LC-5270

To be read with Licence No. 65 of 2025 Dated 07-05-2025.

That this layout plan for an area measuring 6.475 acres (Drawing no. DTCP-11069 Dated 07-05-25) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by VK & Sons Infratech Pvt. Ltd. in the revenue estate of Village Pataudi, Sector-2 & 3, Pataudi, District-Gurugram is hereby approved subject to the following conditions:-

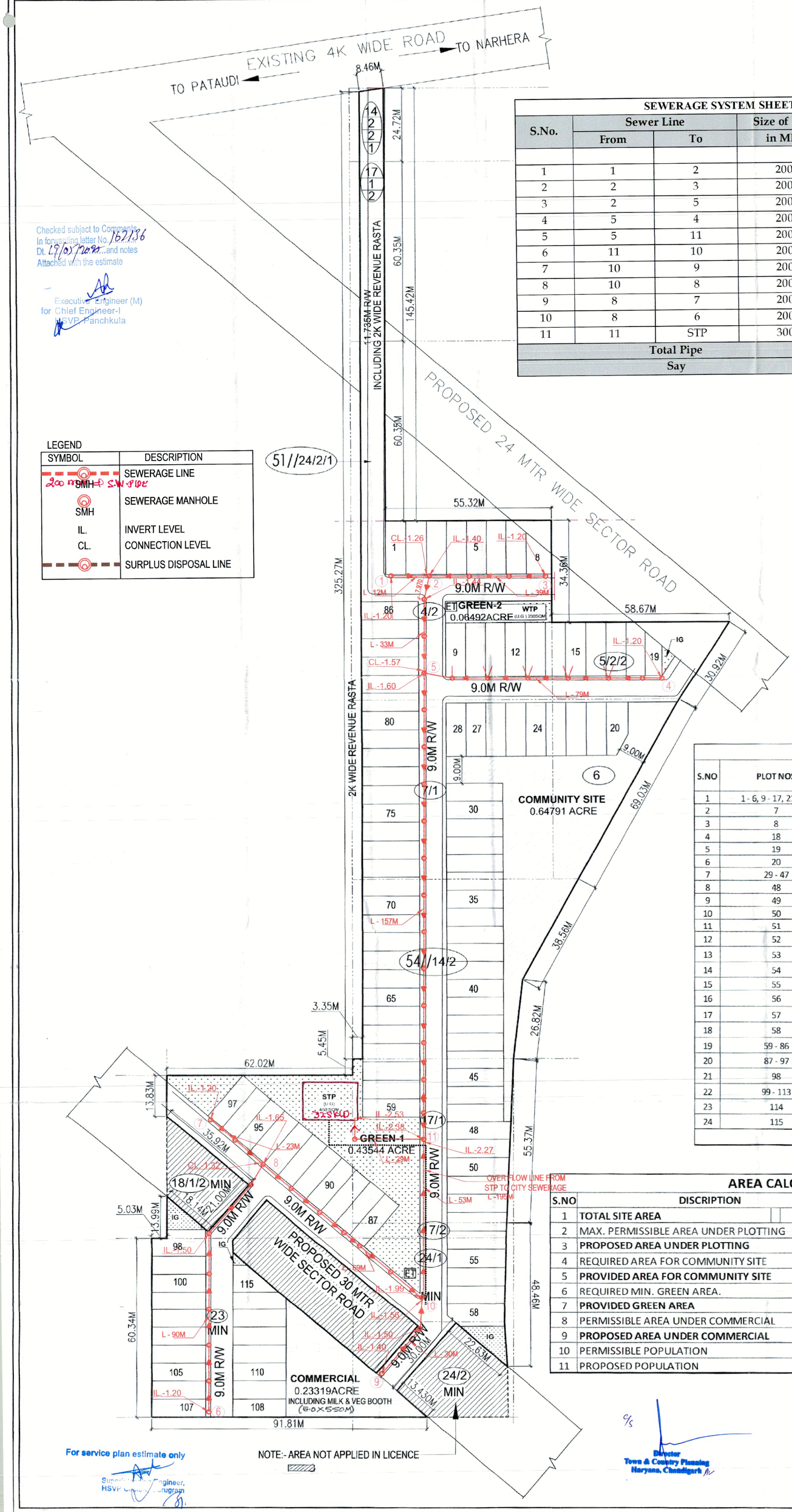
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per 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.
4. 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.
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 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. 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.
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 on the lines of Section 3(3)(a)(iii) of the Act No.8 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 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.
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 colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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. 19/4/2016-5 Power dated 14.03.2016.
18. 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.
19. 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.

(SANDEEP KUMAR) ATP(HQ) | (RAKESH BANSAL) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (BHUVNESH KUMAR) (CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

(PARVEEN KUMAR) SD(HQ)

Checked subject to Comments In forwarding letter No. 162136 Dt. 27/05/2025 and notes Attached with the estimate

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



SEWERAGE SYSTEM SHEET				
S.No.	Sewer Line From	Sewer Line To	Size of Pipe in MM	Length of Line in Meters
1	1	2	200	12
2	2	3	200	39
3	2	5	200	33
4	5	4	200	79
5	5	11	200	157
6	11	10	200	53
7	10	9	200	30
8	10	8	200	69
9	8	7	200	23
10	8	6	200	90
11	11	STP	300	29
Total Pipe				615
Say				615

LEGEND

SYMBOL	DESCRIPTION
SMH	SEWERAGE LINE
SMH	SEWERAGE MANHOLE
IL.	INVERT LEVEL
CL.	CONNECTION LEVEL
	SURPLUS DISPOSAL LINE

PLOTS AREA CALCULATION						
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	1 - 6, 9 - 17, 21 - 28	6.70	18.00	120.600	23	2773.800
2	7	ODD SIZE		111.201	1	111.201
3	8	ODD SIZE		87.684	1	87.684
4	18	ODD SIZE		107.654	1	107.654
5	19	ODD SIZE		68.975	1	68.975
6	20	ODD SIZE		114.865	1	114.865
7	29 - 47	6.00	18.97	113.820	19	2162.580
8	48	ODD SIZE		127.654	1	127.654
9	49	ODD SIZE		129.240	1	129.240
10	50	ODD SIZE		127.658	1	127.658
11	51	ODD SIZE		126.076	1	126.076
12	52	ODD SIZE		124.500	1	124.500
13	53	ODD SIZE		123.000	1	123.000
14	54	ODD SIZE		121.500	1	121.500
15	55	ODD SIZE		120.672	1	140.000
16	56	ODD SIZE		119.909	1	140.000
17	57	ODD SIZE		119.147	1	119.147
18	58	ODD SIZE		140.105	1	140.105
19	59 - 86	6.20	19.00	117.800	28	3298.400
20	87 - 97	6.20	18.00	111.600	11	1227.600
21	98	ODD SIZE		146.130	1	146.130
22	99 - 113	6.035	18.00	108.630	15	1629.450
23	114	ODD SIZE		90.420	1	90.420
24	115	ODD SIZE		99.930	1	99.930
TOTAL AREA					115	13337.569

LAYOUT PLAN FOR SEWERAGE SYSTEM (03)

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

AREA CALCULATION					
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM	
1	TOTAL SITE AREA		6.47500	26203.373	
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.94975	15984.058	
3	PROPOSED AREA UNDER PLOTTING	50.90%	3.29579	13337.569	
4	REQUIRED AREA FOR COMMUNITY SITE	10%	0.64750	2620.337	
5	PROVIDED AREA FOR COMMUNITY SITE	10%	0.64791	2622.000	
6	REQUIRED MIN. GREEN AREA.	7.5%	0.48562	1965.253	
7	PROVIDED GREEN AREA	7.73%	0.50036	2024.897	
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.25900	1048.135	
9	PROPOSED AREA UNDER COMMERCIAL	3.60%	0.23319	943.704	
10	PERMISSIBLE POPULATION	240-400	1554	2590.000	PERSONS
11	PROPOSED POPULATION	115X18	2070	320	PERSONS/AC

LEGEND	
	10% AREA OF TOTAL LAND HANDED 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,
E-MAIL: info@dnparchitects.com, Phone : +91-124-4376464
DnP ARCHITECTS LLP
Architecture Interior Planning Vastu

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 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.

NOTE:- AREA NOT APPLIED IN LICENCE

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

Director Town & Country Planning Haryana, Chandigarh

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

N W E S