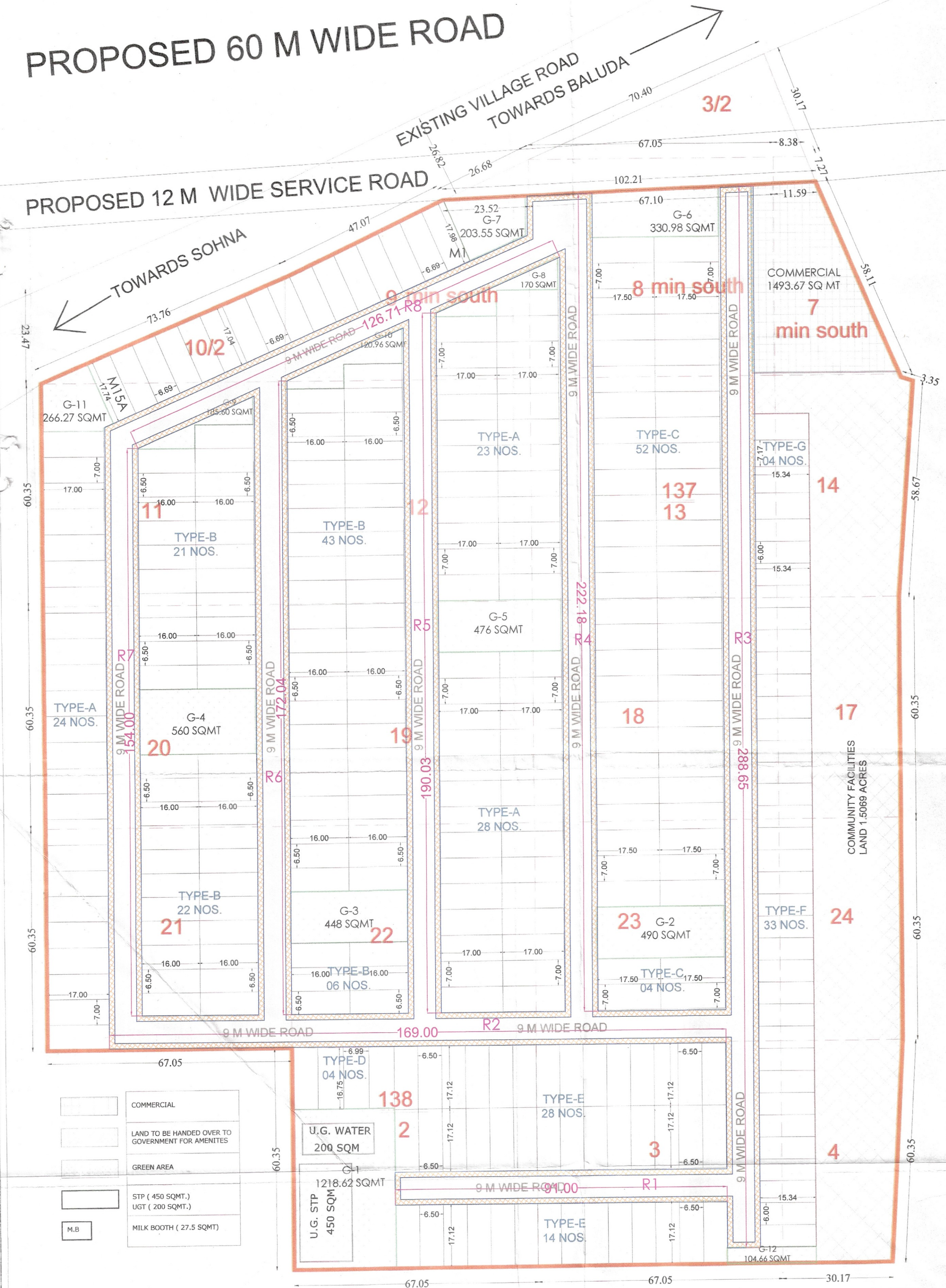


PROPOSED 60 M WIDE ROAD

PROPOSED 12 M WIDE SERVICE ROAD

EXISTING VILLAGE ROAD
TOWARDS BALUDA

TOWARDS SOHNA



Checked subject to Comments
In forwarding letter No. 19708
Dt. 02/07/2023 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer-I
HVP, Panchkula
Solew-4

Superintending Engineer,
HSVP Circle, Gurugram

- To be read with Licence No. 81 of 2023 dated 17/04/2023
- That this Layout plan for an area measuring 15.06875 acres (Drawing no. DG/TCP-9141 dated 17-04-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by JMS Infra Build Pvt. Ltd. in Sector-5, Sohna 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 General, 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 DG/TCP 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 DG/TCP, 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 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 General, 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(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 75% 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 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.
 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. 19/4/2016-5 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.22/52/2005-5Power 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.
- (SANJAY NARANG) ATP (HQ) (R.S. BATHI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (P.P. SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DG, TCP (HR)
- (RAM AVTAR BASSI) JD (HQ)

PLUMBING LEGEND:-

	SEWER MANHOLE (910ø & ABOVE)
	SEWER MANHOLE
	SW-SEWER LINE (DWC SN8)
	150ø SOIL & WASTE WATER PIPE (FROM PLOT)

MEP CONSULTANT:

BEHERA & ASSOCIATES PVT.LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:-011-40583898 MOB:9811911853
EMAIL-behera.associates@gmail.com

GREEN AREA CALCULATION

NAME	SQ.M	ACRES
G-1	1218.62	0.301
G-2	490.00	0.121
G-3	448.00	0.111
G-4	560.00	0.138
G-5	476.00	0.118
G-6	330.98	0.082
G-7	203.55	0.050
G-8	170.00	0.042
G-9	185.60	0.046
G-10	120.96	0.030
G-11	266.27	0.066
G-12	104.66	0.026
TOTAL	4574.640	1.130

CLASSIFICATION OF PLOTS

TYPE	SIZE OF PLOT		AREA OF PLOT	NO.OF PLOTS	TOTAL AREA OF PLOTS
	WIDTH	LENGTH			
TYPE-A	7.00	17.00	119.00	75	8925.00
TYPE-B	6.50	16.00	104.00	92	9568.00
TYPE-C	7.00	17.50	122.50	56	6860.00
TYPE-D	6.99	16.750	117.08	4	468.33
TYPE-E	6.50	17.120	111.28	42	4673.76
TYPE-F	6.00	15.34	92.04	33	3037.32
TYPE-G	7.17	15.34	109.99	4	439.95
MISC.	IRREGULAR SHAPE			16	1850.50
TOTAL				322	35822.86

15.06875 ACRES

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT	PERCENTAGE %	AREA ACRES	AREA SQMT	PERCENTAGE %
NET LISCENSE AREA	15.06875	60980.9709				
OPEN AREA UNDER GREEN/PARK	1.130	4573.6728	7.50	1.130	4574.64	7.50
COMMUNITY FACILITIES	1.50688	6098.0971	10.00	1.507	6099	10.00
COMMERCIAL AREA	0.60275	2439.2388	4.00	0.369	1493.67	2.45
AREA UNDER PLOTS	9.19194	37198.3923	61.00	8.852	35822.86	58.74
TOTAL PERMISSIBLE RESIDENTIAL + COMMERCIAL AREA	9.79469	39637.6311	65.00	9.221	37316.53	61.19
PERMISSIBLE DENSITY	240-400 ppa			201		
ACHIEVED DENSITY @18 PERSONS PER PLOT	384.64	ppa		322		

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

For ONE DESIGN AND CONSULTANT
FIRE FIGHTING / FIRE ALARM
VENTILATION / ELECTRICAL CONSULTANT

PROJECT NAME & ADDRESS :

SITE AND LAYOUT PLAN FOR DEEN DAYAL JAN AWAS YOINA AFFORDABLE PLOTTED HOUSING COLONY OVER AN AREA MEASURING 15.06875 ACRES.
FALLING IN SECTOR-05, SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY M/S JMS INFRA BUILD PVT LTD

OWNER NAME :
M/S. JMS INFRA BUILD PRIVATE LIMITED

DRAWING TITLE :
LAYOUT PLAN ROAD LAYOUT

ARCHITECT'S SIGNATURE : VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

OWNER'S SIGNATURE :

NORTH :

SCALE :
1 : 700