

That this layout plan for an area measuring 8.35 acres (Drawing no. DTCP-11299 Dated 05-08-2025) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by VK and Sons Buildwell Pvt. Ltd. in collaboration with individual land owners in the revenue estate of Village Narhera, 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 DTCP for the modification of layout plans of the colony.
- That the revenue rasta 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 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.
- 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 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.
- 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.
- 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 licenced 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.
- 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 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.
- 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-SPower 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.

(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)

SUBJECT : FLUSHING & GARDEN WATER SUPPLY

S.No.	Line Designation	Size of Pipe	Length of Line
		in MM	in Meters
1	STP	1	100
2	1	2	100
3	2	3	100
4	1	4	100
5	4	5	100
6	5	10	100
7	10	11	100
8	11	12	100
9	12	13	100
10	13	14	100
11	12	15	100
12	6	7	100
13	7	8	100
14	8	9	100
15	8	2	100
TOTAL for 100 DIA.			823
SAY			825

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE
1	TOTAL SITE AREA		8.35000
2	AREA UNDER 30.0 M WIDE SECTOR ROAD		0.09180
3	AREA UNDER UD		0.06944
4	BALANCE AREA FOR PLANING		8.18876
5	50% AREA BENEFIT OF 30.0 M WIDE SECTOR ROAD		0.04590
6	NET PLANNED AREA		8.23466
7	MAX. PERMISSIBLE AREA UNDER PLOTTING ON NET PLANNED AREA	61%	5.02314
8	PERMISSIBLE AREA UNDER COMMERCIAL ON NET PLANNED AREA	4%	0.32939
9	MAX. PERMISSIBLE SALEABLE AREA	65%	5.35253
10	PROPOSED AREA UNDER PLOTTING	56.08%	4.61797
11	PROPOSED AREA UNDER COMMERCIAL	3.57%	0.29413
12	PROPOSED AREA UNDER PLOTTING & COMMERCIAL	59.65%	4.91210
13	REQUIRED AREA FOR COMMUNITY FACILITIES ON TOTAL SITE AREA	10%	0.83500
14	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	0.83522
15	REQUIRED MIN. GREEN AREA ON TOTAL SITE AREA	7.5%	0.62625
16	PROVIDED GREEN AREA	7.59%	0.63340
17	PERMISSIBLE POPULATION	240-400	PERSONS
18	PROPOSED POPULATION (140X18)	2520	306 PERSONS/AC

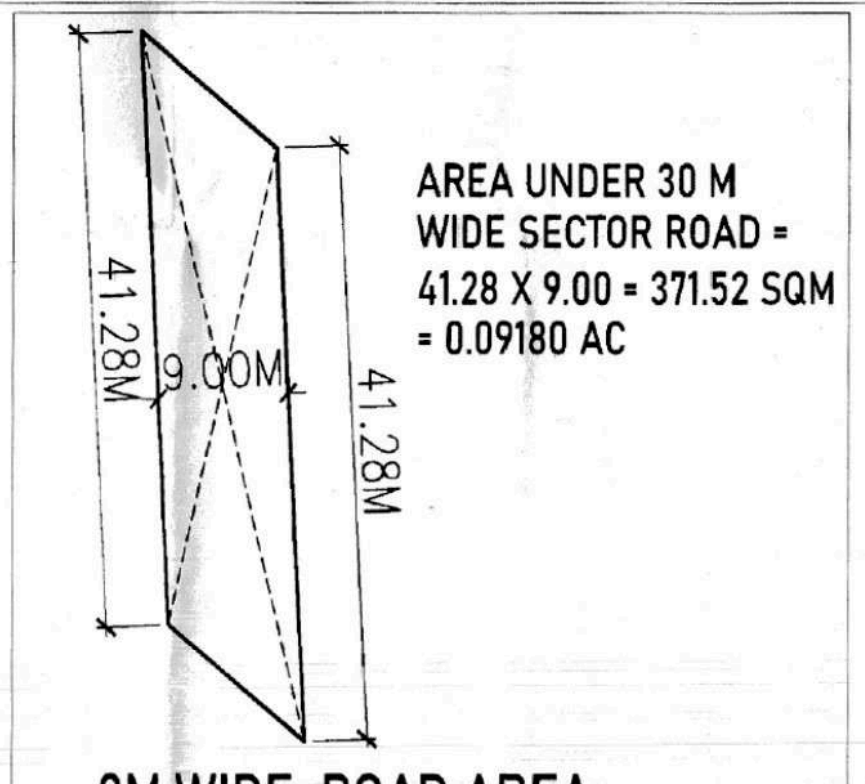
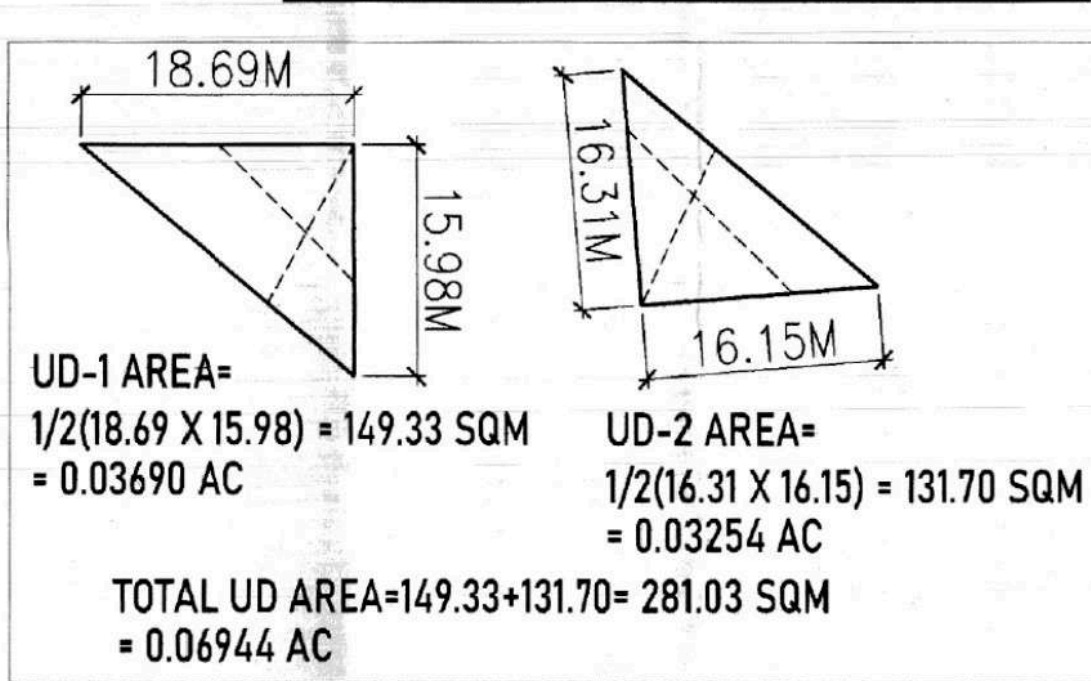
GREEN AREA CALCULATION

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN-1	2310.310	0.57089
2	GREEN-2	252.973	0.06251
TOTAL		2563.283	0.63340

PLOTS AREA CALCULATION

S.NO	TYPE	WIDTH IN M.	LENGTH IN M.	AREA IN SQM/PLOT	NO OF PLOTS.	TOTAL AREA (SQM)	
1	A	7.88	19.00	149.720	6	898.320	
2	B	6.70	13.50	90.450	9	814.050	
3	C	6.76	13.50	91.260	1	91.260	
4	D	6.10	12.70	77.470	5	387.350	
5	E	AS/PLAN		150.000	1	150.000	
6	E1	AS/PLAN		77.000	1	77.000	
7	F	AS/PLAN		132.000	1	132.000	
8	G	7.50	20.00	150.000	59	8850.000	
9	G1	AS/PLAN		150.000	1	150.000	
10	G2	AS/PLAN		120.000	1	120.000	
11	G3	AS/PLAN		150.000	1	150.000	
12	G4	AS/PLAN		150.000	1	150.000	
13	G5	AS/PLAN		80.000	1	80.000	
14	H1	AS/PLAN		126.500	1	126.500	
15	H2	AS/PLAN		110.073	1	110.073	
16	H3	AS/PLAN		113.440	1	113.440	
17	H4	AS/PLAN		116.194	1	116.194	
18	H5	AS/PLAN		118.540	1	118.540	
19	H6	AS/PLAN		120.702	1	120.702	
20	H7	AS/PLAN		123.234	1	123.234	
21	H8	AS/PLAN		125.500	1	125.500	
22	H9	AS/PLAN		127.922	1	127.922	
23	H10	AS/PLAN		130.272	1	130.272	
24	H11	AS/PLAN		132.247	1	132.247	
25	H12	AS/PLAN		133.421	1	133.421	
26	H13	AS/PLAN		133.771	1	133.771	
27	H14	AS/PLAN		134.506	1	134.506	
28	H15	AS/PLAN		135.320	1	135.320	
29	H16	AS/PLAN		136.457	1	136.457	
30	H17	AS/PLAN		148.447	1	148.447	
31	J1	AS/PLAN		150.000	1	150.000	
32	J2	8.82	17.00	149.940	2	299.880	
33	J3	AS/PLAN		132.500	1	132.500	
34	J	7.33	17.00	124.610	18	2242.980	
35	K	7.50	16.90	126.750	9	1140.750	
36	K1	AS/PLAN		130.060	1	130.060	
37	K2	AS/PLAN		145.030	1	145.030	
38	L1	AS/PLAN		110.500	1	110.500	
TOTAL						140	18688.226

OR 4.61797/ACRE



9M WIDE ROAD AREA (PART OF 30M WIDE SECTOR ROAD)

LEGEND

SYMBOL	DESCRIPTION
FL	FLUSHING WATER LINE 100Ø
CV	CONTROL VALVE
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
GH	GARDEN HYDRANTS

LEGEND

[Hatched Box]	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITIES
[Dotted Box]	COMMERCIAL AREA
[Stippled Box]	GREEN AREA

ARCHITECTS
 DAULAT & PUNEET ARCHITECTS LLP.
 408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurugram - 122016,
 DNP ARCHITECTS LLP E-MAIL: info@dnparchitects.com Phone: +91-124-4376664
 Architecture Interior Planning Vastu

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 8.3500 ACRES IN SECTOR-2 & 3, VILL. NARHERA, PATAUDI, DISTT-GURUGRAM (HR) TO BE DEVELOPED BY M/S VK & SONS BUILDWELL PVT.LTD.

TITLE :- LAYOUT PLAN

SCALE:- 1:500 DATE:- 19-05-2025

VK & Sons Buildwell Pvt. Ltd.
 Authorised Signatory



OWNER/AUTH. SIGN.

ARCHITECT'S SIGN.

