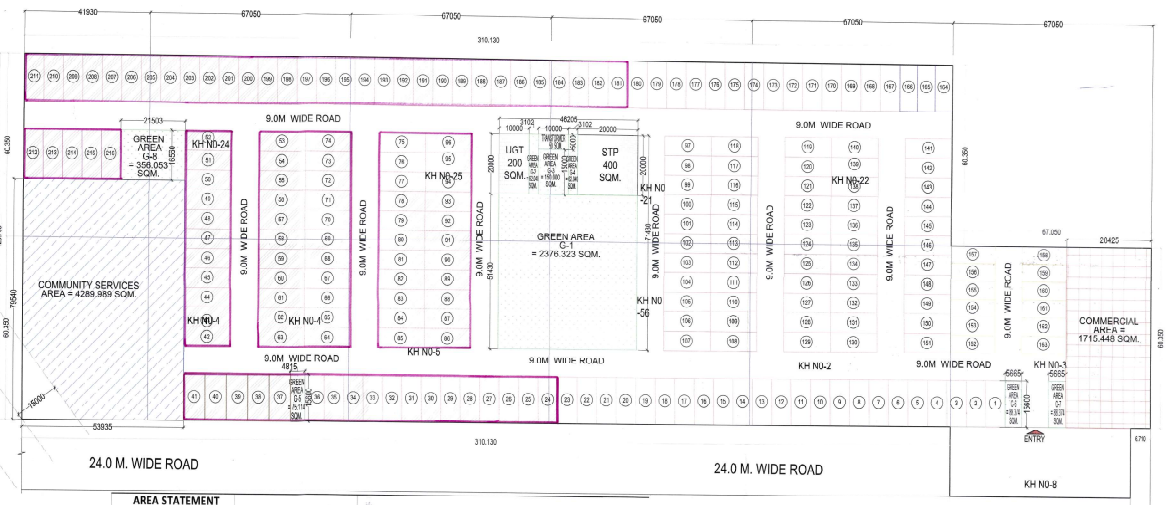

AREA STATEMENT

	DESCRIPTION	REQUIRED AREA ACRES	REQUIRED AREA SQMT.	REQUIRED AREA %	PROPOSED AREA ACRES	PROPOSED AREA SQMT.	PROPOSED AREA %
1	TOTAL AREA OF THE LAND	10.600	42896.678				
2	OPEN SPACE AREA (GREEN)	0.80	3217.246	7.50%	0.81	3258.318	7.60%
3	AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	1.06	4289.661	10.00%	1.06	4289.989	10.00%
4	COMMERCIAL AREA	0.42	1715.864	4.00%	0.42	1715.448	4.00%
5	SALEABLE AREA				5.39	21740.145	50.91%
6	TOTAL SALEABLE AREA (4) + (5)				**5.81**	**23509.593**	**54.81%**
7	TOTAL NO. OF PLOTS				216		
8	MINIMUM PERMISSIBLE DENSITY @ 240 PPA	2544			2916	275 PPA	
9	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	4240					

UNDER GROUND WATER TANK
UNDER GROUND STP TANK
COMMERCIAL
GREEN/PARK
COMMUNITY SERVICES
FSS
AREA UNDER ROAD

PLOT TYPE	SIZE OF PLOT (METER X METER)	PLOT AREA IN SQMT.	NO. OF PLOTS	TOTAL AREA IN SQMT.
1-36, 42-151, 167-211	6.5 x 15.60	101.400	191	19486.800
37-41,	7.137 x 15.600	111.337	5	556.685
152-163,	5.955 x 14.810	88.191	12	1058.323
164-166	5.875 x 15.600	91.650	3	274.950
212-216	6.483 x 16.560	107.358	5	536.792
		TOTAL AREA	216	21794.145
	Acres			5.385
	Percentage Achieved			50.81%

GREEN AREA DETAIL					
TYPE	WIDTH		LENGTH		AREA (SQM)
G-1	46.206	X	51.430	=	2370.323
G-2	3.102	X	20.000	=	62.040
G-3	10.000	X	19.000	=	190.000
G-4	3.102	X	20.000	=	62.040
G-5	4.815	X	15.600	=	75.114
G-6	5.865	X	15.000	=	88.274
G-7	5.865	X	15.000	=	88.274
G-8	31.503	X	16.840	=	530.563
				TOTAL	3258.318

DETAIL OF PLOTS (50% AREA) UNDER FREEZE				
PLOT TYPE	SIZE OF PLOT (METER X METER)	PLOT AREA IN SQMT.	NO. OF PLOTS	TOTAL AREA IN SQMT.
26-36, 42-96, 181-211	6.5 x 15.60	101.400	99	10038.600
37-41	7.137 x 15.60	111.337	5	556.685
212-216	6.483 x 16.560	107.358	5	536.792
		TOTAL AREA	109	11132.072
	Acres			2.751
	Percentage Achieved			50.37%

To be read with Licence No. 44. of 2020 Dated 29-12-2020 LC-4331

That this Layout plan for an area measuring 10.60 acres (Drawing No. DTCP-7429 dated 24.12.2020) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sh. Dharam Singh & others in collaboration With JMS Buildwell Realty Pvt Ltd., Sector-88 A, Gurugram is hereby approved subject to the following conditions:-

1. That the 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 platted 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 or platted 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 development/improvements 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 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 agreement/s 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 meet 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 as laid down in 3(2)(b)(iii) of the ACT No.8 of 1973.
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 Photovoltaic Power Plant as per the provisions of order No.22/57/2014-4Power dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
18. 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.

(S.K. SRIRAWAT) STP(HQ) | (HITESH SHARMA) STP(HQ) | (JITENDER SHAH) ETP(HQ) | (K.MAKRAND PANDURANG, IAS) DTCP(HQ)

(SUNIL KUMAR) ATP(HQ) | (DINESH KUMAR) SO(HQ)

PROJECT TITLE:
LAYOUT PLAN UNDER DEEN DYAL JAN AWAS YOJNA IN RESPECT OF AFFORDABLE PLOTTED COLONY OF SECTOR 88A GURUGRAM FOR M/S JMS BUILDWELL REALTY PVT LTD. COLLABORATION WITH (SH. DHARAM SINGH,RAVINDER SINGH,JITENDER SINGH,S/o SH. JAI NARAYAN AND KALYAN SINGH S/o SH SURESH KUMAR)

DRAWING TITLE
LAYOUT PLAN

SCALE 1:800

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SIG. OF ARCHITECT

SIG. OF OWNER