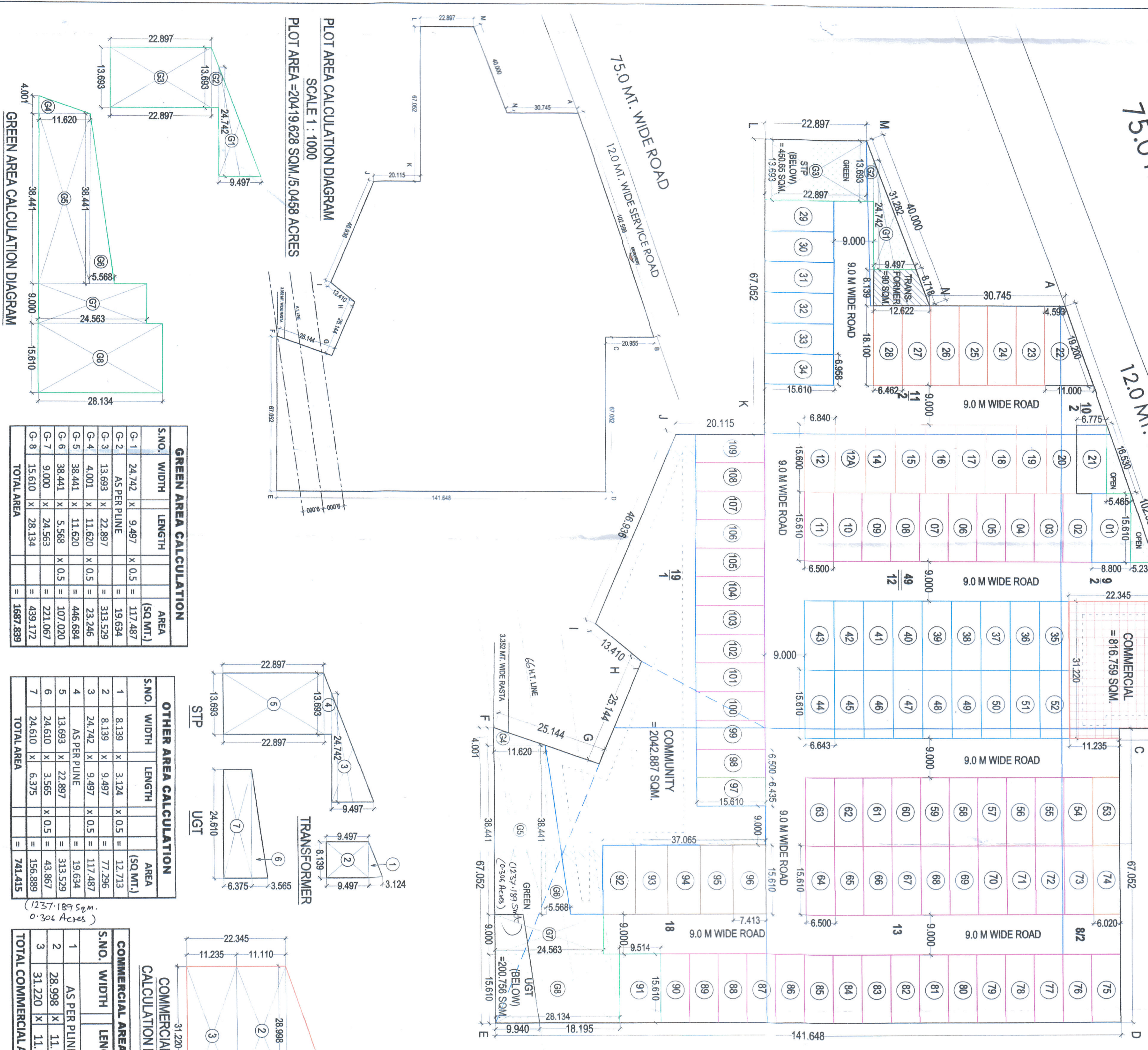


75.0 MT. WIDE ROAD
12.0 MT. WIDE SERVICE ROAD



LAYOUT PLAN UNDER DEEN DVAL JAN AWAS YOJNA IN RESPECT OF AFFORDABLE PLOTTEDCOLONY OF SECTOR 95A VILLAGE WAZIRPUR GURUGRAM MANESAR URBAN COMPLEX (AREA 5.0458 ACRES) BEING DEVELOPED BY : DHARAM SINGH, RAVINDER SINGH, JITENDER SINGH S/O SH. JAI NARAYAN AND KALYAN SINGH S/O SH. SURESH KUMAR IN COLLABORATION WITH JMS BUILDWELL REALTY PVT. LTD.

AREA STATEMENT		REQUIRE AREA	PROPOSED AREA
DESCRIPTION	ACRES	SCQMT.	%
1 TOTAL AREA OF THE LAND	5.0458	20419.628	
2 OPEN SPACE AREA (GREEN)	0.38	1531.477	7.50%
3 AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	0.50	2041.563	10.00%
4 COMMERCIAL AREA	0.20	816.785	4.00%
5 SALEABLE AREA (4 + 15)	2.88	11464.977	56.13%
6 TOTAL SALEABLE AREA (4 + 15)	3.08	12281.756	60.15%
7 TOTAL NO. OF PLOTS	109		
8 MINIMUM PERMISSIBLE DENSITY @ 240 PPA	1211		
9 MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	2018		
		1562	389 PPA
			(@ 18 Bha./Acres) (PDA)

S.NO.	PLOT TYPE	SIZE OF PLOT (MTRS)	LENGTH (MTRS)	WIDTH (MTRS)	NO. OF PLOTS	TOTAL AREA (SQMT.)
1	1	2-11, 54-73, 75-90	15.610	8.800	137	137,168
2	2	98-109	15.610	6.500	58	58,845
3	3	12-20	15.600	6.840	9	58,845
4	4	21	15.600	6.775	1	105,630
5	5	22	14.118	2.2	1	141,118
6	6	23-28	18.100	6.462	6	701,772
7	7	29-34	15.610	6.992	6	651,854
8	8	35-52	6.043	6.043	18	1,88,244
9	9	53, 74	15.610	9.514	2	1,44,514
10	10	51	15.610	9.514	5	7,79,855
11	11	92-96	15.610	7.413	5	1,00,150
12	12	97	15.610	6.435	1	1,00,150
						11,66,877
						2,831
						56.15%
						Percentage Achieved

GREEN AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ.MT.)
G-1	24.742	9.497	117.487
G-2	AS PER PLINE		19.634
G-3	13.693	22.897	313.529
G-4	4.001	11.620	23.246
G-5	38.441	11.620	446.684
G-6	38.441	5.568	107.020
G-7	9.000	24.563	221.067
G-8	15.610	28.134	439.172
			1,687.899

OTHER AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ.MT.)
1	8.139	3.124	12.713
2	8.139	9.497	77.296
3	24.742	9.497	117.487
4	AS PER PLINE		19.634
5	13.693	22.897	313.529
6	24.610	3.565	43.867
7	24.610	6.375	156.899
			741.415

COMMERCIAL AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ.MT.)
1	AS PER PLINE		143.837
2	28.998	11.110	322.167
3	31.220	11.235	350.756
			816.759

COMMUNITY AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ.MT.)
1	9.000	37.065	333.585
2	84.435	4.502	380.176
3	43.205	18.340	396.190
4	8.439	10.422	43.976
5	41.230	7.918	326.459
6	32.791	13.919	228.209
7	AS PER PLINE		152.869
8	24.610	7.374	181.474
			2,042.887

PROJECT:
LAYOUT PLAN UNDER DEEN DVAL JAN AWAS YOJNA IN RESPECT OF AFFORDABLE PLOTTEDCOLONY OF SECTOR 95A VILLAGE WAZIRPUR GURUGRAM MANESAR URBAN COMPLEX (AREA 5.0458 ACRES) BEING DEVELOPED BY : DHARAM SINGH, RAVINDER SINGH, JITENDER SINGH S/O SH. JAI NARAYAN AND KALYAN SINGH S/O SH. SURESH KUMAR IN COLLABORATION WITH JMS BUILDWELL REALTY PVT. LTD.

DRAWING TITLE:
LAYOUT PLAN

SIG. OF ARCHITECT:
DEEPAK MEHTA & ASSOCIATES

SIG. OF OWNER:

To be read with Licence No. 166 of 2022 dated 18/10/2022

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement...

2. That the demarcation plans for each plot shall be prepared for calculation of the area under the plan...

3. That the demarcation plans for each plot of all the Residential Plots and Commercial plots shall be approved from this Department and construction on these plots shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town and Country Planning, Haryana...

4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall submit to the directions of the DTCR for the modification of layout plans of the colony.

5. That the revenue road 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 DTCR, Haryana and accordingly shall make necessary changes in the layout plan for meeting any adjustment to be approved of the adjoining 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 meters or wider sector road if applicable.

8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority or in accordance with terms and conditions of the license issued by the Haryana Urban Development Authority. At the time of demarcation plan, if required percentage of open space is reduced, the same will be provided by the colonizer in the licensed area.

9. No plot will derive an access from less than 9 meters wide road which means a minimum clear width of 9 meters between the plots.

11. Any excess area over and above the permissible area under commercial use shall be deemed to be open space.

12. Application of the sector/development plan road generated as provided in the Development Plan if applicable, which shall be the responsibility of the colonizer, shall be transferred free of cost to the government.

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 license development and take with the land that HSP 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 (CGWA) guidelines, modification as applicable.

16. That the colonizer shall take one (1) Light Emitting Diode Lamp (LED) fitting for internal lighting as well as campus lighting.

17. That the colonizer shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.2752/2005-Shower dated 21.03.2016 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RANDEEP KUMAR) (HITESH SHARMA) (T.L. SATYAPRAKASH, IAS) (DIPINDO) (STHANIHO) (DOKCHHO)

(BALJY CHAUHAN) (DINESH KUMAR) (DIPINDO)

(RANDEEP KUMAR) (HITESH SHARMA) (T.L. SATYAPRAKASH, IAS) (DIPINDO) (STHANIHO) (DOKCHHO)