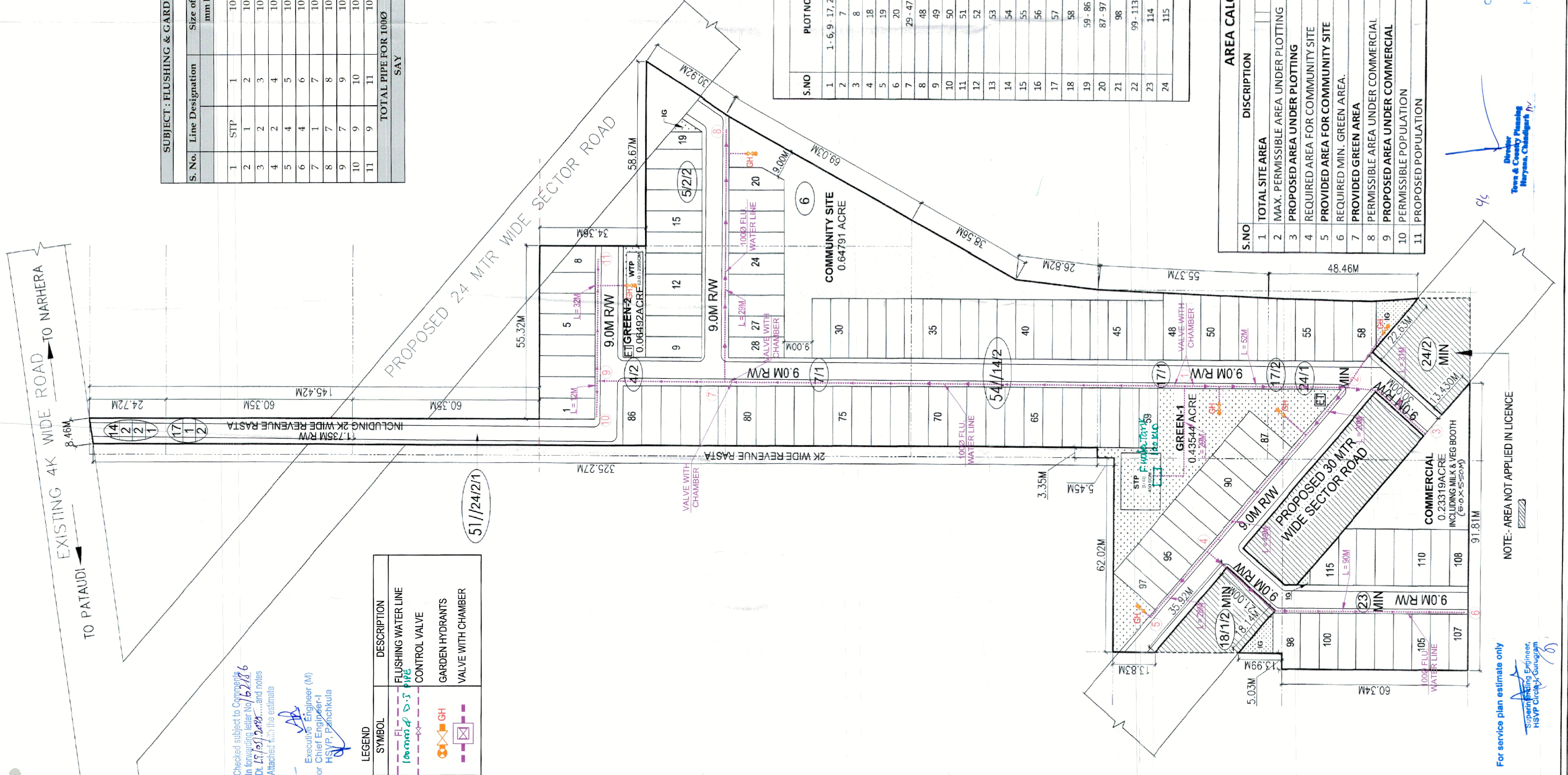


This layout plan for an area measuring 6.475 acres (Drawing No. DTPC/11069 Dated 07-05-2025) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by VK & Sons Infratech Pvt. Ltd. in the revenue estate of Village Pataudi, Sector-2 & 3, 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 area 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(a)(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 < 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 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 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.22/52/2005-5Power 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.

(SANDHEP KUMAR) ATP(HQ) (RAKESH RANSAU) DTP (HQ) (VILENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP(HQ) (AMIT KHATRI, IAS) DTPC (HQ) (PANKJEN KUMAR) SD(HQ)

SUBJECT: FLUSHING & GARDEN WATER SUPPLY SHEET			
S. No.	Line Designation	Size of Pipe mm Dia	Length of pipe
			100MM 150MM
1	STP	100	36
2		100	52
3		100	31
4		100	49
5		100	28
6		100	91
7		100	149
8		100	90
9		100	81
10		100	12
11		100	32
TOTAL PIPE FOR 100Ø			651
SAY			660



PLOTS AREA CALCULATION				
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	TOTAL AREA IN SQM
1	1-6, 9-17, 21-28	6.70	18.00	120.600
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	113.820
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	117.800
20	87-97	6.20	18.00	111.600
21	98	ODD SIZE	146.130	1
22	99-113	6.035	18.00	108.630
23	114	ODD SIZE	90.420	1
24	115	ODD SIZE	99.930	1
TOTAL AREA				115
				13337.569

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

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 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,
Haryana
D&P ARCHITECTS LLP E-MAIL: info@dandparchitects.com, Phone: +91-124-4376464
Vastu Planning

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

TITLE :- LAYOUT PLAN
SCALE:- 1:750
DATE:- 07-04-2025

OWNER/AUTH. SIGN.
ARCHITECT'S SIGN.

Checked subject to Comments
In forwarding letter No. 15/15/2025 dated 15/05/2025 and notes
Attached with the estimate
Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula

SYMBOL	DESCRIPTION
	FLUSHING WATER LINE
	CONTROL VALVE
	GARDEN HYDRANTS
	VALVE WITH CHAMBER

For service plan estimate only
NOTE:- AREA NOT APPLIED IN LICENCE

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