

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 6.81 ACRES (LICENSE NO. DATED) IN VILLAGE RAISIKA, DISTT. NUH, HARYANA UNDER DEEN DAYAL JAIN AWAS YOJNA POLICY, BEING DEVELOPED BY RAHEJA DEVELOPERS LTD. AND OTHERS.

LAYOUT PLAN

OWNER ARCHITECT

Rev - 0 Scale: 1:300 Drawn by: MCHIT

OWNER RAHEJA DEVELOPERS

Area Statement in sq. meters for Residential Plotted Colony, Area-1 & 2, 3, 4, 5

Sl. No.	Particulars	Area (sq. m)
1	Area of Plotted Colony	68100
2	Area of Roads	10000
3	Area of Green Spaces	10000
4	Area of Other Amenities	10000
5	Area of Unplotted Land	10000
6	Total Area	108100

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Checked subject to comments in forwarding letter No. 246/236 Dt. 16.11.17 and notes attached with the estimate

Superintending Engineer(HO) for Chief Engineer HUDA Panchkula

13/11/17

24M WIDE ROAD

SEWER LAYOUT

Annexure-1
SEWERAGE MATERIAL STATEMENT

Sl	LINE	Length of line	Sl. of Pipe	Sl. of Pipe	Sl. of Pipe
NO.	FROM	TO	Mtr	mm	IN (MM)
1	1	2	80	200	80
2	2	4	04	200	84
3	3	4	72	200	72
4	4	6	33	200	33
5	5	6	72	200	72
6	4	8	33	200	33
7	7	8	72	200	72
8	8	13	34	200	34
9	9	10	36	200	36
10	10	11	30	200	30
11	11	12	46	200	46
12	12	13	61	200	61
13	13	16	42	200	42
14	14	15	58	200	58
15	15	16	22	200	22
16	16	21	30	200	30
17	17	18	39	200	39
18	18	19	30	200	30
19	19	25	46	200	46
20	20	21	21	200	21
21	21	27	34	200	34
Total				914	

LEGEND: -

SEWER PIPE LINE	2000 SEWER PIPE SLOPE 1:145
MANHOLE	●

24M WIDE ROAD

ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA), AREA MEASURING 6.81 ACRES (LICENSE NO. 33 OF 2017 DATED 16.06.2017) IN SECTOR-14, SOHNA, DISTRICT MEWAT BEING DEVELOPED BY BIGWAY ESTATES PVT LTD, STANDARD FARMS PVT LTD, ENKAY BUILDWELL PVT LTD, SH MANMOHAN KRISHAN DAANG S/O SH KRISHAN LAL IN COLLABORATION WITH RAHEJA DEVELOPERS LIMITED.

FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever.

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING

- (a) The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.
(b) The Maximum permissible ground coverage, basement, F.A.R (DDJAY Policy dated 06.03.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below -

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum Permissible Height (G+3 Floor) (Including stilt (S+4 Floor)) (in metres)
Upto 100 square metres	66%	Single Level	200%	15.00
Upto 100 to 150 square metres	60%	Single Level	200%	15.00

- (c) The stilts are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than three dwelling units shall be allowed on each plot.

4. BAR ON SUB-DIVISION OF PLOT

Sub-division & clubbing of the plots shall not be permitted any circumstances.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall project beyond the portion marked as residential buildable zone.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.

8. PARKING

- (a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. PLINTH LEVEL

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

10. BASEMENT

Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL

- (a) The boundary wall shall be constructed as per Code 7.5.
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.83 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below-
i). 0.5 meters Radius for plots opening on to open space.
ii). 1.0 meters Radius for plots.
(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST

- (a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
(b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot (and make suitable arrangement for disposal at the towable collection point to be provided by the coloniser).

16. ACCESS

No plot or public building will derive an access from less than 9.00 meters wide road.

17. GENERAL

- (i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) That the coloniser/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, if applicable.
(iii) That coloniser/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-S Power dated 14.03.2016, if applicable.
(iv) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Spower dated 23.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.

NOTE

Read this drawing in conjunction with the demarcation plan verified by D.T.P., Gurugram vide Endst no. 7656 dated 31.07.2017.

DRG. NO. DTCP/2017/107 DATED 13.03.2017

For Service Plan Estimation Only

Supervised by Engineer HUDA Circle, Gurugram

Engineer HUDA Div. No. 11 Gurugram

(OM PRAKASHI) ATP (HQ) (VJENDER SINGH) DTP (HQ) (P. P. SINGH) STP (E & V) HQ (KAMAL KUMAR) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

(BALWANT SINGH) SD (HQ)

RAHUL KUMAR B. Arch. M. Arch. (I.A.) CA.99/74559 Addl. Chief Engineer HUDA Gurugram

Checked subject to comments in forwarding letter No. 216.2.54 D... and notes attached with the estimate

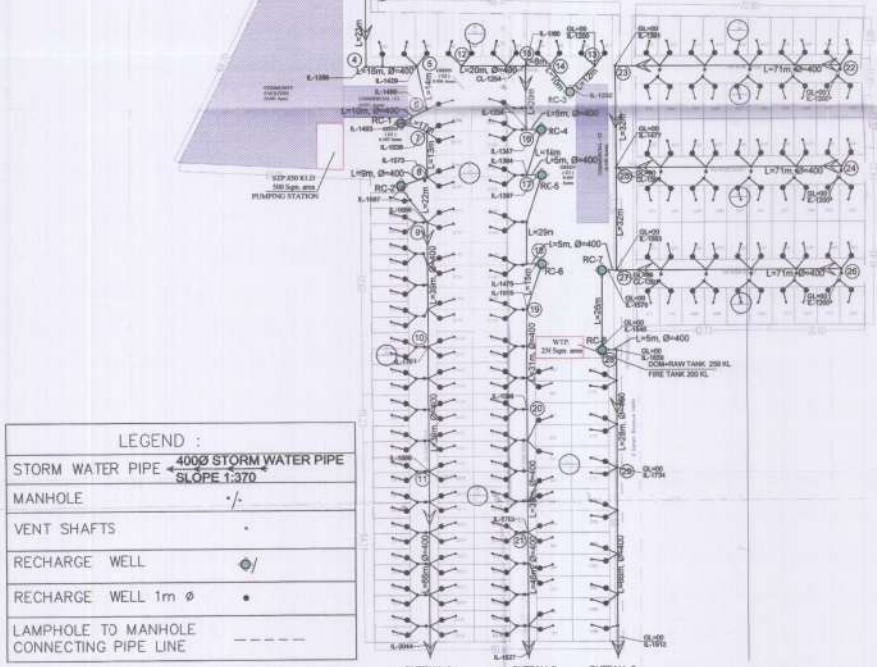
Signature of Engineer (HQ) for Chief Engineer HUDA Circle

24M WIDE ROAD

STORM WATER LAYOUT

MATERIAL STATEMENT - STORM WATER DRAINAGE

NO.	STORM LINE FROM	TO	PIPE IN MM	LENGTH OF LINE IN M	USE OF PIPE
1	1	2	400	25	25
2	2	3	400	25	25
3	3	4	400	25	25
4	4	5	400	18	18
5	5	6	400	18	18
6	6	RC-1	400	10	10
7	RC-1	7	400	12	12
8	7	8	400	12	12
9	8	RC-2	400	3	3
10	RC-2	10	400	22	22
11	10	11	400	30	30
12	11	12	400	30	30
13	12	OUTFALL 1	400	60	48
14	13	14	400	20	20
15	14	RC-3	400	10	10
16	RC-3	16	400	10	10
17	16	17	400	8	8
18	17	18	400	20	20
19	18	RC-4	400	5	5
20	RC-4	20	400	14	14
21	20	RC-5	400	5	5
22	RC-5	22	400	29	28
23	22	RC-6	400	5	5
24	RC-6	24	400	10	10
25	24	25	400	30	28
26	25	26	400	10	10
27	26	OUTFALL 2	400	75	71
28	27	28	400	10	10
29	28	29	400	10	10
30	29	30	400	30	28
31	30	31	400	30	28
32	31	32	400	30	28
33	32	33	400	30	28
34	33	34	400	30	28
35	34	35	400	30	28
36	35	36	400	30	28
37	36	37	400	30	28
38	37	RC-7	400	5	5
39	RC-7	39	400	30	28
40	39	RC-8	400	5	5
41	RC-8	41	400	30	28
42	41	OUTFALL 3	400	60	58
TOTAL					488



LEGEND :

STORM WATER PIPE	400Ø STORM WATER PIPE
MANHOLE	• / -
VENT SHAFTS	•
RECHARGE WELL	⊙
RECHARGE WELL 1m Ø	•
LAMP HOLE TO MANHOLE CONNECTING PIPE LINE	---

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- (v) That 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, if applicable.
- (vi) 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, if applicable.

NOTE

Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Encl no. 7858 For Service Plan dated 31.07.2017.

DRG. NO. DTCP / 111 DATED 18.08.2017

IOM PRAKASH, A/P (HQ)
 NUNDEER SINGH, DTP (HQ)
 P. P. SINGH, STP (E & V) HQ
 KAMAL KUMAR, CTP (HQ)
 T. L. SATYAPRAKASH, IAS, DTCP (HR)
 BALWANT SINGH, SD (HQ)

Addl. Chief Engineer, HUDA Gurugram
 Superintending Engineer (HCU) Chief Engineer, HUDA Gurugram
 Addl. Chief Engineer, HUDA Gurugram

Checked subject to comments in drawing no. 228/2016 dt. 16/10/17 and notes attached with the setting.

24M WIDE ROAD

