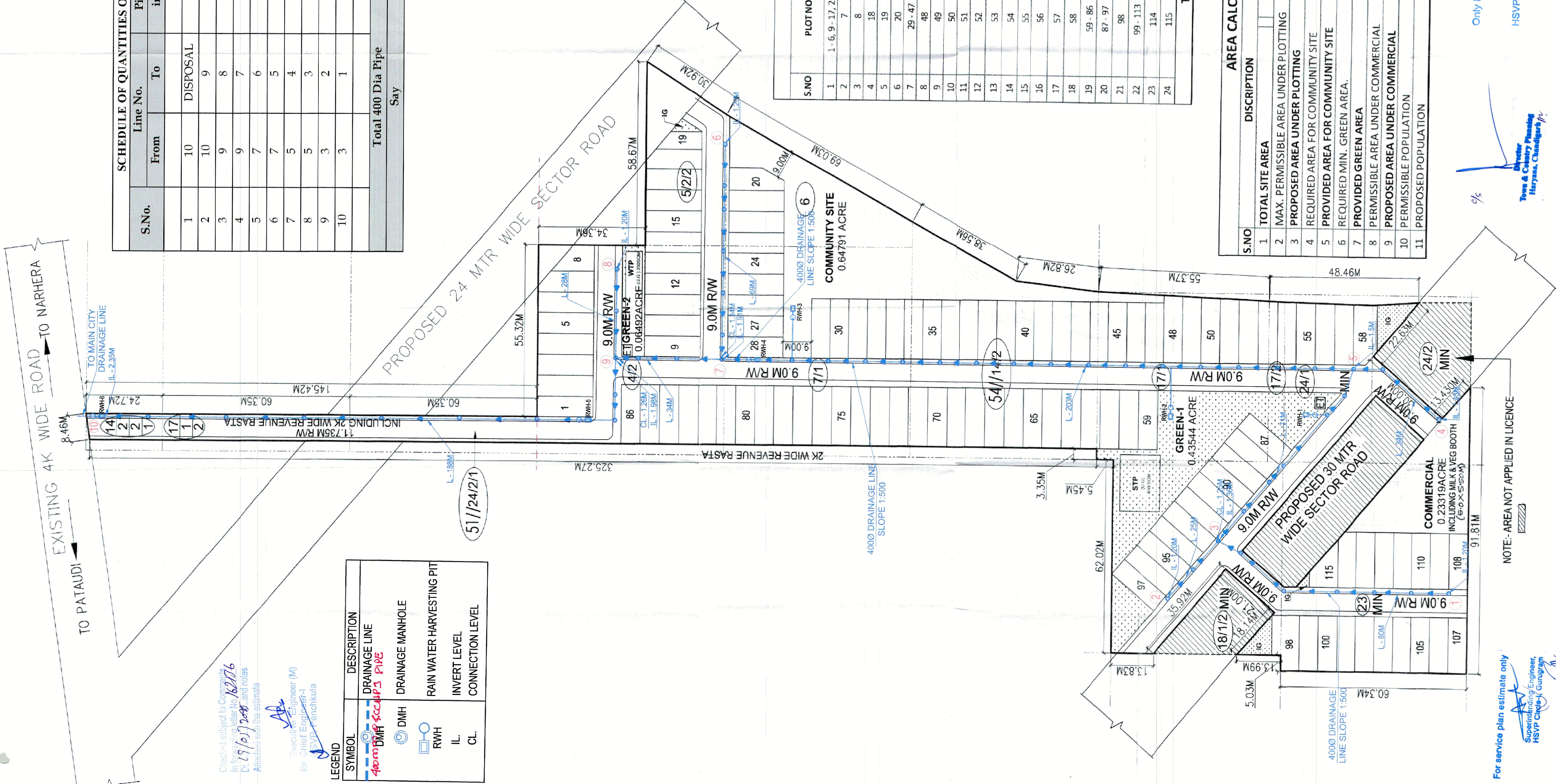
That this layout plan for an area measuring 6.475 acres (Drawing No. DTPC-11064 Dated 07-05-2025) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by VK & Sons Intratech Pvt. Ltd. in the revenue estate of Village Pataudi, Sector-2 B, Pataudi, District 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 data 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 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 33(3)(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 licensee through give and take with the land that HSNP 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/14/2016-5 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.22/52/2005-9power 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. 19/14/2016-5P dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANDEEP KUMAR) ATP(HQ) (RAKESH BANSAL) DTP (HQ) (VUJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP(HQ) (AMIT KHATRI, IAS) DTPC (HR)

(PARVEEN KUMAR) SJ(HQ)

SCHEDULE OF QUANTITIES OF R.C.C PIPES			
S.No.	Line No.		Length of Line in Meters
	From	To	
1	10	DISPOSAL	400
2	10	9	400
3	9	8	400
4	9	7	400
5	7	6	69
6	7	5	400
7	5	4	400
8	5	3	400
9	3	2	400
10	3	1	400
Total 400 Dia Pipe			742
Say			750



SYMBOL	DESCRIPTION
	Drainage Line
	Drainage Manhole
	Rain Water Harvesting Pit
	Invert Level
	Connection Level

Checked subject to Computer
In for signature letter No. 180706
Dt 19/07/2024 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSNP Circle Gurugram

PLOTS AREA CALCULATION				
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	NO OF PLOTS
1	1-6, 9-17, 21-28	6.70	18.00	23
2	7	ODD SIZE	111.201	1
3	8	ODD SIZE	87.684	1
4	18	ODD SIZE	107.654	1
5	19	ODD SIZE	68.975	1
6	20	ODD SIZE	114.865	1
7	29-47	6.00	18.97	19
8	48	ODD SIZE	127.654	1
9	49	ODD SIZE	129.240	1
10	50	ODD SIZE	127.658	1
11	51	ODD SIZE	126.076	1
12	52	ODD SIZE	124.500	1
13	53	ODD SIZE	123.000	1
14	54	ODD SIZE	121.500	1
15	55	ODD SIZE	120.672	1
16	56	ODD SIZE	119.909	1
17	57	ODD SIZE	119.147	1
18	58	ODD SIZE	140.105	1
19	59-86	6.20	19.00	28
20	87-97	6.20	18.00	11
21	98	ODD SIZE	146.130	1
22	99-113	6.035	18.00	15
23	114	ODD SIZE	90.420	1
24	115	ODD SIZE	99.930	1
TOTAL AREA				115

AREA CALCULATION			
S.NO	DISCRIPTION	%	AREA IN SQM
1	TOTAL SITE AREA		26203.373
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	15984.058
3	PROPOSED AREA UNDER PLOTTING	50.90%	13337.569
4	REQUIRED AREA FOR COMMUNITY SITE	10%	2620.337
5	PROVIDED AREA FOR COMMUNITY SITE	10%	2622.000
6	REQUIRED MIN. GREEN AREA	7.5%	1965.253
7	PROVIDED MIN. GREEN AREA	7.73%	2024.897
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	1048.135
9	PROPOSED AREA UNDER COMMERCIAL	3.60%	943.704
10	PERMISSIBLE POPULATION	240-400	1554
11	PROPOSED POPULATION	115X18	2070

Only For Service Plan Estimate
Executive Engineer
HSNP, Division No. V, Gurugram

For service plan estimate only
Superintending Engineer
HSNP Circle Gurugram

LAYOUT PLAN FOR DRAINAGE SYSTEM (04)

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	1762.182	0.43544
2	GREEN 2	262.715	0.06492
TOTAL		2024.897	0.50036

LEGEND	
	10% AREA OF TOTAL LAND HANDLED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA

ARCHITECTS

DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122016,
DWP ARCHITECTS LLP
Interior Planning
Vastu

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOUNA LAND MEASURING 6.47500 ACRES IN SECTOR-2, PATAUDI, DISTT-GURUGRAM, (HR) TO BE DEVELOPED BY M/S VK AND SONS INTRATECH PVT.LTD.

TITLE :- LAYOUT PLAN

SCALE:- 1:750

DATE:- 17-04-2025

OWNER/AUTH. SIGN.

ARCHITECT'S SIGN.