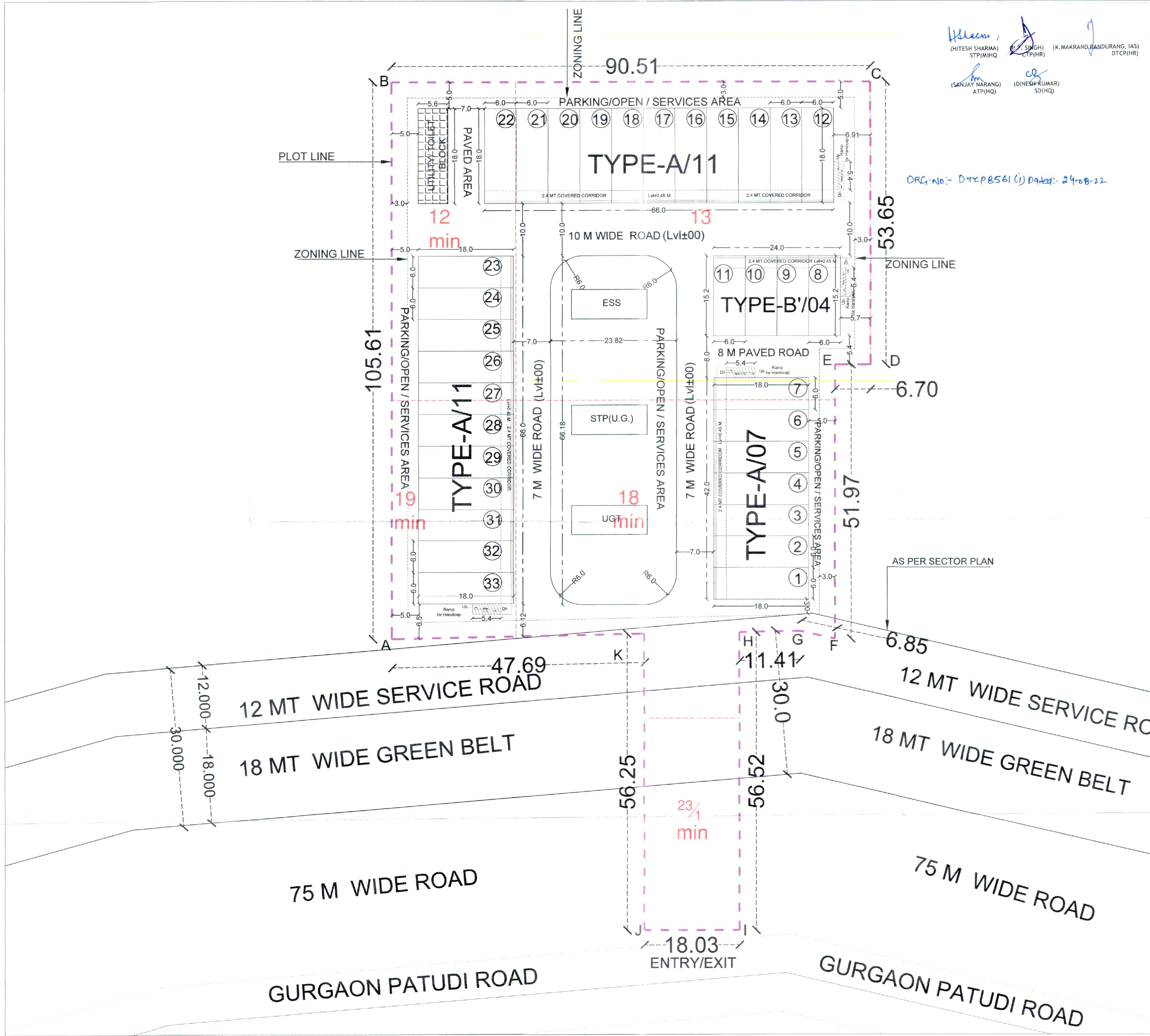




SECTOR-88A SCO (2.512 Acres)					
AREA PROGRAM					
S.No.	DESCRIPTION			Sq.M.	Acres
1	Total Plot Area		A	10166.00	2.512
2	Area Under Green Belt/Service Road/Sector Road		B	1189.77	0.294
3	Balance Area		C = (A-B)	8976.23	2.218
4	10% of Licenced Land			1016.60	0.2512
5	Net Planned Area		(C+D)	9992.482	2.4692
6	Permissible Ground Coverage		35.00%	3497.369	
7	Proposed Ground Coverage		34.99%	3496.80	
8	Permissible FAR on land Area		1.50	14988.723	
9	Proposed FAR		1.4497	14485.780	
10	Utility/Toilet Block			100.72	
11	Permissible (Parking/Services/Open Space)		65.00%	6495.113	
12	Proposed (Parking/Services/Open Space)		65.01%	6495.682	

PROPOSED DESIGN						
Plot Type		Size -Mt		Sqmt	NO	TOTAL SQMT
A		6.00	18.00	108.00	29	3132.00
B'		6.00	15.20	91.20	4	364.80
Total					33	3496.80

FAR ACHIEVED			
PLOT TYPE	PER PLOT FAR AREA	TOTAL NO. OF PLOTS	FAR AREA TOTAL IN SQMT
A	448.272	29	12999.89
B'	371.472	4	1485.89
Total		33	14485.78

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

PARKING CAN NOT BE SOLD AT ANY MANNER .

LEGEND	
	UTILITY/TOILET BLOCK

PROJECT NAME AND ADDRESS:

LAYOUT PLAN OF PROPOSED PLOTTED COMMERCIAL COLONY FOR AN AREA OF 2.512 ACRES, IN SECTOR-88 A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY JMK HOLDING PVT. LTD.

OWNER'S NAME:

SIGNATURE GLOBAL

DRAWING TITLE

LAYOUT CUM DEMARCATION PLAN

ARCHITECT'S SIGNATURE:

AR. AMAN KUMAR
CA/2016/79767
AMBIN DESIGNS
(M) +91-9034327061

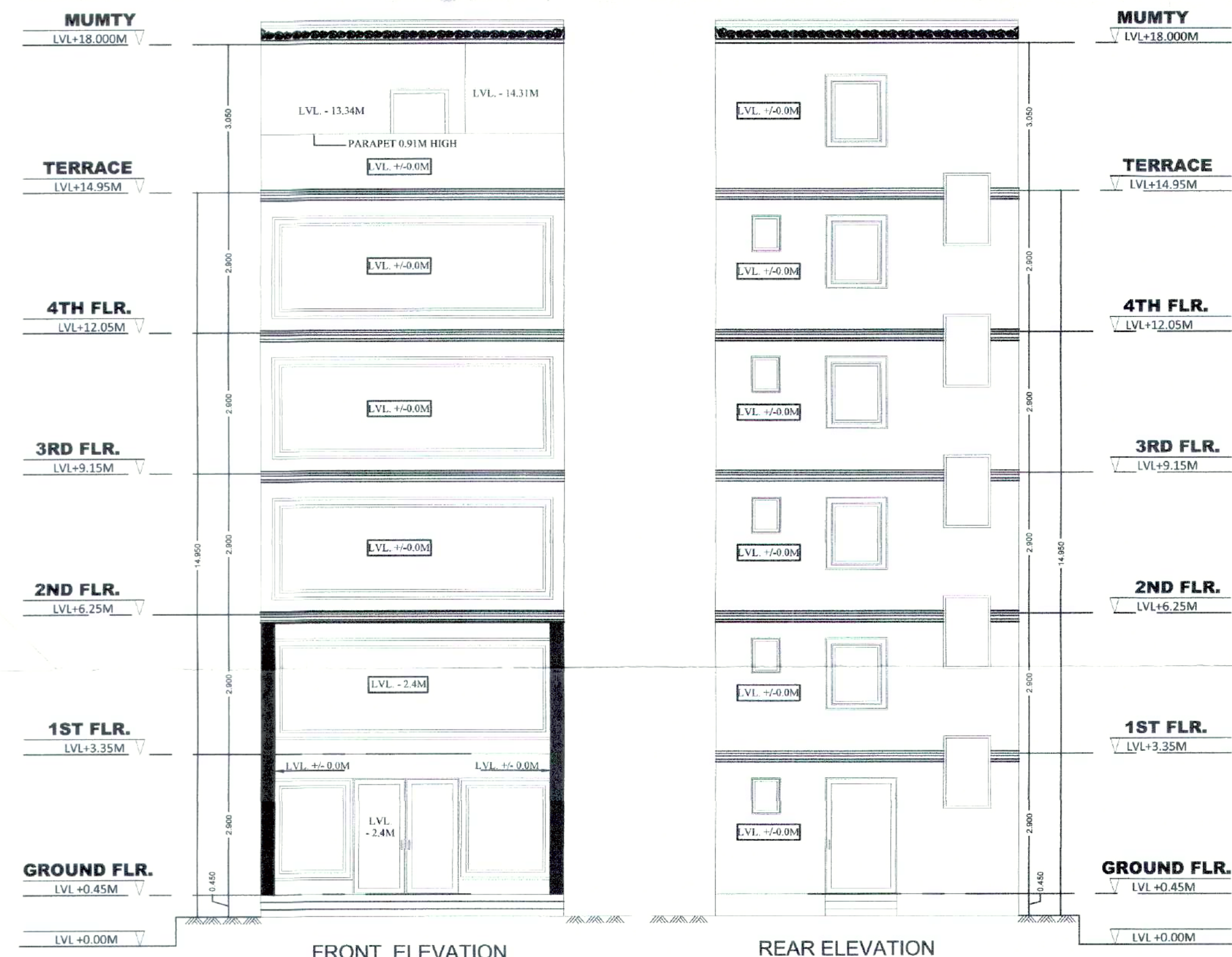
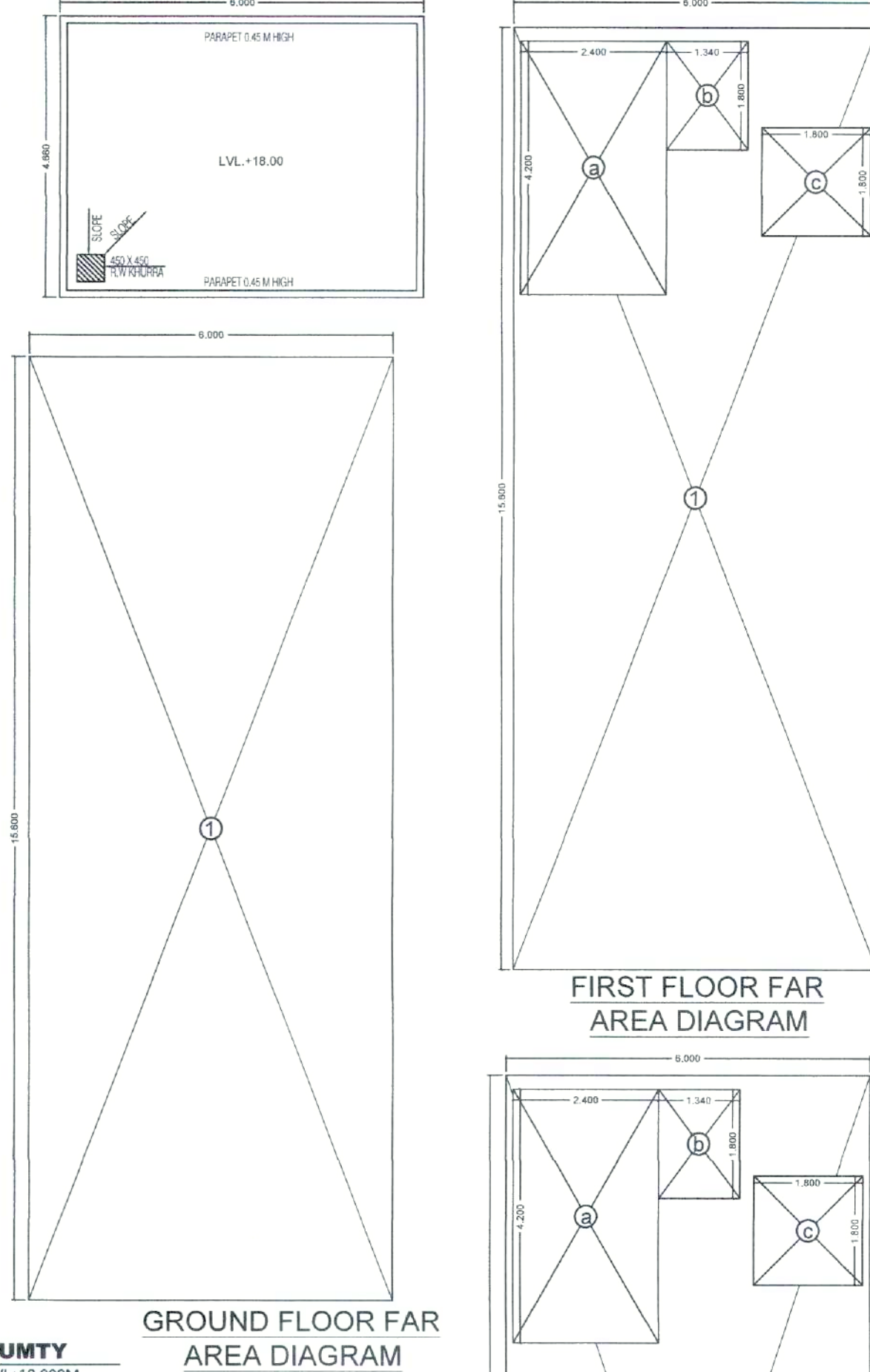
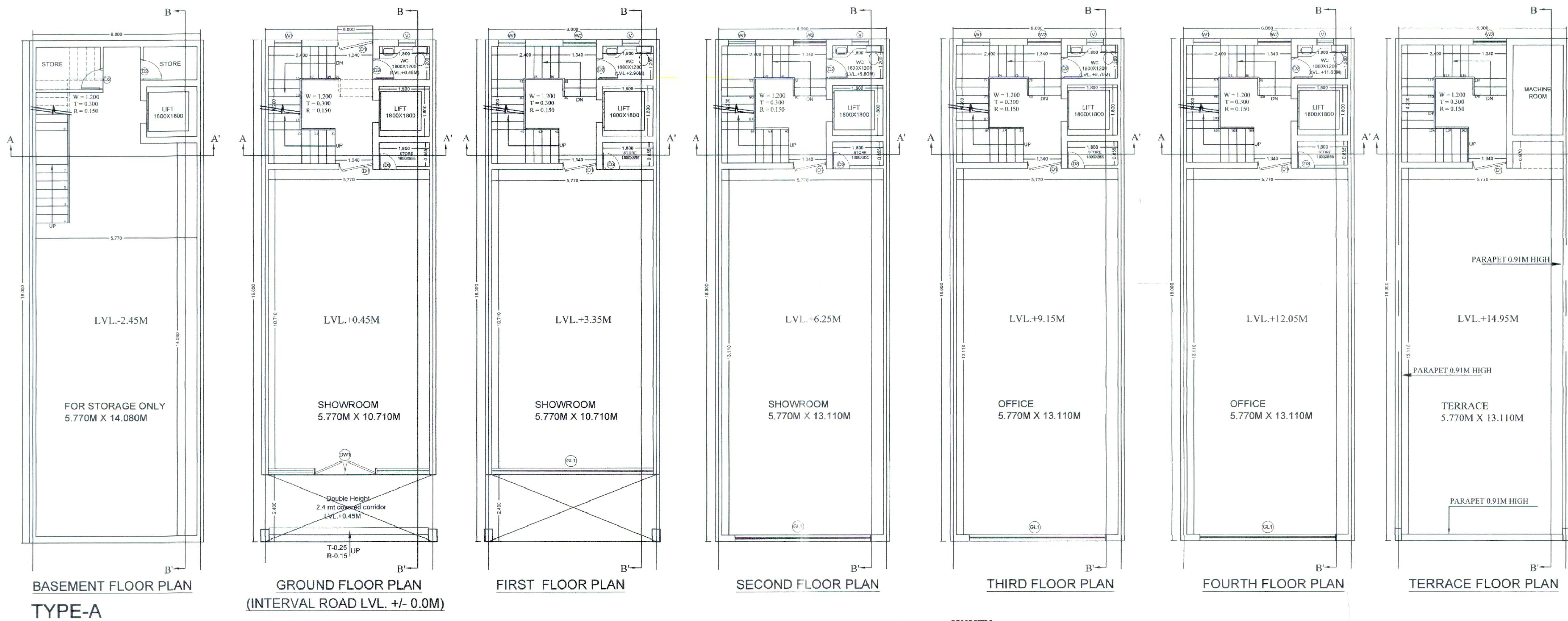
OWNER'S SIGNATURE:

NORTH:

DATE:

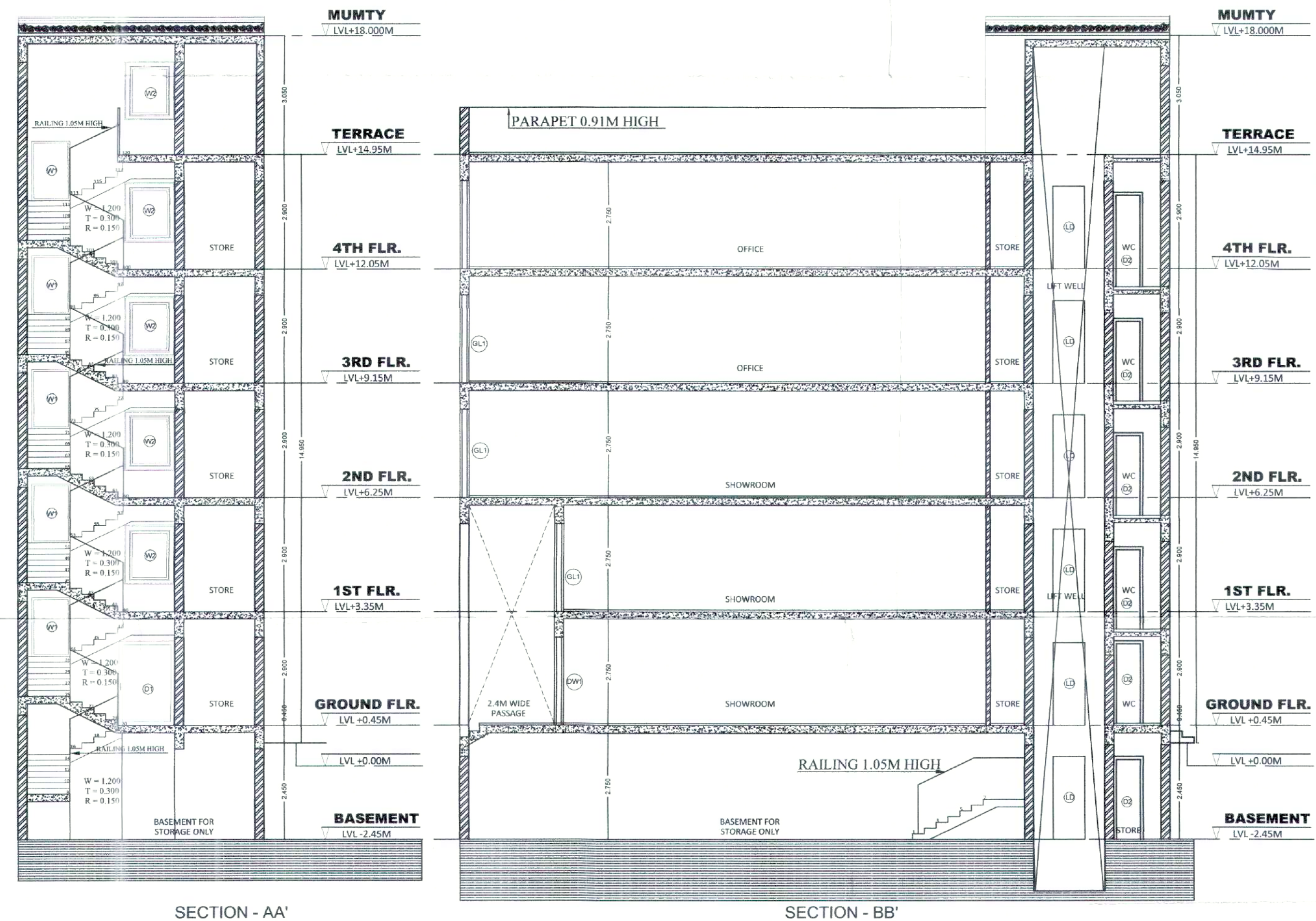
SHEET: 01

SCALE:



DOOR WINDOW SCHEDULE				
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	0.80	2.40	2.40	2.40
DW1	5.77	2.40	0.30	2.40
GL1	4.85	2.10	2.40	2.40
V	0.80	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	
ITEM	DESCRIPTION
1	AREA OF BASEMENT FLOOR
2	AREA OF GROUND FLOOR
3	AREA OF FIRST FLOOR
4	AREA OF SECOND, THIRD & FOURTH FLOOR
5	AREA OF TERRACE
6	AREA OF MUMTY & MACHINE ROOM
7	TOTAL AREA

PROJECT:
STANDARD DESIGN OF SCO OF TYPE-A ((A1-A7 & A12-A33)= 29 PLOTS) IN COMMERCIAL COLONY FOR AN AREA MEASURING 2.512 ACRES (LICENSE NO. 70 OF 2022), IN SECTOR - 88A, GURUGRAM, MANESAR URBAN COMPLEX BEING DEVELOPED BY JMK HOLDING PVT. LTD.

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

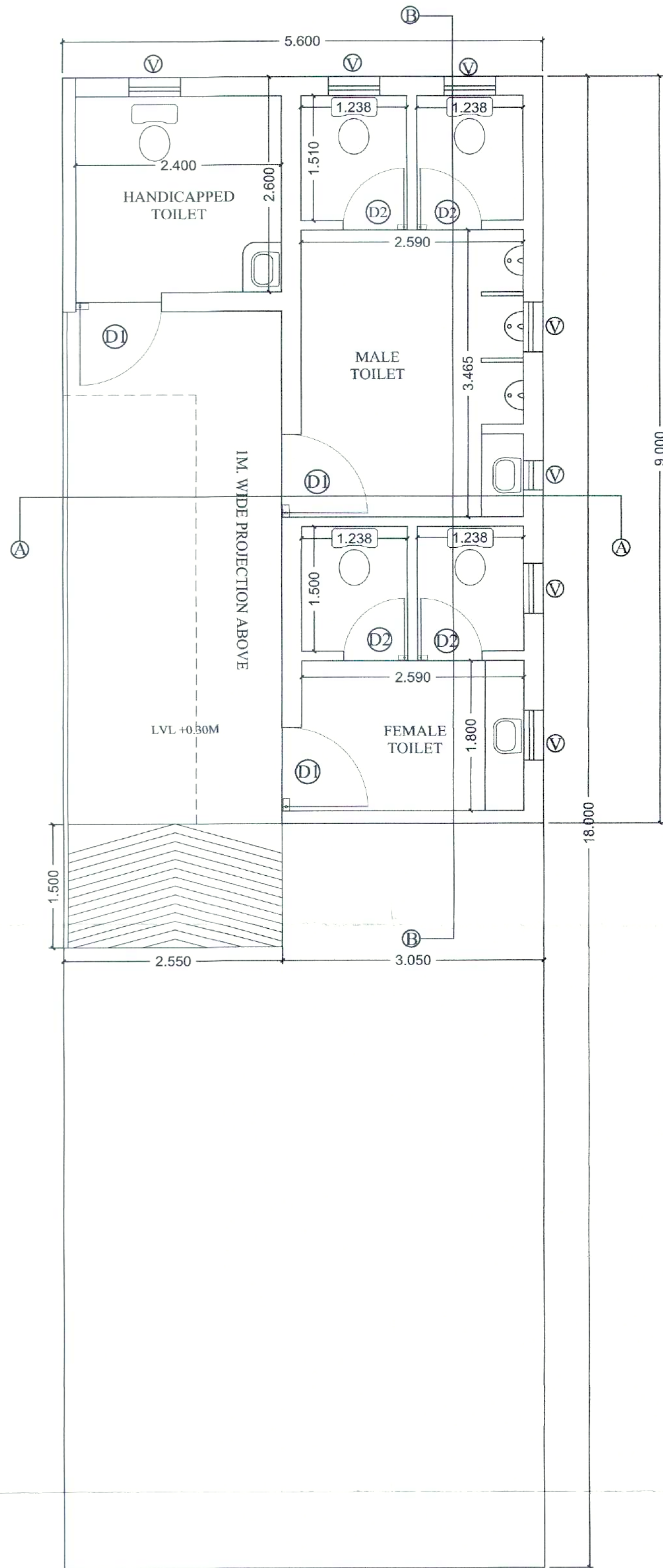
ARCHITECT'S SIGN: OWNERS SIGN:

HITESH SHARMA (SHP/MHQ)
P. SINGH (CTP/HR)
K. MAKRAJ PANDURANG, (IAS) DTPC(HR)
SANJAY NARANG (ATP/HQ)
DINESH KUMAR (SD/HQ)

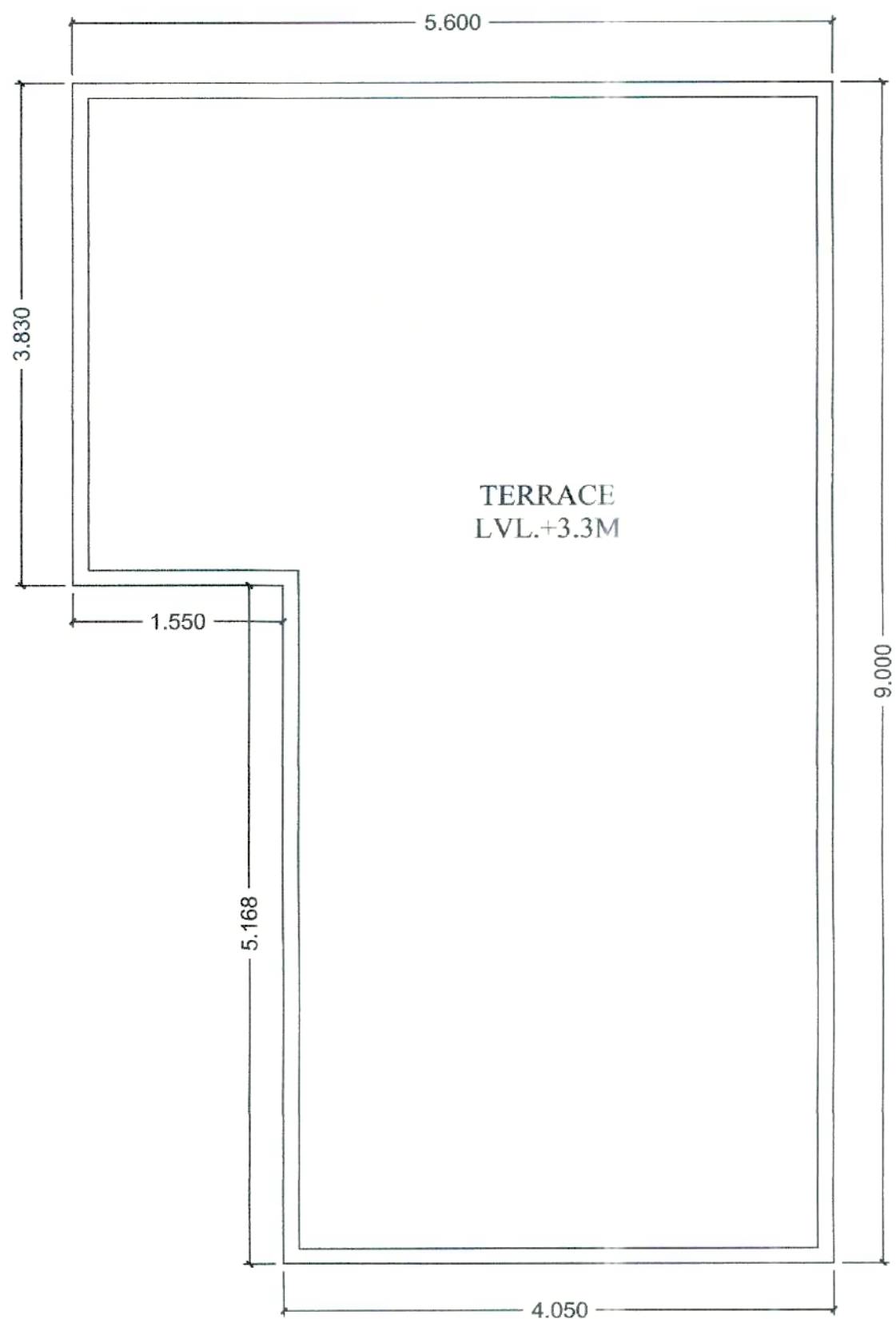
AR. AMAN KUMAR
CAZ
AMBIN
(A) +91...



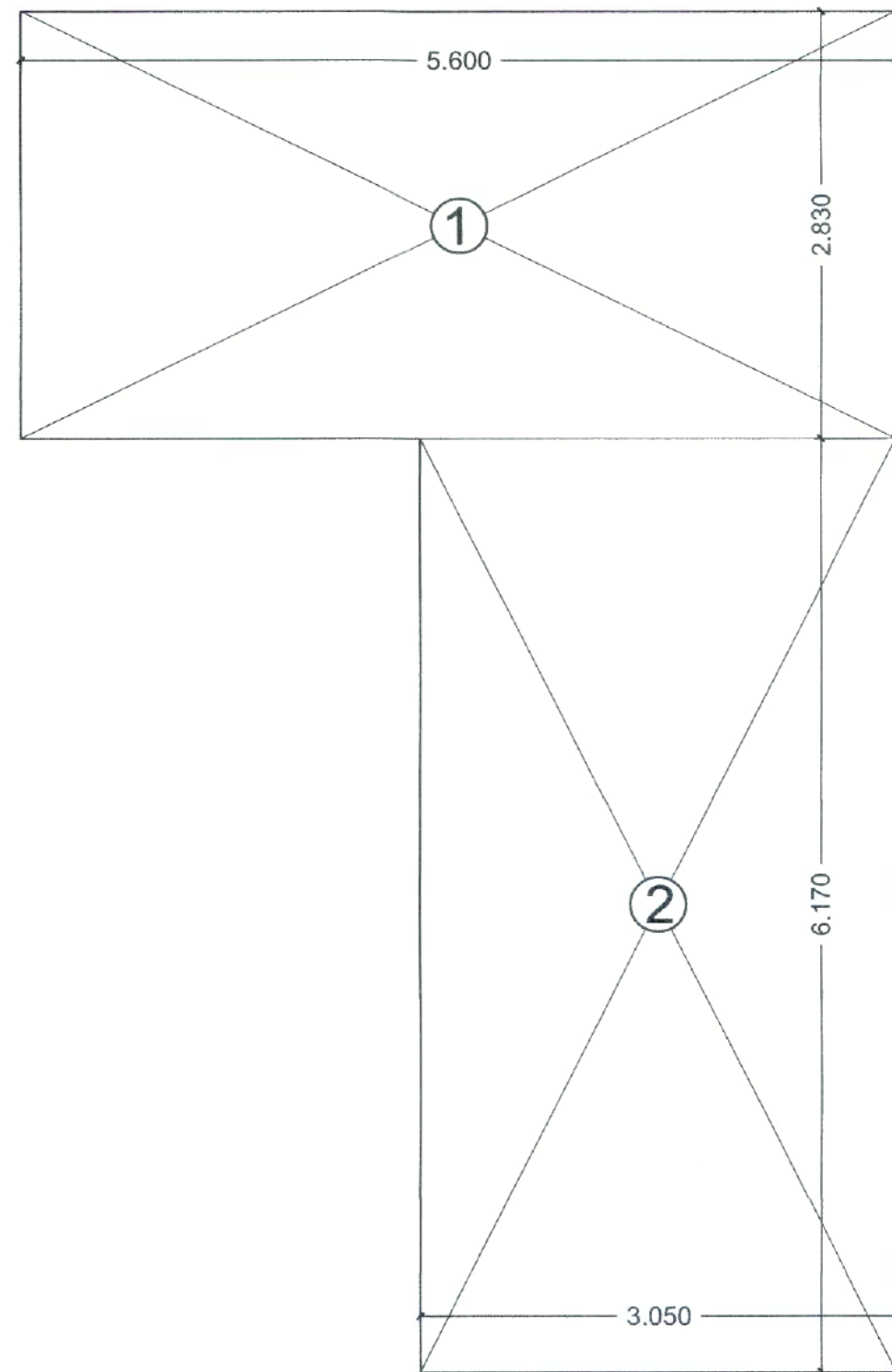
UTILITY BLOCK-02



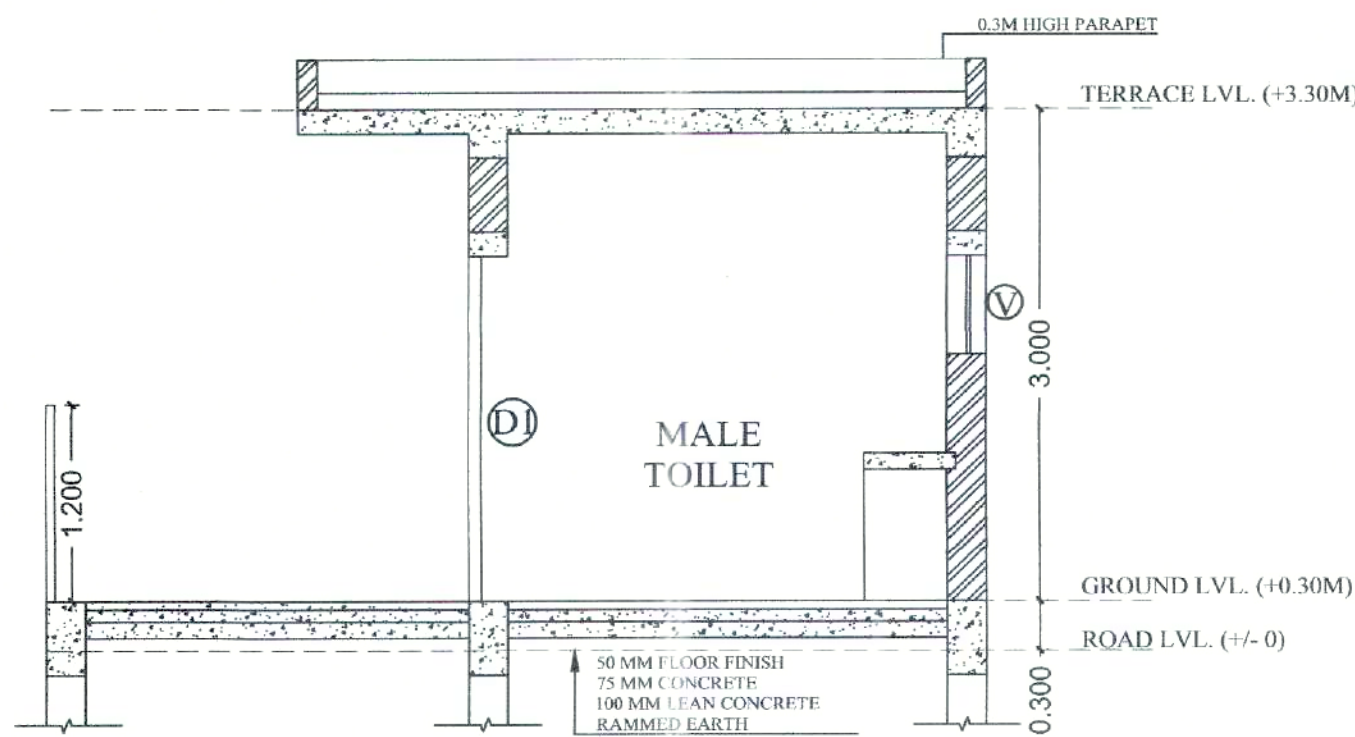
GROUND FLOOR PLAN



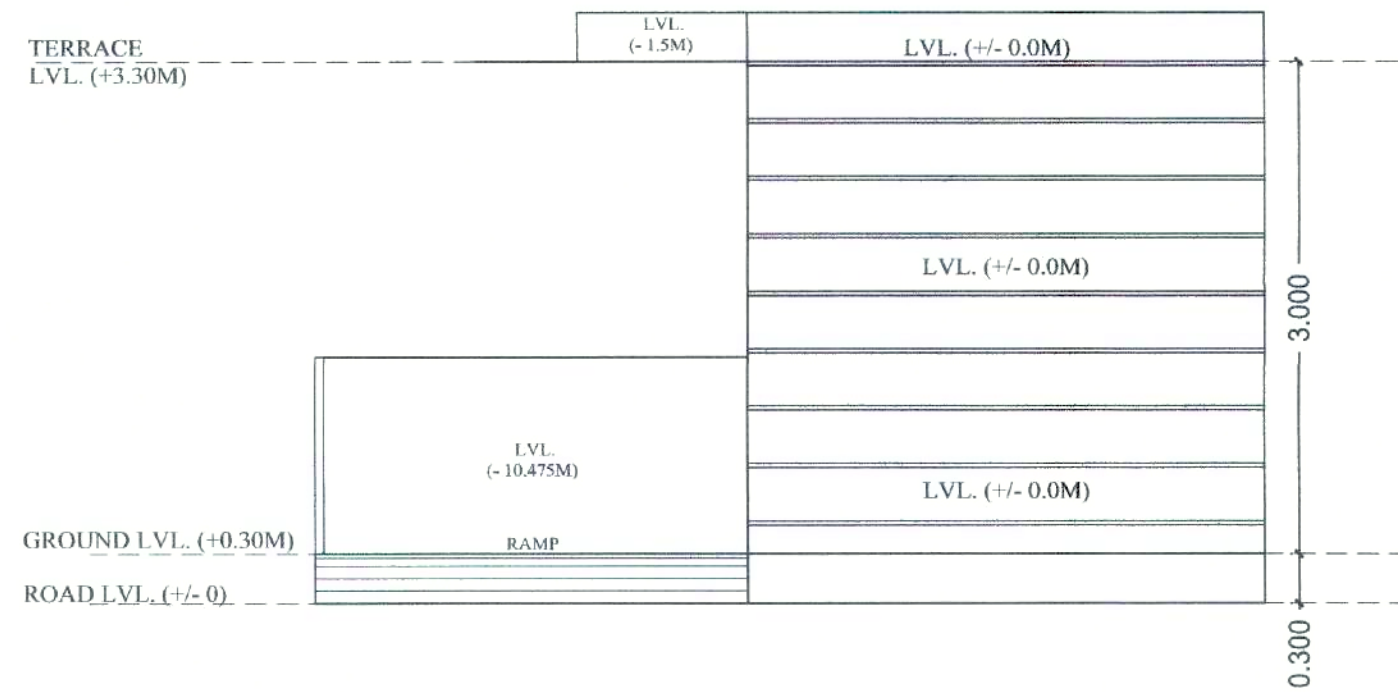
TERRACE PLAN



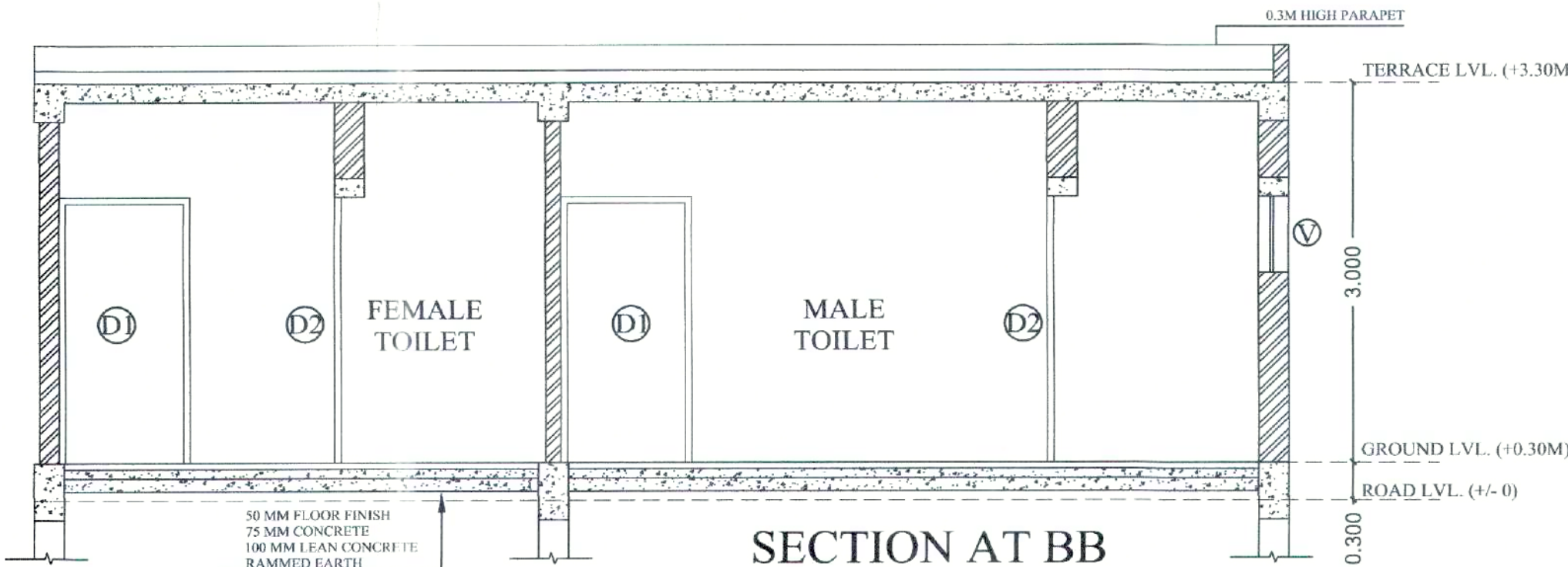
UTILITY BLOCK-2
AREA DIAGRAM



SECTION AT AA



FRONT ELEVATION



SECTION AT BB

(HITESH SHARMA)
STP(M/HQ)

(K. MAKRAND PANDURANG, IAS)
DTCF(HR)

(SANJAY NARANG)
ATP(HQ)

(DINESH KUMAR)
SD(HQ)

DRG. NO.:- DTCF 8561(IV) Dated:- 24.08.22

PROJECT:	
STANDARD DESIGN OF UTILITY BLOCKS IN COMMERCIAL PLOTTED COLONY FOR AN AREA OF 2.512 ACRES, SECTOR - 88A, GURUGRAM BEING DEVELOPED BY JMK HOLDING PVT. LTD. (LICENSE NO. 70 OF 2022)	
ARCHITECTS	DRG.NO.- SIG/UTILITY BLOCKS
ARCHITECT'S SIGN	
OWNER'S SIGN	

AR. AMAN SHARMA
CA/201/79/67
AMBIN PVT. LTD.
(M) +91-98011-XXXXXX

Memo No. ZP-1594/SD(DK)/2022/ 25577 Dated 25/08/2022

To

Yohaam 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 2.512 acres (Licence No. 70 of 2022 dated 27.05.2022) in Sector-88A, Gurugram Manesar Urban Complex being developed by Yohaam 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	2.512 acres	DTCP-8561 (i-iv)	24.08.2022

The standard designs are approved with the following conditions:-

- 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.
- The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
- The parking/open area shall not be sold in any manner whatsoever.
- 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.
- 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.



(Hitesh Sharma)

Senior Town Planner (HQ)

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

Endst. No. ZP-1594/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 :-

- The Senior Town Planner, Gurugram.
- The District Town Planner, Gurugram

DA/As above.

(Hitesh Sharma)

Senior Town Planner (HQ)

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