

Memo No. ZP-1593/SD(DK)/2022/

25513

Dated

25-08-2022

To

Yohaán Buildcon LLP
In collaboration with JMK Holdings Pvt. Ltd.,
13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, Connaught Place,
New Delhi-110001.

Subject: Approval of Standard Design of SCOs of Commercial Plotted Colony over an area measuring 3.428 acres (Licence No. 69 of 2022 dated 27.05.2022) in Sector-88A, Gurugram Manesar Urban Complex being developed by Yohaán Buildcon LLP in collaboration with JMK Holdings Pvt. Ltd.

Reference: Your letter dated 17.06.2022 on the matter cited above.

Please find enclosed a set of approved Standard Design of SCO's of aforesaid commercial site given as under:-

Description	Area	Drawing No.	Dated
Commercial Plotted Colony	3.428 acres	DTCP-8562(i-vi)	24.08.2022

The standard designs are approved with the following conditions:-

- (i) The connecting corridors/passage provided at ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.
- (ii) The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
- (iii) The parking/open area shall not be sold in any manner whatsoever.
- (iv) That you shall transfer the land falls forming part of sector road, service roads, green belts and 24/18 mtr. wide road within a period of 30 days, in favour of the Govt from the date of approval of standard design.
- (v) That you shall comply with the office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony.

DA/as above.

H. Sharma

(Hitesh Sharma)

Senior Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1593/SD(DK)/2022/

Dated

A copy alongwith a set of approved Standard Designs is forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony :-

1. The Senior Town Planner, Gurugram.
2. The District Town Planner, Gurugram

DA/As above.

(Hitesh Sharma)

Senior Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh.

SECTOR-88A SCO (3.428 Acres)

AREA PROGRAM				
S.No.	DESCRIPTION	A	B	(A-B)
1	Total Plot Area	13872.60	1408.304	12464.298
2	Area Under Green Belt/Service Road/Sector Road		B	
3	Balance Area			
4	10% of Licenced Land	1387.26		
5	Net Planned Area	13851.56		
6	Permissibile Ground Coverage	35.00%	4848.05	
7	Proposed Ground Coverage	35.00%	4848.00	
8	Permissible FAR on land Area	1.50	20777.34	
9	Proposed FAR	1.412	19563.96	
10	Utility/Toilet Block		45.00	
11	Permissible (Parking/Services/Open Space)	65.00%	9003.51	
12	Proposed (Parking/Services/Open Space)	65.00%	9003.56	

PROPOSED DESIGN				
Plot Type	Size - Mt	Sqmt	NO	TOTAL SQMT
A	6.00	18.00	14	1512.00
B	6.00	14.00	33	2772.00
C	6.00	12.00	7	504.00
M	6.00	10.00	1	60.00
Total			55	4848.00

FAR ACHIEVED				
Plot Type	PER PLOT FAR AREA	TOTAL NO. OF PLOTS	FAR AREA TOTAL IN SQMT	
A	448.272	14	6275.81	
B	335.472	33	11070.58	
C	284.472	7	1991.30	
M	226.272	1	226.27	
Total		55	19563.96	

PROJECT NAME AND ADDRESS:

LAYOUT PLAN OF PROPOSED PLOTTED COMMERCIAL COLONY FOR AN AREA OF 3.428 ACRES, IN SECTOR-88 A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY JMK HOLDING PVT. LTD.

OWNERS NAME:
SIGNATURE GLOBAL

DRAWING TITLE:
LAYOUT CUM DEMARCATION PLAN

ARCHITECT'S SIGNATURE:

MR. AMAN THAKRAL
CA/27/079767
AMBIN DESIGNS
(M) +91-9034327061

OWNER'S SIGNATURE:

DATE:
SHEET: 01
SCALE:



NORTH:

UTILITY/TOILET BLOCK

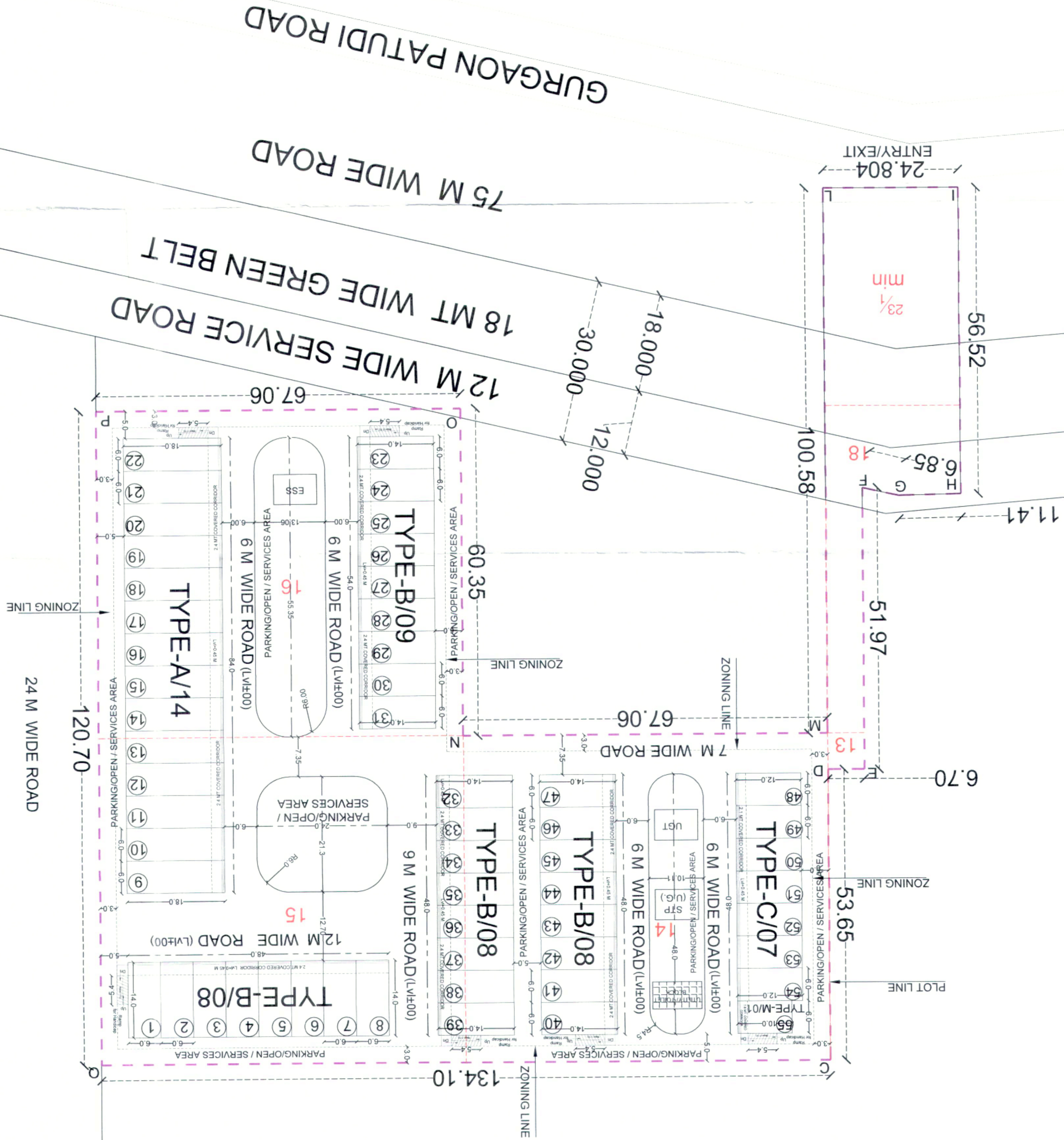
LEGEND

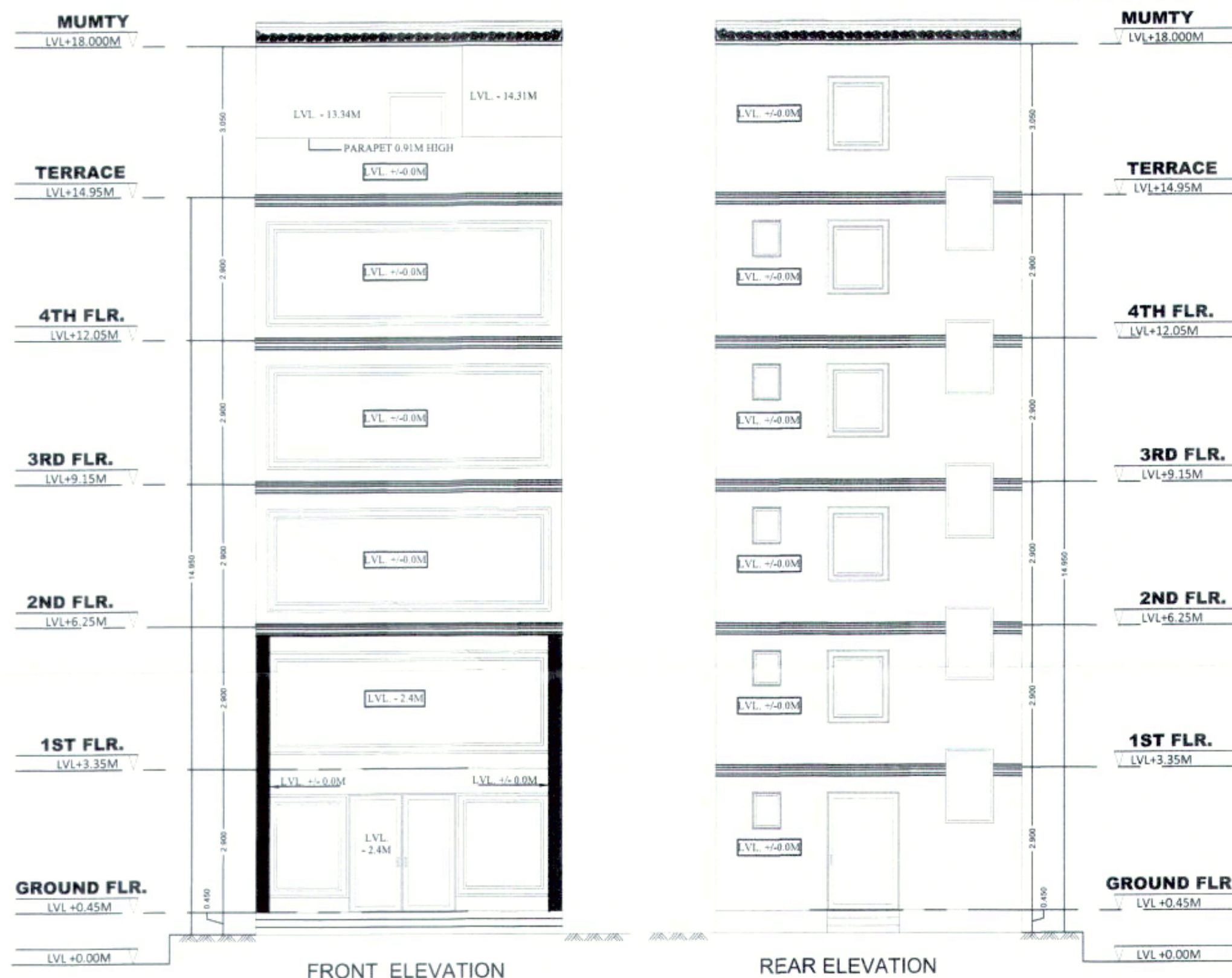
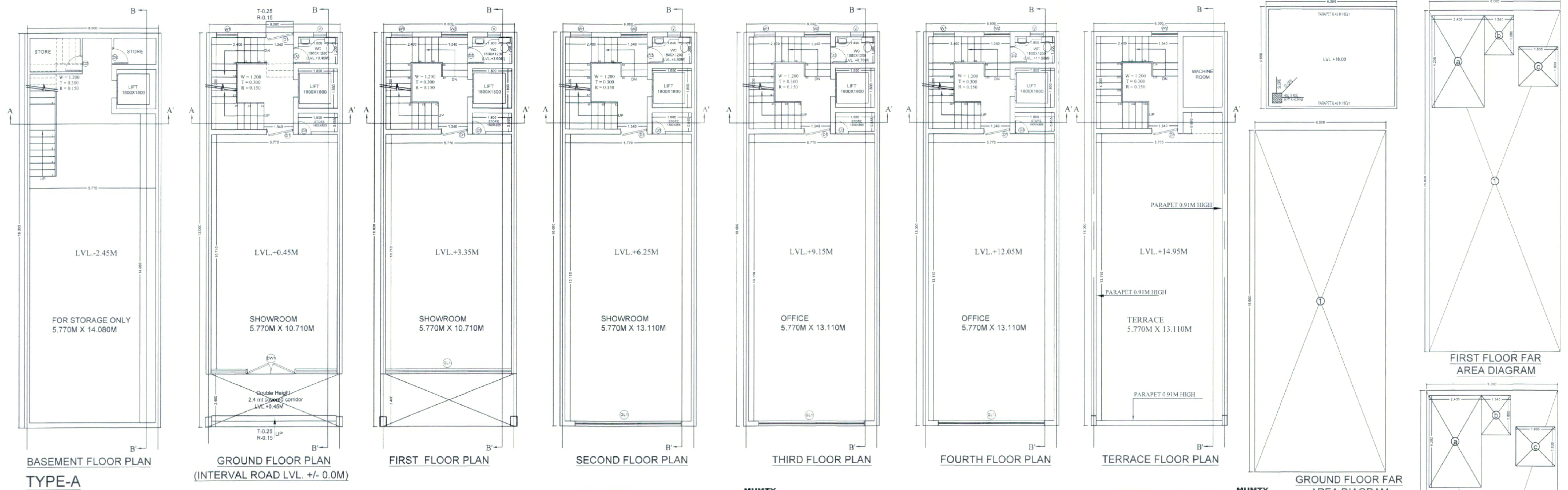
NOTE:- THE WIDTH OF OUTER WALL OF CORNER PLOTS SHALL BE KEPT AS 0.23 MTR.

PARKING CAN NOT BE SOLD AT ANY MANNER.

D.R. NO. :- DTP 8562 (C) dated :- 24-8-12

(K. MAHARAJ PANDURANG, IAS)
(HITESH SHARMA)
(P. P. SINGH)
(DINESH KUMAR)
(SARJAY NARANG)
(ATP(HQ))
(DTP(HR))
(SO(HQ))

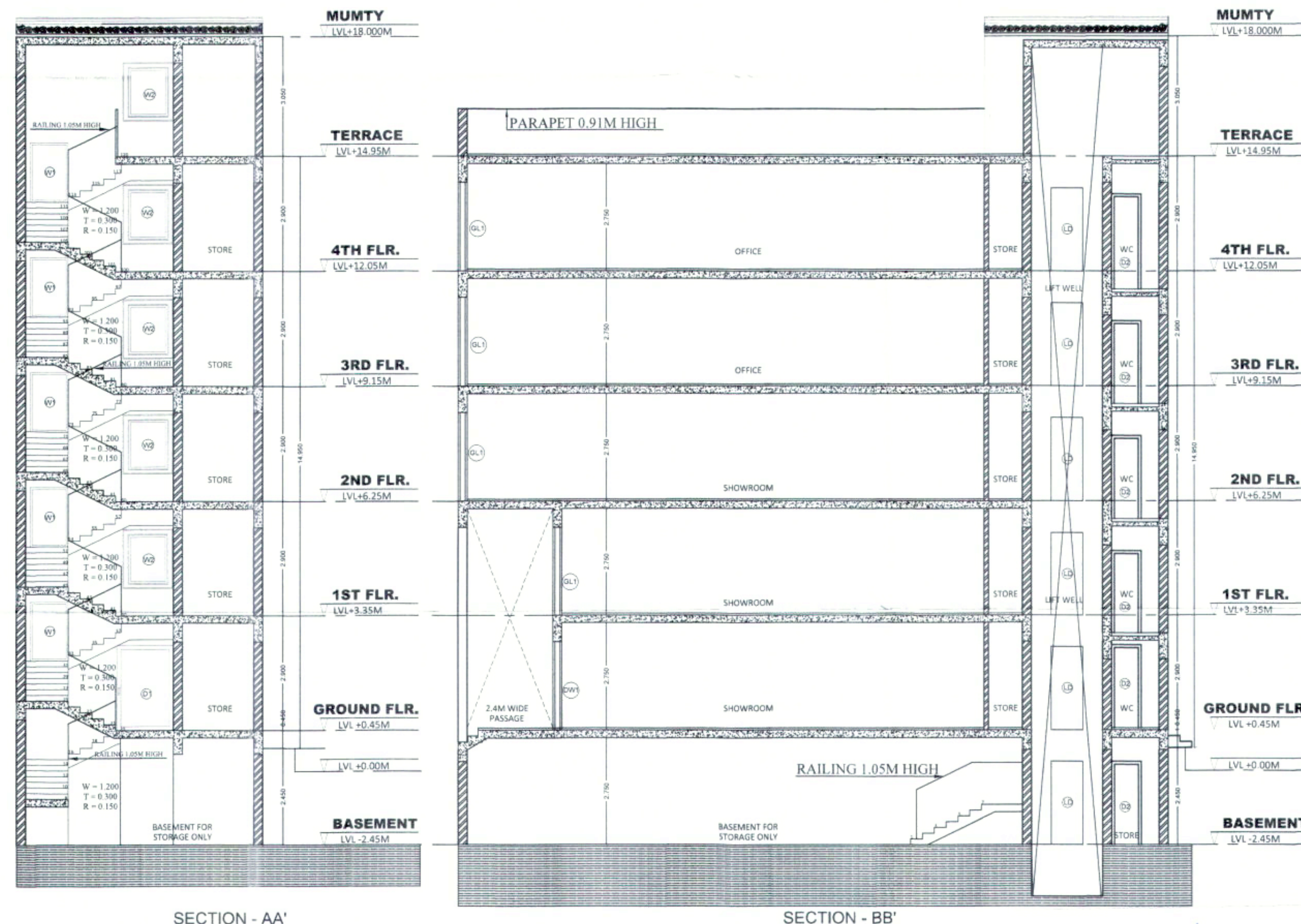




DOOR WINDOW SCHEDULE				
TYPE	WIDTH (M)	HEIGHT (M)	SILL LVL. (M)	LINTEL LVL. (M)
D1	1.20	2.40		2.40
D2	0.75	2.40		2.40
D3	0.60	2.40		2.40
DW1	5.77	2.40		2.40
GL	4.85	2.10	0.30	2.40
V	0.60	0.75	1.65	2.40
W1	1.00	1.50	0.90	2.40
W2	1.20	1.50	0.90	2.40

NOTES:

1. BASEMENT WILL BE USED FOR STORAGE ONLY & WILL BE MECHANICALLY VENTILATED.



AREA CALCULATIONS	
TOTAL FLOOR AREA	158.000
AREA OF GROUND FLOOR	60.800
AREA OF FIRST FLOOR	60.800
AREA OF SECOND, THIRD & FOURTH FLOOR	36.400
AREA OF TERRACE	7.000
AREA OF BASEMENT	6.000
TOTAL AREA	158.000

SECOND, THIRD, FOURTH FLOOR FAR AREA DIAGRAM

PROJECT
STANDARD DESIGN OF SCO OF TYPE-A ((A9-A22)= 14 PLOTS) IN COMMERCIAL COLONY FOR AN AREA MEASURING 3.428 ACRES (LICENSE NO. 69 OF 2022), IN SECTOR - 88A, GURUGRAM, MANESAR URBAN COMPLEX BEING DEVELOPED BY JMK HOLDING PVT. LTD.

ARCHITECTS DRG. NO. - SIG/TYPE-A

ARCHITECT'S SIGN

OWNER'S SIGN

ARIAMANDAKRAL
CAZ-17067
AMP-17067

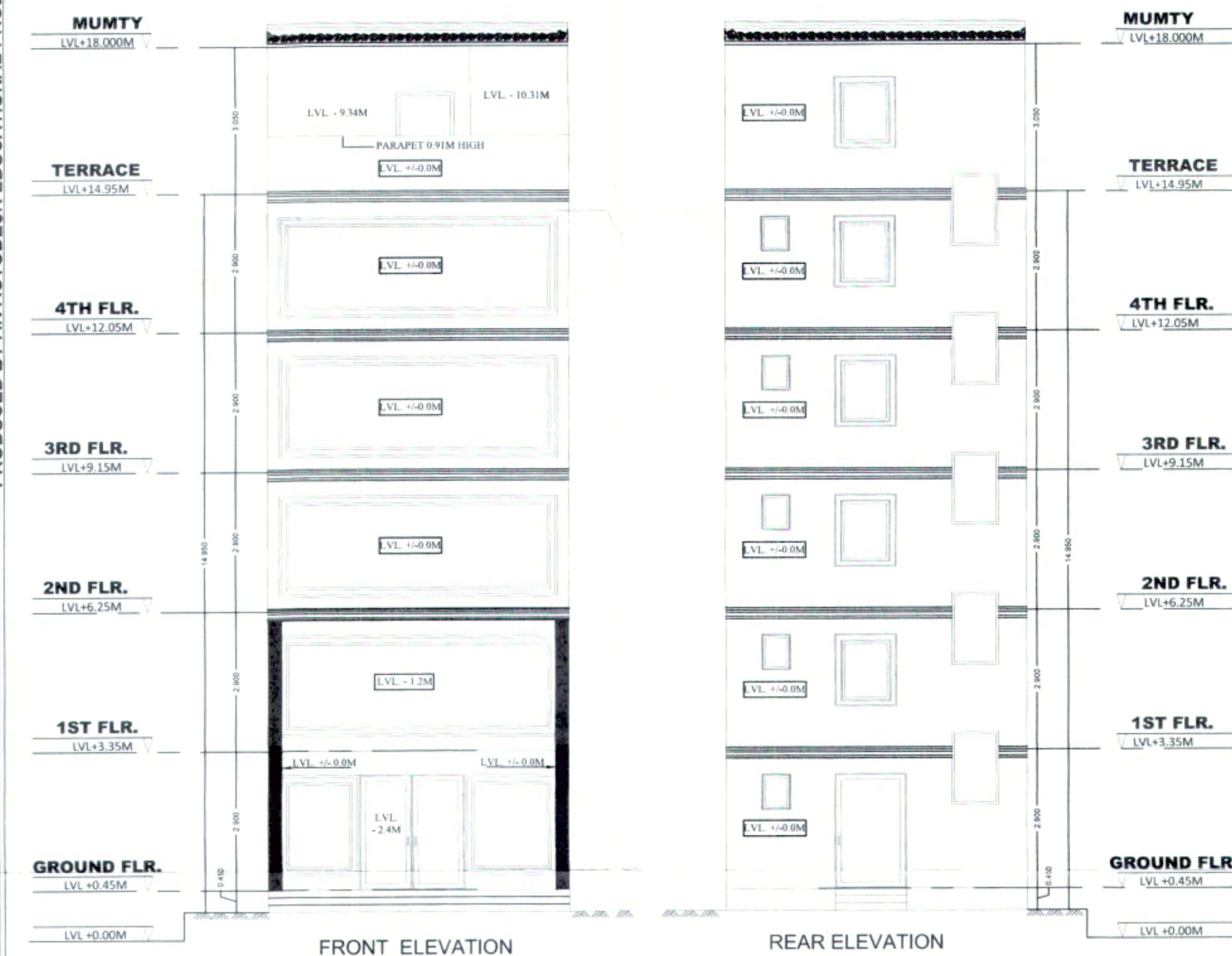
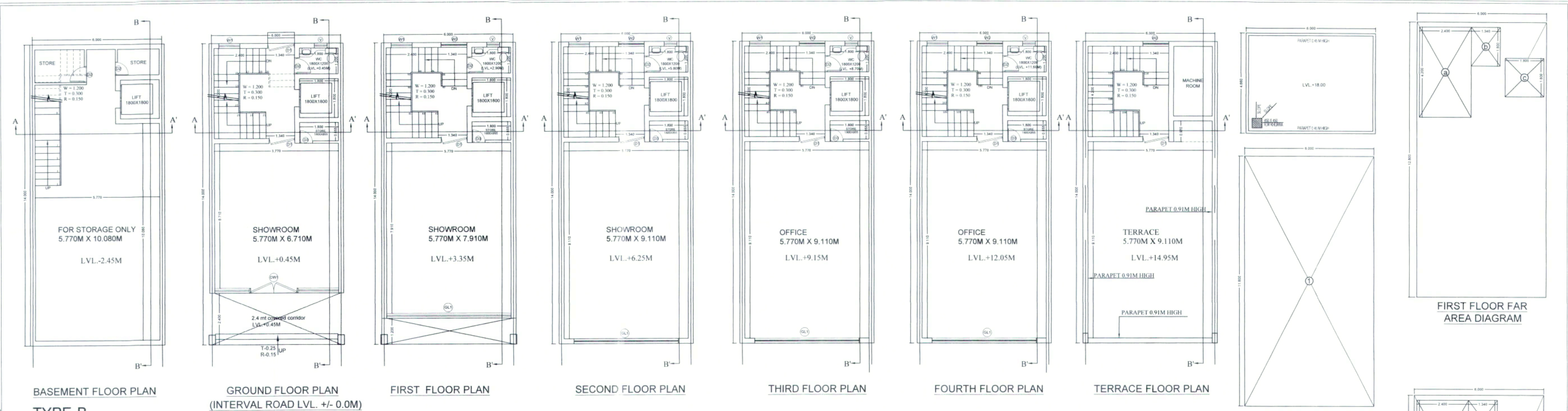
Hitesh Sharma
(HITESH SHARMA)
STP(M)HQ

(P. SINGH)
CTP(HR)

(K. MANRANG PANDURANG, IAS)
DTCP(HR)

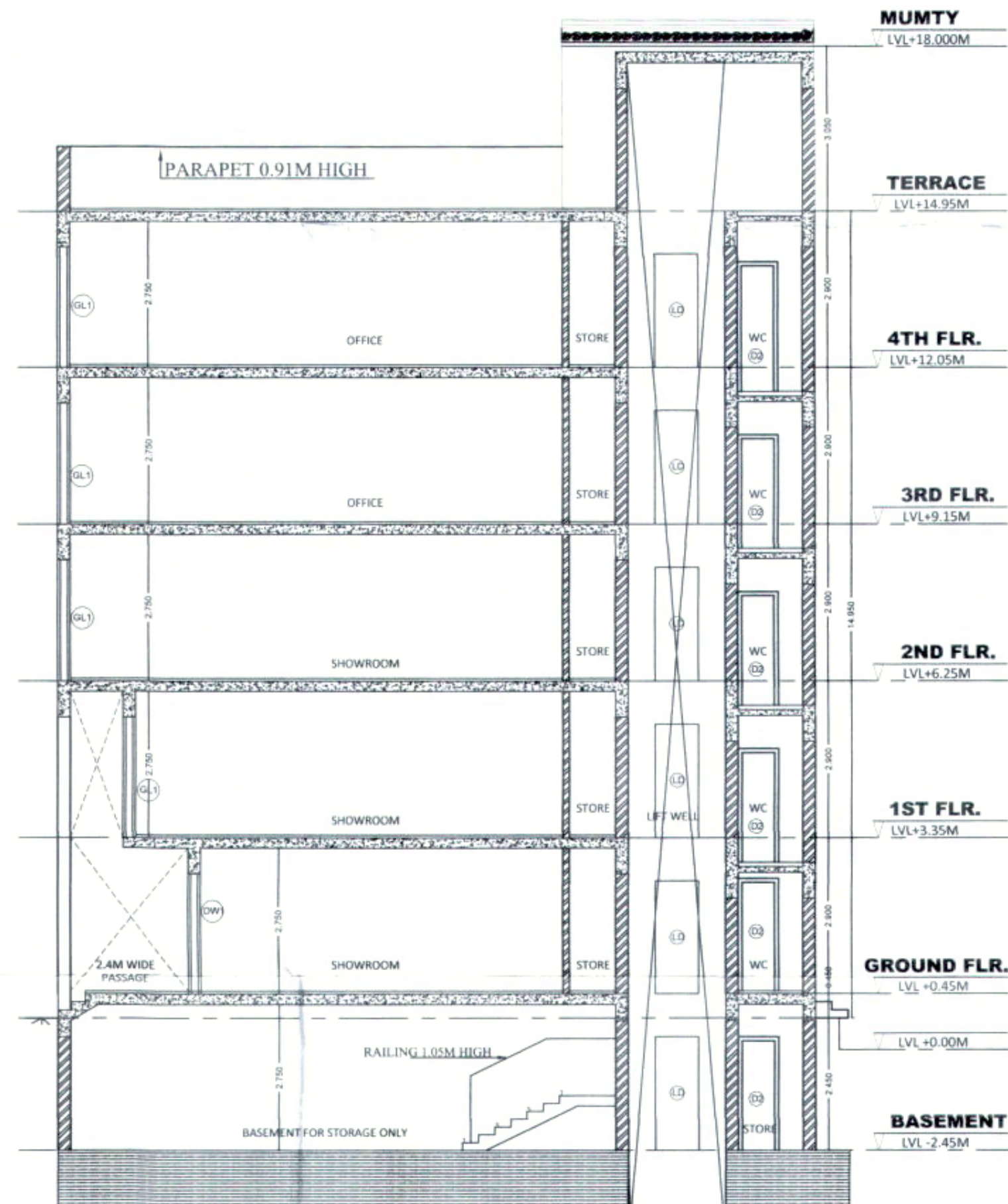
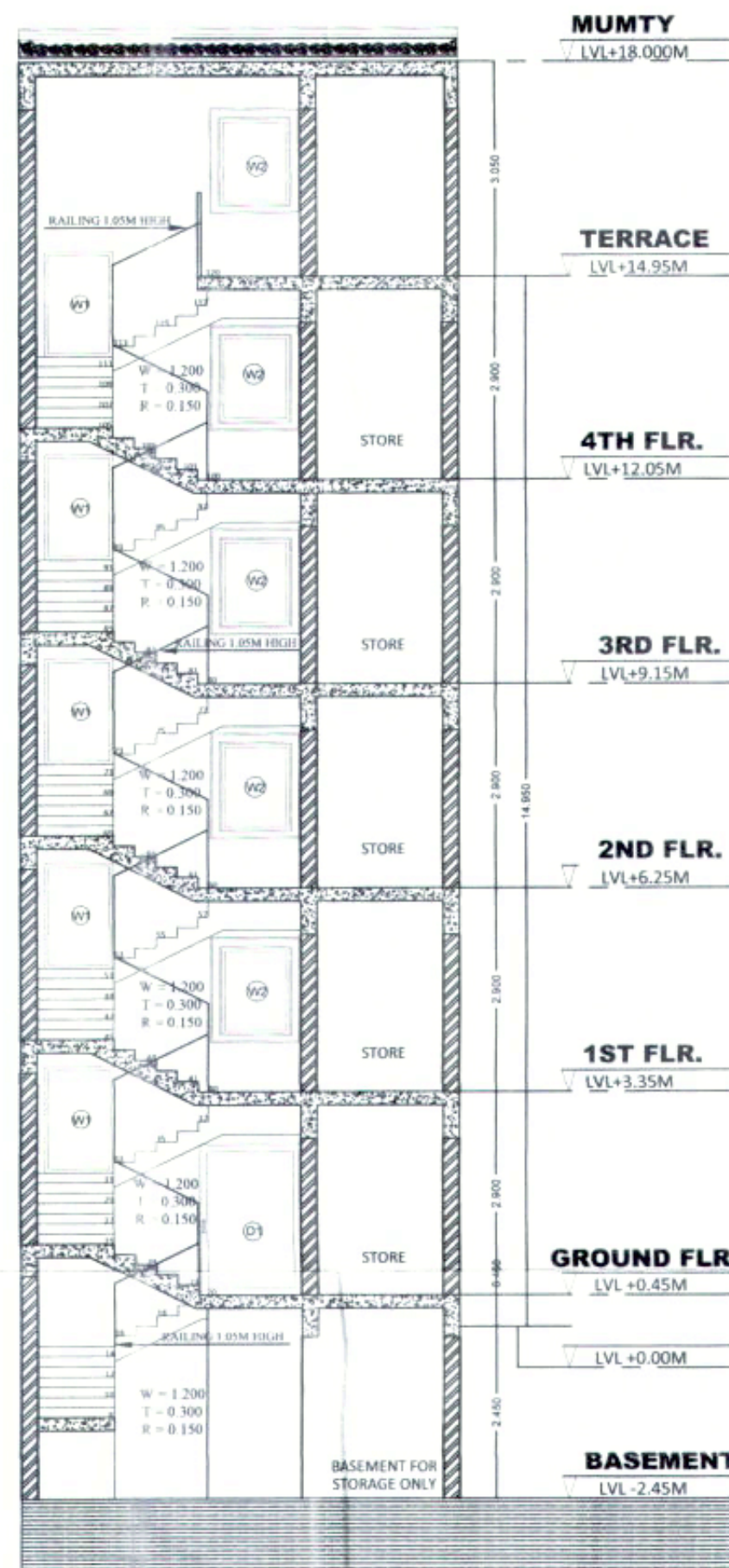
(SANJAY NARANG)
ATP(HQ)

(DINESH KUMAR)
SD(HQ)



TYPE	WIDTH (M)	HEIGHT (M)	SILL LVL. (M)	LINTEL LVL. (M)
D1	1.20	2.40	2.40	2.40
D2	0.75	2.40	2.40	2.40
D3	0.60	2.40	2.40	2.40
DW1	5.77	2.40	2.40	2.40
GL1	4.85	2.10	0.30	2.40
V	0.60	0.75	1.65	2.40
W1	1.00	1.50	0.90	2.40
W2	1.20	1.50	0.90	2.40

NOTES:
1. BASEMENT WILL BE USED FOR STORAGE ONLY & WILL BE MECHANICALLY VENTILATED.



AREA CALCULATIONS

TOTAL PLOT AREA	=	6,000 x 14,000	=	84,000
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AREA OF GROUND FLOOR

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	6,000	x	14,000	x	1.0	x	1	=	84,000
DEDUCTIONS									
a	2,400	x	4,200	x	1.0	x	1	=	10,080
b	1,340	x	1,800	x	1.0	x	1	=	2,412
c	1,800	x	1,800	x	1.0	x	1	=	3,240
TOTAL DEDUCTIONS									15,732
AREA OF SECOND, THIRD AND FOURTH FLOOR									68,268

AREA OF SECOND, THIRD AND FOURTH FLOOR

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	6,000	x	14,000	x	1.0	x	1	=	84,000
DEDUCTIONS									
a	2,400	x	4,200	x	1.0	x	1	=	10,080
b	1,340	x	1,800	x	1.0	x	1	=	2,412
c	1,800	x	1,800	x	1.0	x	1	=	3,240
TOTAL DEDUCTIONS									15,732
AREA OF SECOND, THIRD AND FOURTH FLOOR									68,268

AREA OF MUMTY & MACHINE ROOM

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	6,000	x	4,660	x	1.0	x	1	=	27,960
TOTAL									27,960

BASEMENT FLOOR AREA

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	6,000	x	14,000	x	1.0	x	1	=	84,000
TOTAL									84,000

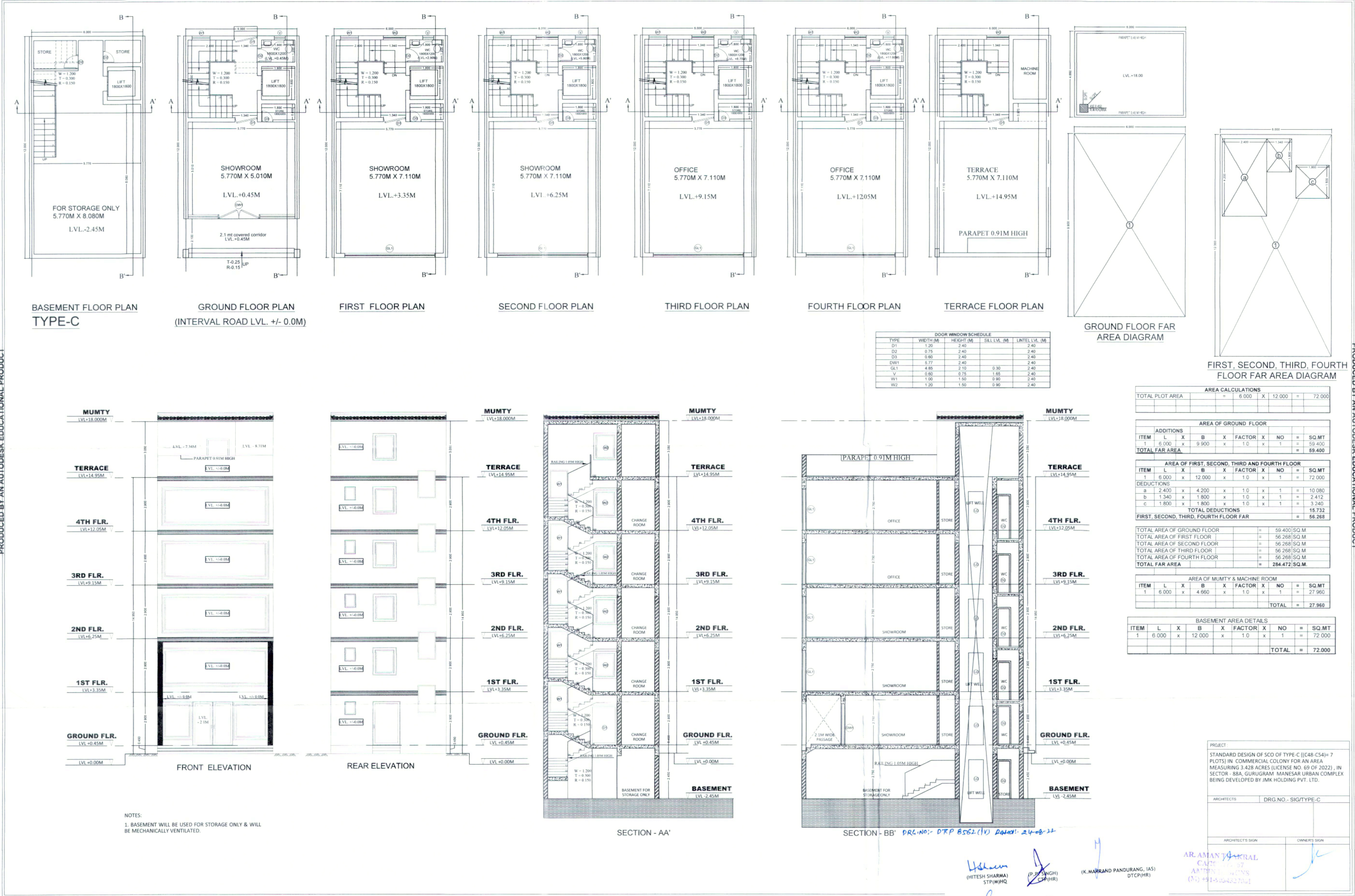
PROJECT:
STANDARD DESIGN OF SCO OF TYPE-B (B1-B8) AND (B2-B47) IN 33 PLOTS IN COMMERCIAL COLONY FOR AN AREA MEASURING 3.428 ACRES (LICENSE NO. 69 OF 2022), IN SECTOR - 88A, GURUGRAM, MANESAR URBAN COMPLEX BEING DEVELOPED BY JMK HOLDING PVT. LTD.

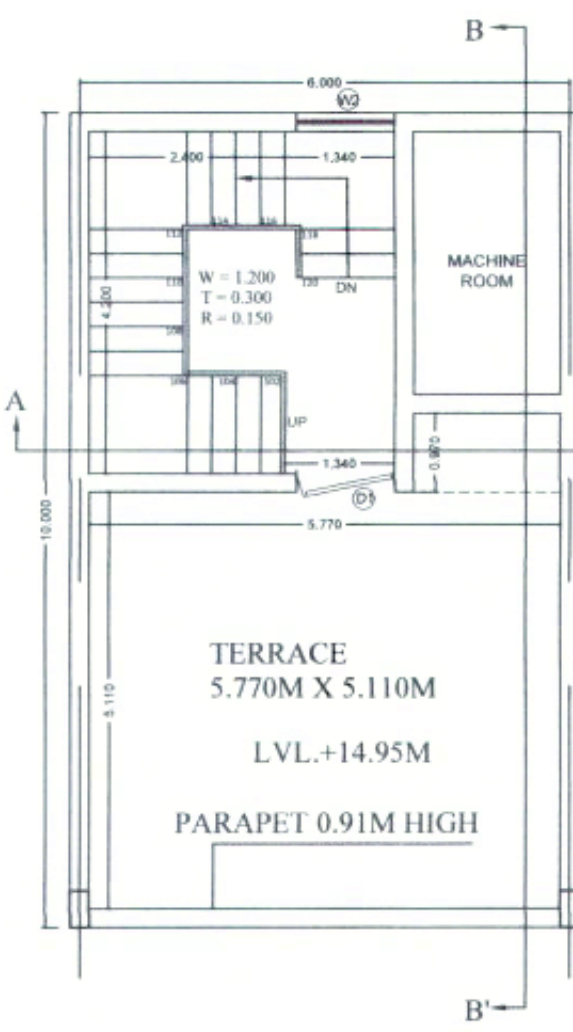
ARCHITECTS: DRG. NO. - SIG/TYPE-B

ARCHITECT'S SIGN: _____

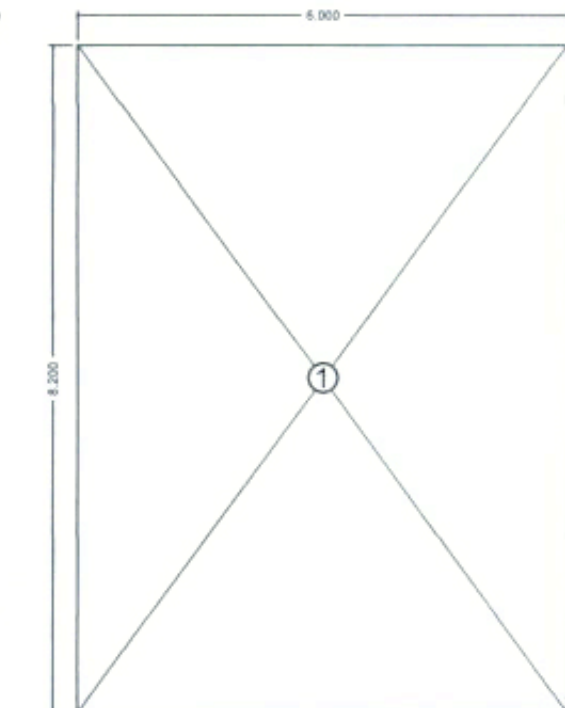
OWNER'S SIGN: _____

AR. AMAN KAKRAL
C-202/15767
ANP-15, 701GNS
(M) +91-96402 7061



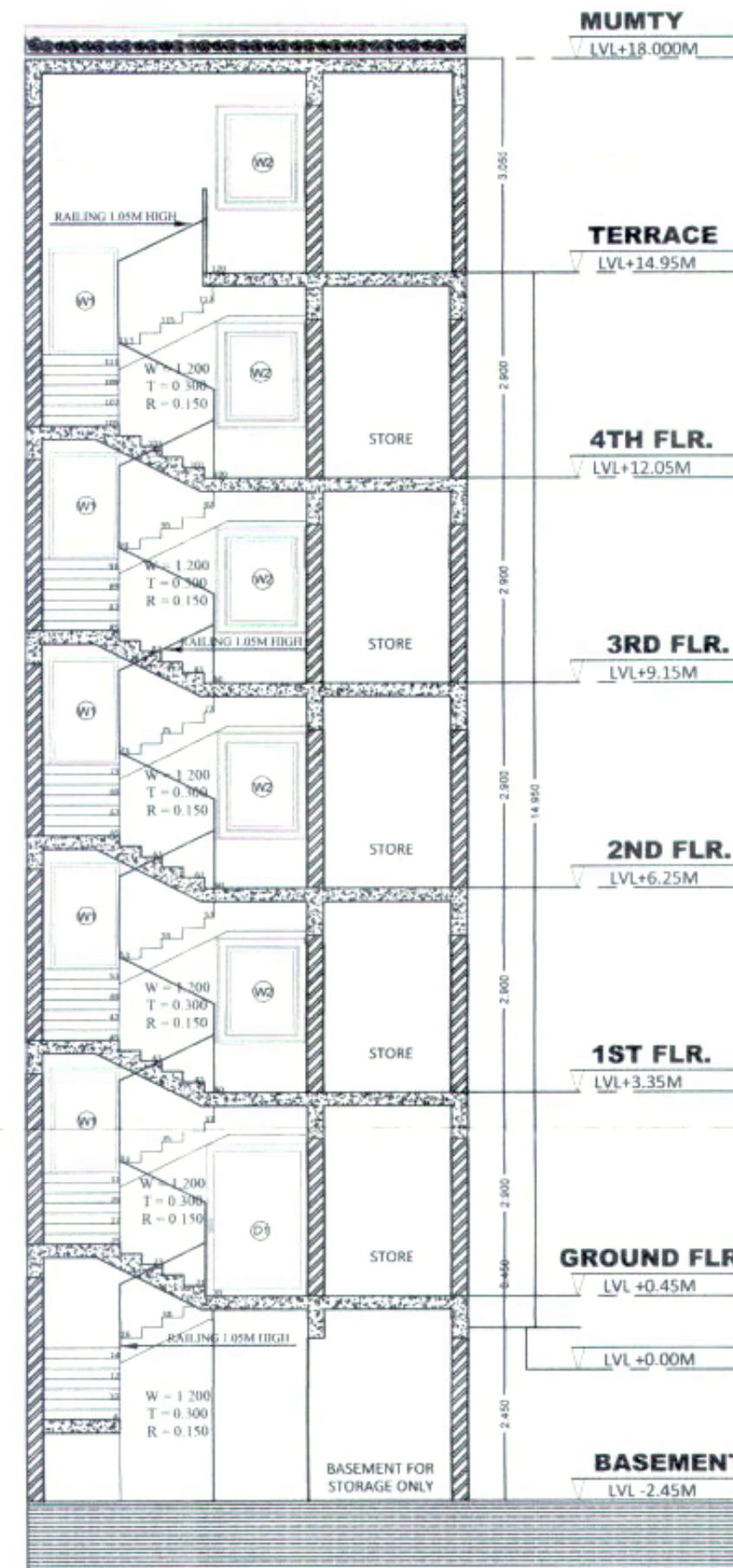


TERRACE FLOOR PLAN



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

MANAGERIAL
CA/201
TECHNICAL
+91-1

[illegible]

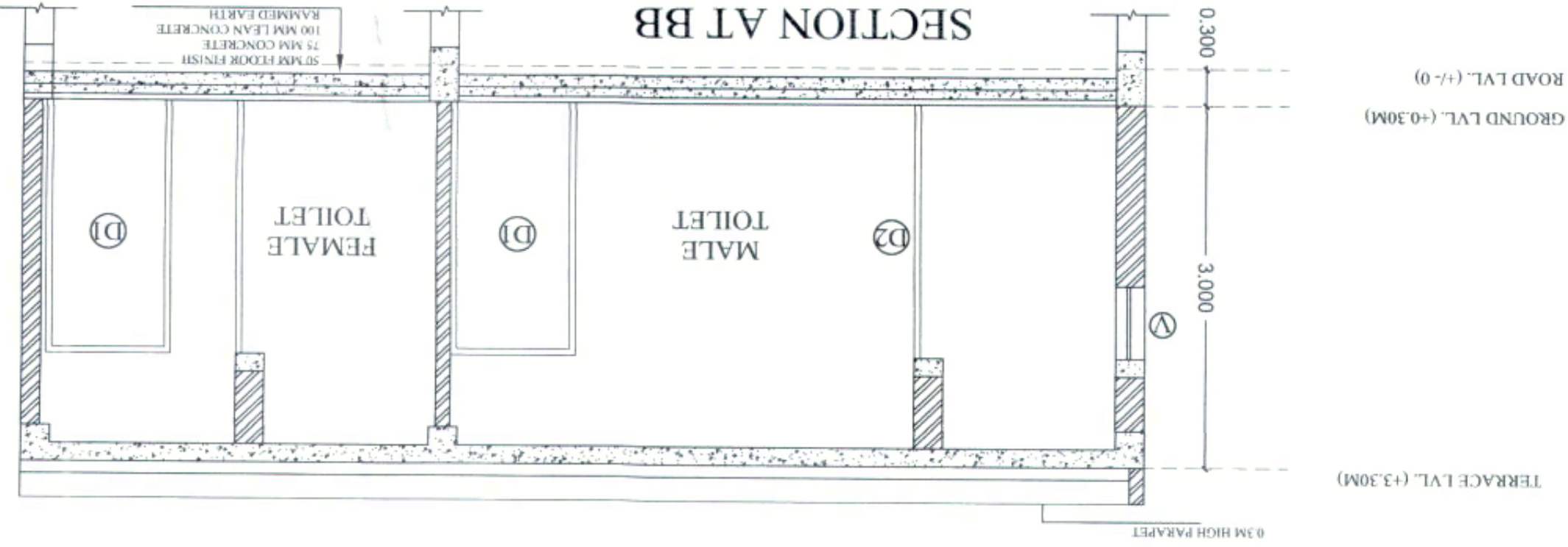
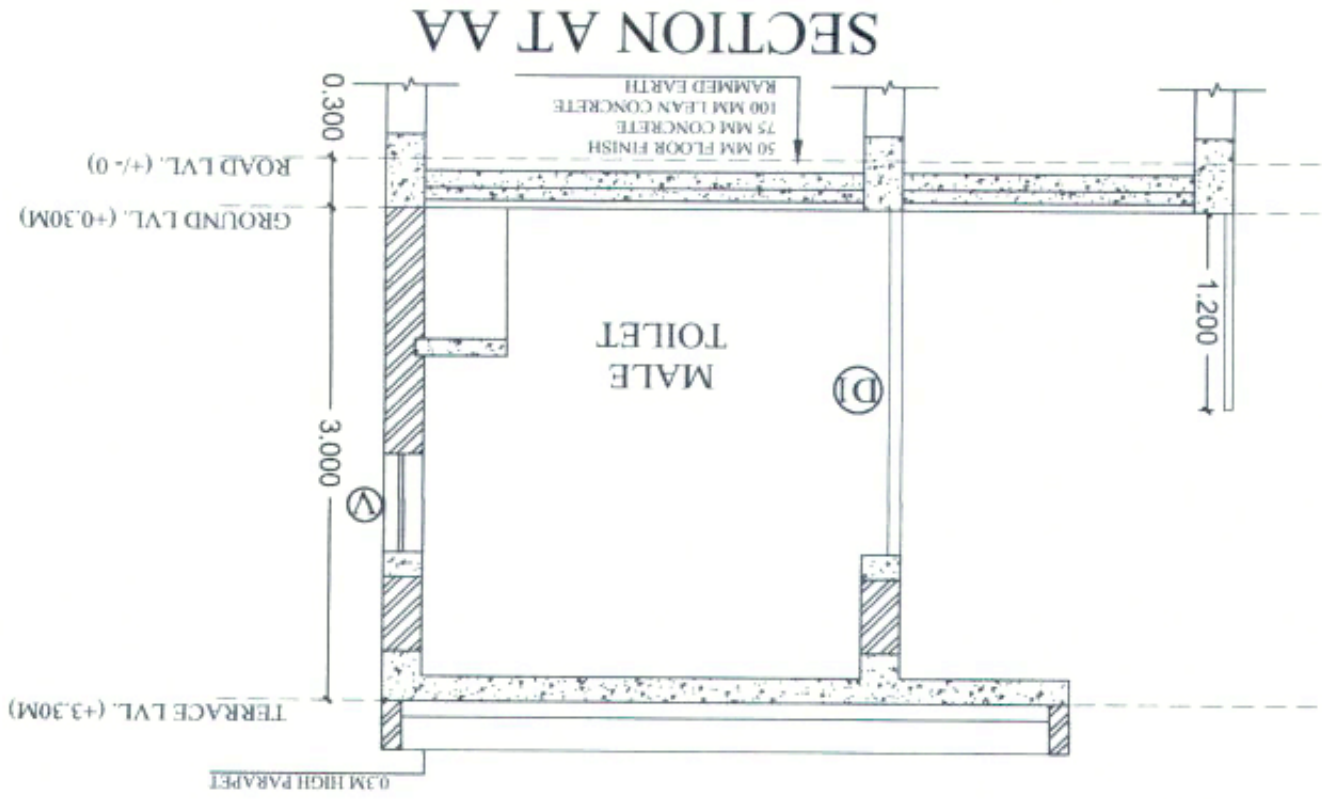
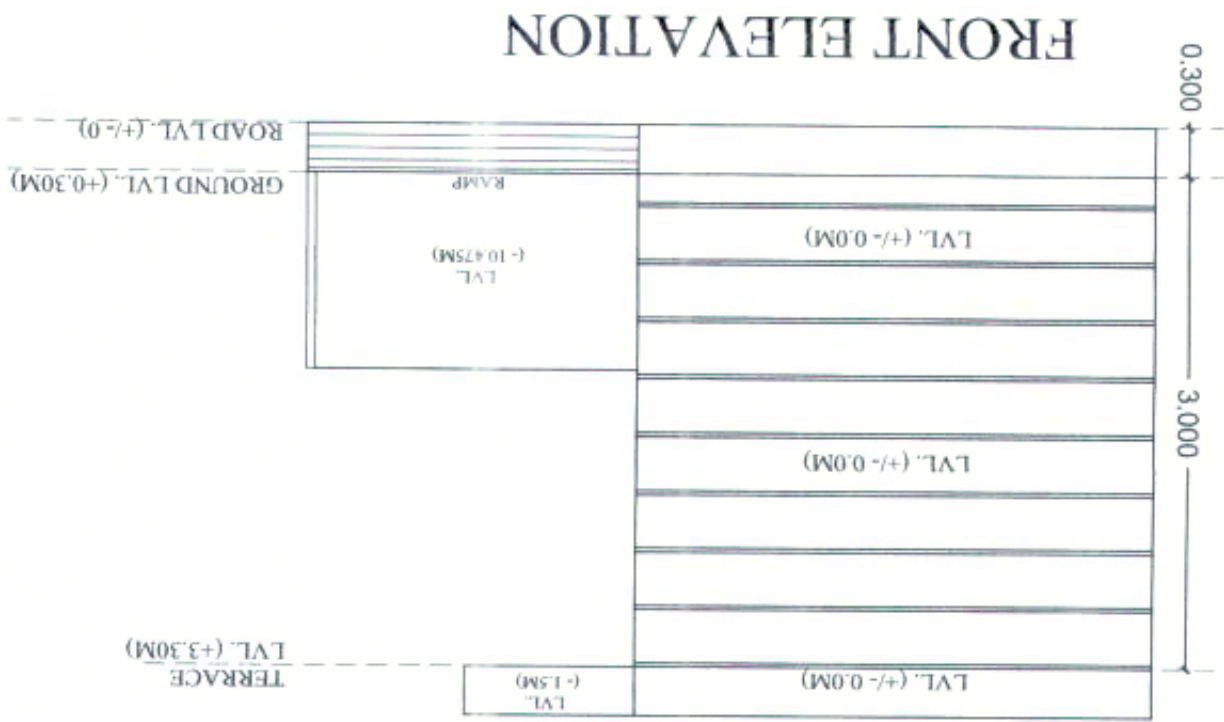
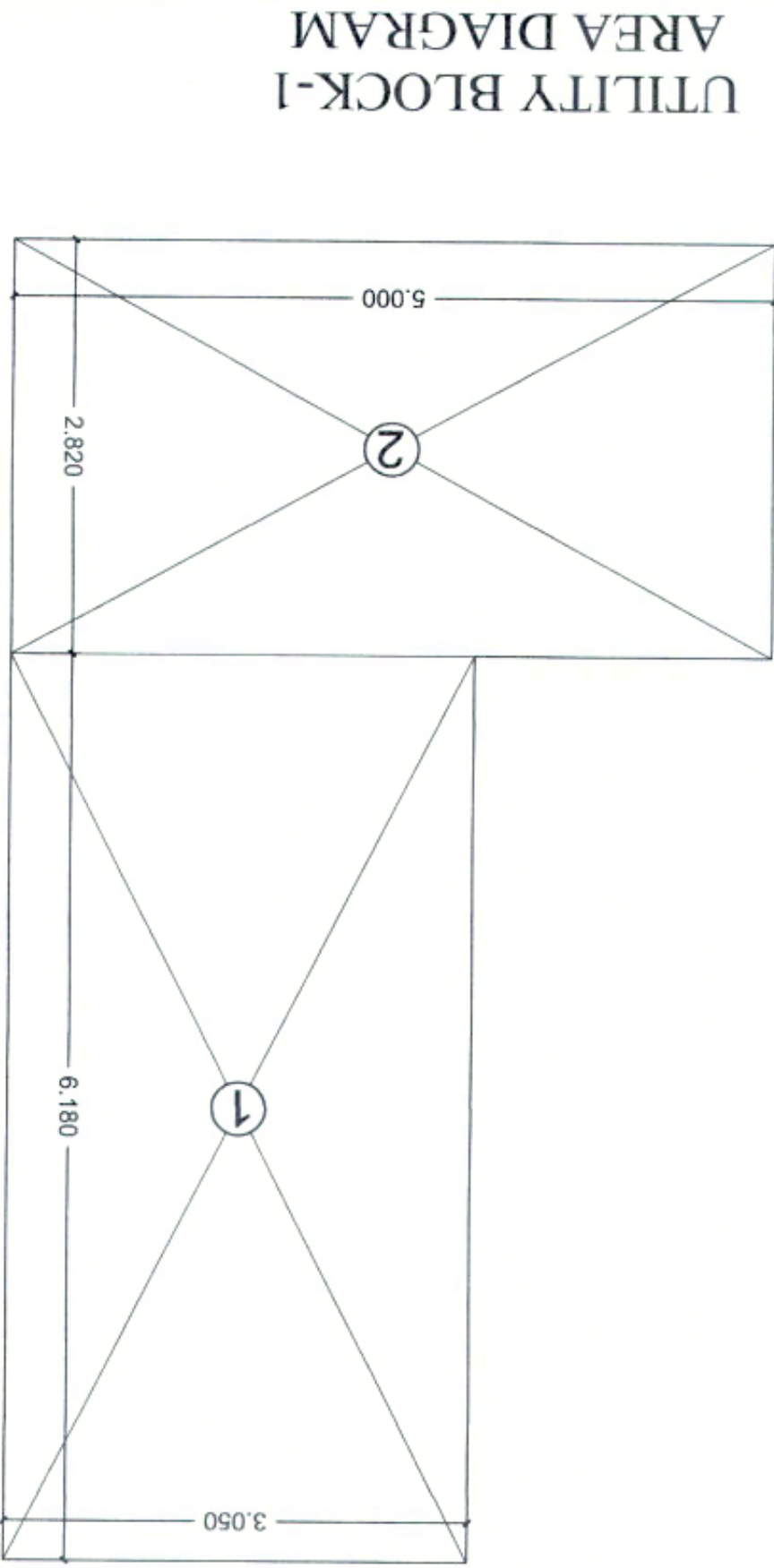
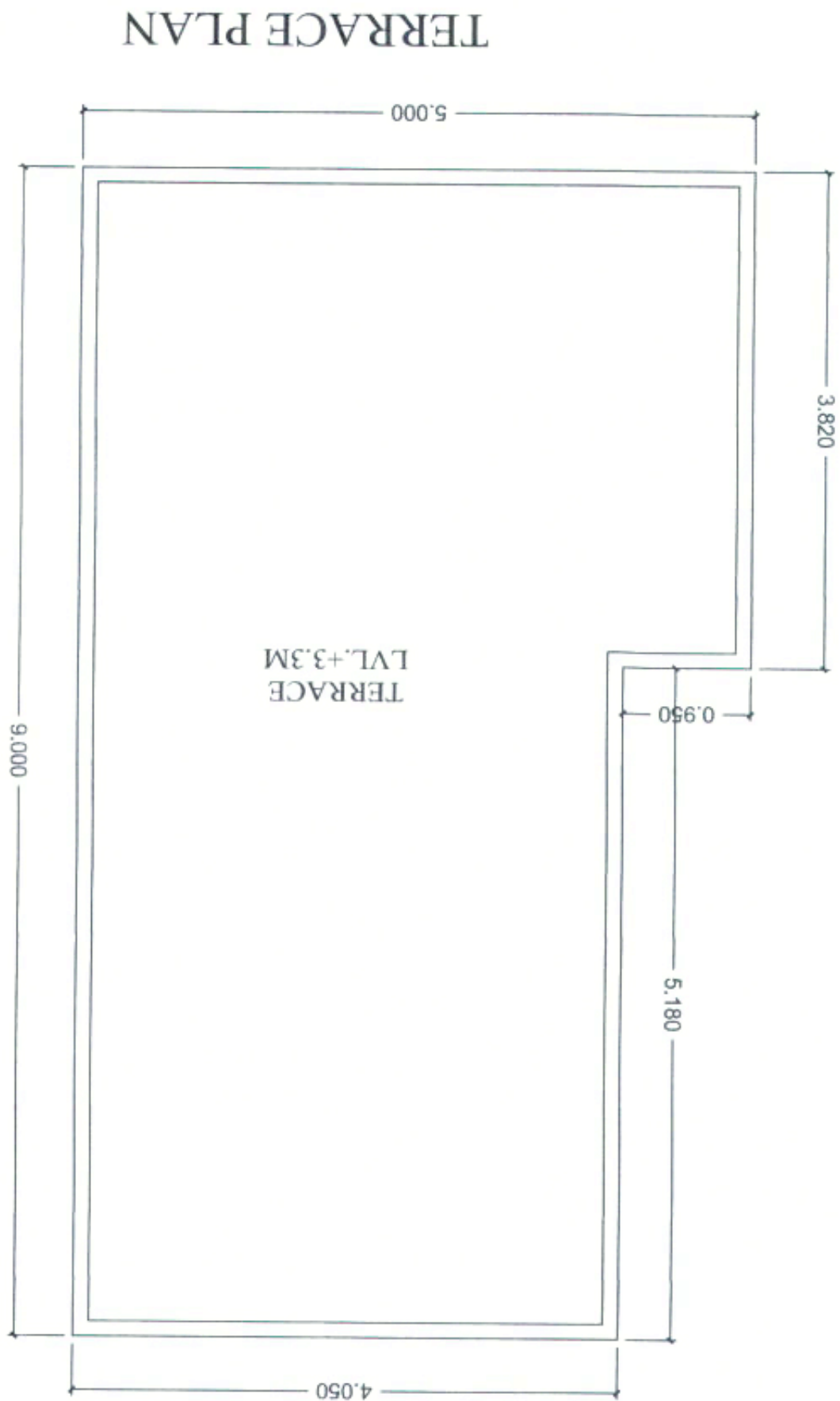
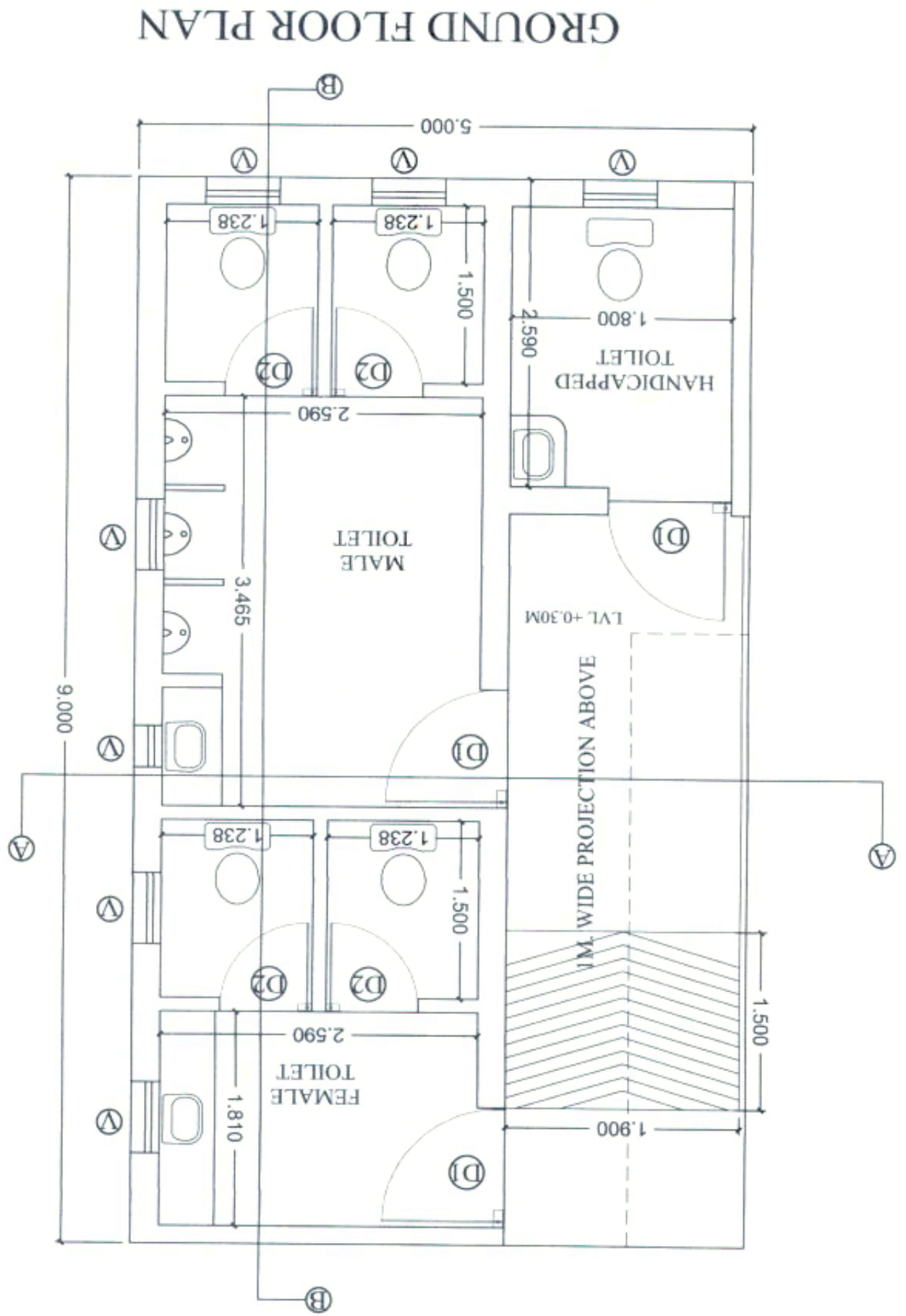
SECTION - BB'

PRG. NO. DTCP 8562(V) Dated, 24.08.22

(K.MAKRAN PANDURANG, IAS)
DTCP(HR)

AR. AMAN T. J. RAL
CA/201
AME N
(M) +91-9

UTILITY BLOCK-01



(SANGAY NABANG) ATP(HQ)
(DINESH KUMAR) SD(HQ)
(HITESH SHARMA) SD(HQ)
(K. MAKRAND PANDURANG, IAS) DTC(HR)

PROJECT: STANDARD DESIGN OF UTILITY BLOCKS IN COMMERCIAL PLOTTED COLONY FOR AN AREA OF 3.428 ACRES, SECTOR - 88A, GURUGRAM BEING DEVELOPED BY JMK HOLDING PVT. LTD. (LICENSE NO. 69 OF 2022)

ARCHITECTS: DRG.NO.-SIG/UTILITY BLOCKS

ARCHITECTS SIGN: OWNERS SIGN

AR. AMAN KUMAR
CA/2016/79/67
MIRIN DESIGNS
(P) +91-903432701

DRG.NO.- DMP 8562 (V) Date:- 24-08-22