

To be read with 86 of 2025 Dated 27.05.2025

Revised Layout-cum-Demarcation plan (Drawing No. DTPC/11207 dated 05-08-25) of Affordable Residential Plotted Colony (under DD/JAY) to be developed by GSK Infratech LLP. over an measuring 13.2375 acres bearing Licence No. 86 of 2025 dated 27.05.2025 at village Pataudi, Sector- 03, Pataudi, District-Gurugram.

This revised layout cum demarcation plan is approved subject to following conditions:

- That this Revised Layout-cum-Demarcation 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 except reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- 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 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.
- 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 developer will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSNP 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. notifications 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 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAKESH KANSAL)
DTPC(HQ)

(VUENDER SINGH)
STP(HQ)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTPC(HQ)

(SANDEEP KUMAR)
ATP(HQ)

(PARVEEN KUMAR)
SD(HQ)

SUBJECT : SEWERAGE SYSTEM SHEET

S.No.	Sewer Line		Size of Pipe	Length of Line
	From	To	MM	Meters
1	1	2	200	60
2	2	3	200	159
3	3	4	200	54
4	3	5	200	46
5	5	6	200	45
6	5	8	200	16
7	7	8	200	143
8	8	10	250	45
9	9	10	200	143
10	10	16	250	49
11	11	12	200	83
12	13	12	200	41
13	12	14	200	28
14	15	14	200	40
15	14	16	200	131
16	16	STP	250	6
Total 200 Dia Pipe				989
Total 250 Dia Pipe				100
Total				1089

Over Flow/bye

pass line	100	230
TOTAL GREEN AREA		
4	1/2(35.045+25.555)	17.500
5	1/2(24.245+20.990)	6.000
TOTAL		665.955
TOTAL GREEN AREA		4071.640

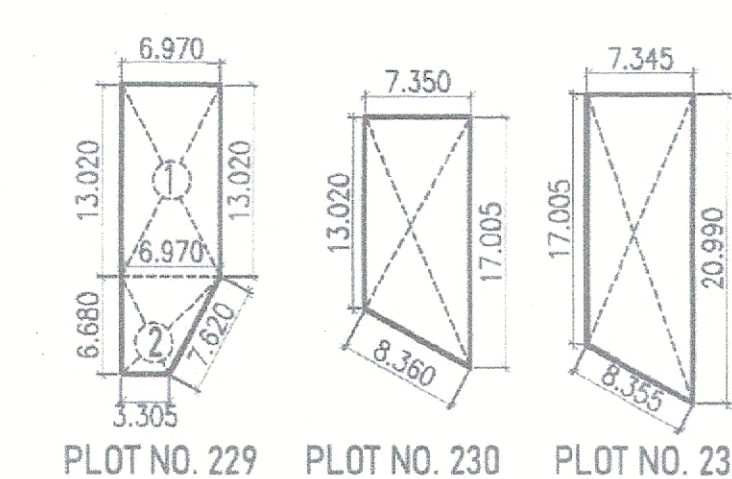
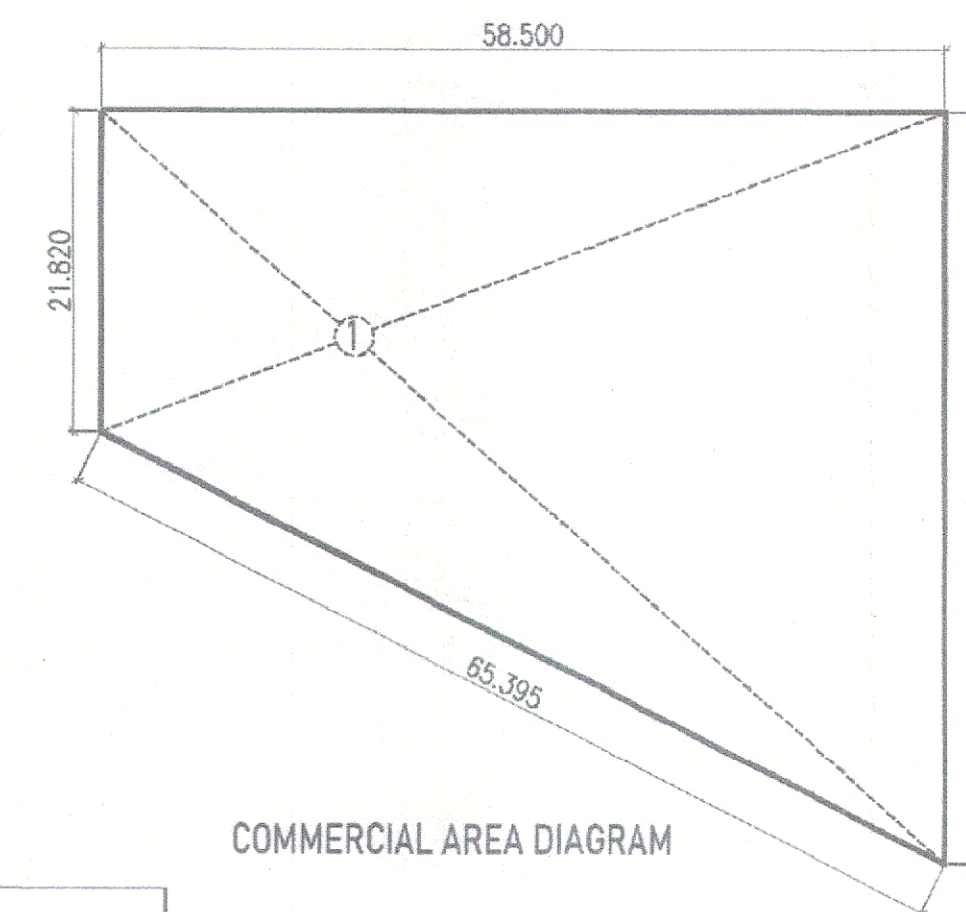
CODE	WIDTH (m)	LENGTH (m)	AREA (SQ.M)
1	1/2(85.805+67.455)	33.440	2562.507
2	57.260	18.570	1063.318
3	1/2(57.260+41.380)	28.940	1427.321
4	1/2(18.835+12.145)	13.335	208.559
5	1/2(18.835+10.340)	9.737	97.377
TOTAL			5357.082

PLOTS AREA CALCULATION

S.NO	PLOT CATEGORY	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQ.M.	NO OF PLOTS.	TOTAL AREA (SQM)
1	A	1-29,29A & 29B	5.285	17.000	106.845	31	3312.195
		29C	5.305	17.000	107.185	1	107.185
2	B	30 & 41	6.820	12.675	86.443	2	172.886
		31-40	6.830	12.675	86.570	10	865.700
3	C	42-58	7.250	17.500	126.875	17	2156.875
4	D	59, 98, 99 & 138	7.410	18.000	133.380	4	533.520
5	E	60-97, 100-137	7.500	18.000	135.000	76	10260.000
6	F	139-176	7.890	19.000	149.910	38	5696.580
7	G	177-205	7.390	17.500	129.325	29	3750.425
8	H	206-210, 213-217	7.560	16.000	120.960	10	1209.600
		211 & 212	7.600	16.000	121.600	2	243.200
9	J	218-228	7.500	19.700	147.750	11	1625.250
10	O	229	6.970	13.020	90.749	1	125.067
11	O1	230	1/2(6.97+3.305)X6.680		34.318		
12	O2	231	1/2(13.020+17.005)X7.350		110.342		
			1/2(17.005+20.990)X7.345		139.536	234	30308.361
	TOTAL IN ACRE						7.4894

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQ.M.
1	TOTAL SITE AREA		13.2375	53570.217
A	AREA FALLING UNDER 12.0 MTR WIDE SERVICE ROAD (0.0495 ACRE) & 18.0 MTR. WIDE GREEN BELT (0.0743 ACRE)		0.1238	501.300
B	AREA FALLING UNDER 45.0 MTR WIDE ROAD (0.0098 ACRE)		0.0098	39.930
C	BALANCE AREA EXCLUDING AREA OF 45.0 MTR ROAD+12.0 MTR WIDE SERVICE ROAD+18.0 MTR. WIDE GREEN BELT		13.1039	53028.987
D	50% OF AREA FALLING UNDER 45 MTR ROAD+12.0 MTR WIDE SERVICE ROAD+18.0 MTR. WIDE GREEN BELT		0.0668	270.615
E	NET AREA FOR PLANNING (C+D)		13.1707	53299.887
2	MAX. PERMISSIBLE AREA UNDER PLOTTING ON NET PLANNED AREA	61%	8.0341	32512.931
3	MAX. PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.5268	2131.995
4	TOTAL PERMISSIBLE PLOTTING & COMMERCIAL AREA	65%	8.5610	34644.926
5	PROPOSED AREA UNDER PLOTTING	56.86%	7.4894	30308.361
6	PROPOSED AREA UNDER COMMERCIAL	4.00%	0.5267	2131.448
7	TOTAL PROPOSED AREA UNDER PLOTTING & COMMERCIAL	60.86%	8.0161	32439.809
8	REQUIRED AREA FOR COMMUNITY FACILITIES ON TOTAL SITE AREA	10%	1.3237	5357.022
9	AREA PROVIDED FOR COMMUNITY FACILITIES	10.00%	1.3238	5357.082
10	REQUIRED MIN. GREEN AREA, ON TOTAL SITE AREA	7.5%	0.9928	4017.766
11	PROVIDED GREEN AREA	7.60%	1.0061	4071.640
12	PERMISSIBLE POPULATION @ 18 PERSON PER PLOT	240-400	3377 - 5295	5295
13	PROPOSED POPULATION DENSITY	234 X 18	4212	318 PER/AC



LEGEND
10% AREA OF TOTAL LAND FOR COMMUNITY FACILITIES
COMMERCIAL AREA
GREEN AREA
REVISED PLOTS AREA 3419.380 SQM

CODE	LENGTH (m)	WIDTH (m)	AREA (SQ.M)
1	1/2(51.050+21.820)	58.500	2131.448
TOTAL			2131.448

LAYOUT PLAN FOR SEWERAGE SYSTEM (03)

PROJECT: APPROVAL OF REVISED LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY(UNDER DD/JAY) TO BE DEVELOPED BY GSK INFRA TECH LLP OVER AN AREA MEASURING 13.2375 ACRES BEARING LICENSE NO. 86 OF 2025 DATED 27-05-2025 AT VILLAGE PATAUDI, SECTOR-3, PATAUDI, DISTT - GURUGRAM.

ARCHITECTS: DAULAT & PUNEET ARCHITECTS LLP.
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E-MAIL: info@daparchitects.com / 9999999999
TITLE: LAYOUT CUM DEMARCATION PLAN
SCALE: 1:750
For GSK Infratech LLP
Authorised Signatory
OWNER/AUTH. SIGN.
ARCHITECTS SIGN.

ESS AREA DIAGRAM

CODE	LENGTH (m)	WIDTH (m)	AREA (SQ.M)
1	1/2(12.145+3.300)	17.705	136.727
TOTAL			136.727

SYMBOL	DESCRIPTION
SMH	SEWERAGE LINE (2000)
SMH	SEWERAGE LINE (2500)
SMH	SEWERAGE MANHOLE
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
	SURPLUS DISPOSAL LINE

Checked subject to comments in forwarding letter No. 250547 dated 27/05/2025 and notes attached herewith.
Executive Engineer (M) for Chief Engineer-I HSNP, Panchkula

Director Town & Country Planning Haryana, Chandigarh

