

This layout plan for an area measuring 6.475 acres (Drawing no. DTCP-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 InfraTech Pvt. Ltd. in the revenue estate of Village Pataudi, Sector-2 & 3, Pataudi, District-Gurgaon 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 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 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 licensed 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 33(1e)(ii) 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 7.5% 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 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 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. 19/14/2016-5 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.22/52/2005-5 power 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.

SCHEDULE OF QUANTITIES OF WATER SUPPLY			
S. No.	Line Designation		Length of pipe meters.
	From	To	
1	WTP	1	100
2	1	2	100
3	1	3	100
4	2	4	100
5	3	4	100
6	3	5	100
7	5	6	100
8	5	7	100
9	7	8	100
10	7	9	100
TOTAL FOR 100 DIA SAY			663

Checked by: 16/04/26
In the presence of: 16/04/26
Dt: 16/04/26
At: Pataudi

Executive Engineer (M)
for Engineer-I
Town & Country Planning
Haryana, Chandigarh

SYMBOL	DESCRIPTION
	DOMESTIC WATER LINE
	MUNICIPAL SUPPLY LINE
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
	EFHC
	TUBE WELL SUPPLY LINE
	VALVE WITH CHAMBER

(SANDHEEP KUMAR) ATP(HQ) (RAKESH BANSAI) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP(HQ) (AMIT KHATRI, IAS) DTP(HQ)

(PARVEEN KUMAR) SD(HQ)

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	111.201
3	8	ODD SIZE	87.684	87.684
4	18	ODD SIZE	107.654	107.654
5	19	ODD SIZE	68.975	68.975
6	20	ODD SIZE	114.865	114.865
7	29-47	6.00	18.97	113.820
8	48	ODD SIZE	127.654	127.654
9	49	ODD SIZE	129.240	129.240
10	50	ODD SIZE	127.658	127.658
11	51	ODD SIZE	126.076	126.076
12	52	ODD SIZE	124.500	124.500
13	53	ODD SIZE	123.000	123.000
14	54	ODD SIZE	121.500	121.500
15	55	ODD SIZE	120.672	140.000
16	56	ODD SIZE	119.909	140.000
17	57	ODD SIZE	119.147	119.147
18	58	ODD SIZE	140.105	140.105
19	59-86	6.20	19.00	117.800
20	87-97	6.20	18.00	111.600
21	98	ODD SIZE	146.130	146.130
22	99-113	6.035	18.00	108.630
23	114	ODD SIZE	90.420	1629.450
24	115	ODD SIZE	99.930	90.420
TOTAL AREA				13337.569

LAYOUT PLAN FOR DOMESTIC WATER SUPPLY SYSTEM (01)

GREEN AREA CALCULATION		
S.NO	CODE	AREA IN SQM
1	GREEN 1	1762.182
2	GREEN 2	262.715
TOTAL		2024.897

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

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 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	2590.000
11	PROPOSED POPULATION	115X18	320

Only For Servicing Plan Estimate
Executive Engineer
HSPV, Division No. V, Gurgaon

Director
Town & Country Planning
Haryana, Chandigarh

ARCHITECTS
DAULAT & PUNEET ARCHITECTS LLP.
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Architect
Interior Planning
Vasili
LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOUNG 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: 14-04-2025

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

For service plan estimate only
Supervising Engineer
HSPV Circle-4, Gurgaon

NOTE:- AREA NOT APPLIED IN LICENCE