

75.0 MT. WIDE ROAD

12.0 MT. WIDE SERVICE ROAD

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

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

This Layout Plan for an area measuring 5.0458 acres, (Drawing No. 3698 Dated 10/07/22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dyal Jan Awaz Yojna) being developed by Sh. Dharam Singh and others, Sector-95A, Gurugram is hereby approved subject to the following conditions:-

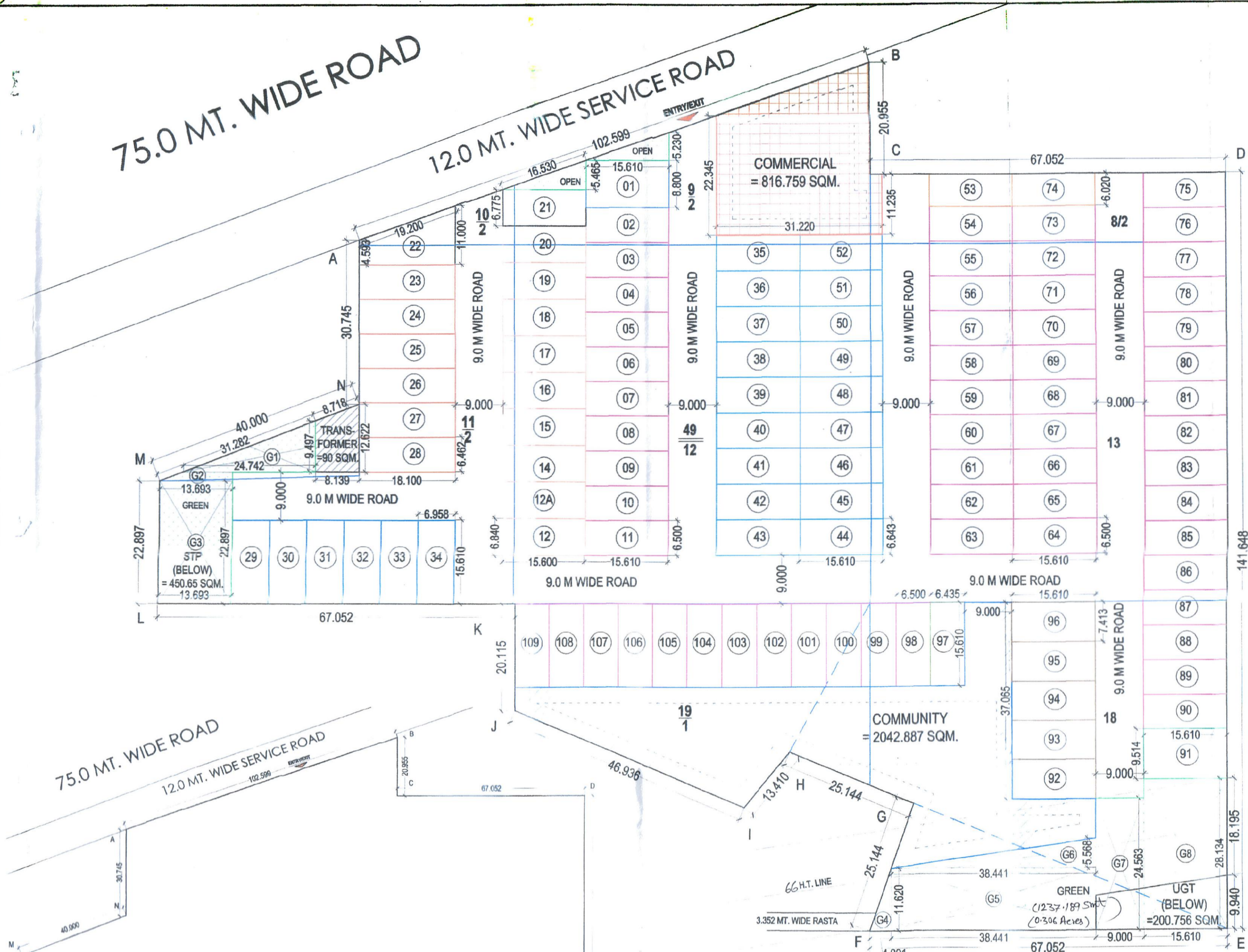
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- 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.
- 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.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- 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.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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 of Section 3(3)(a)(iii) of the Act No.8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

DESCRIPTION	REQUIRED AREA		PROPOSED AREA	
	ACRES	SQMT.	ACRES	SQMT.
1 TOTAL AREA OF THE LAND	5.0458	20419.628		
2 OPEN SPACE AREA (GREEN)	0.38	1531.472	7.50%	0.42
3 AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	0.50	2041.963	10.00%	0.50
4 COMMERCIAL AREA	0.20	816.785	4.00%	0.20
5 SALEABLE AREA			2.83	11464.977
6 TOTAL SALEABLE AREA (4) + (5)			3.03	12281.736
7 TOTAL NO. OF PLOTS				109
8 MINIMUM PERMISSIBLE DENSITY @ 240 PPA	1211		1962	389 PPA
9 MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	2018			@ 18 Rows/1 Block

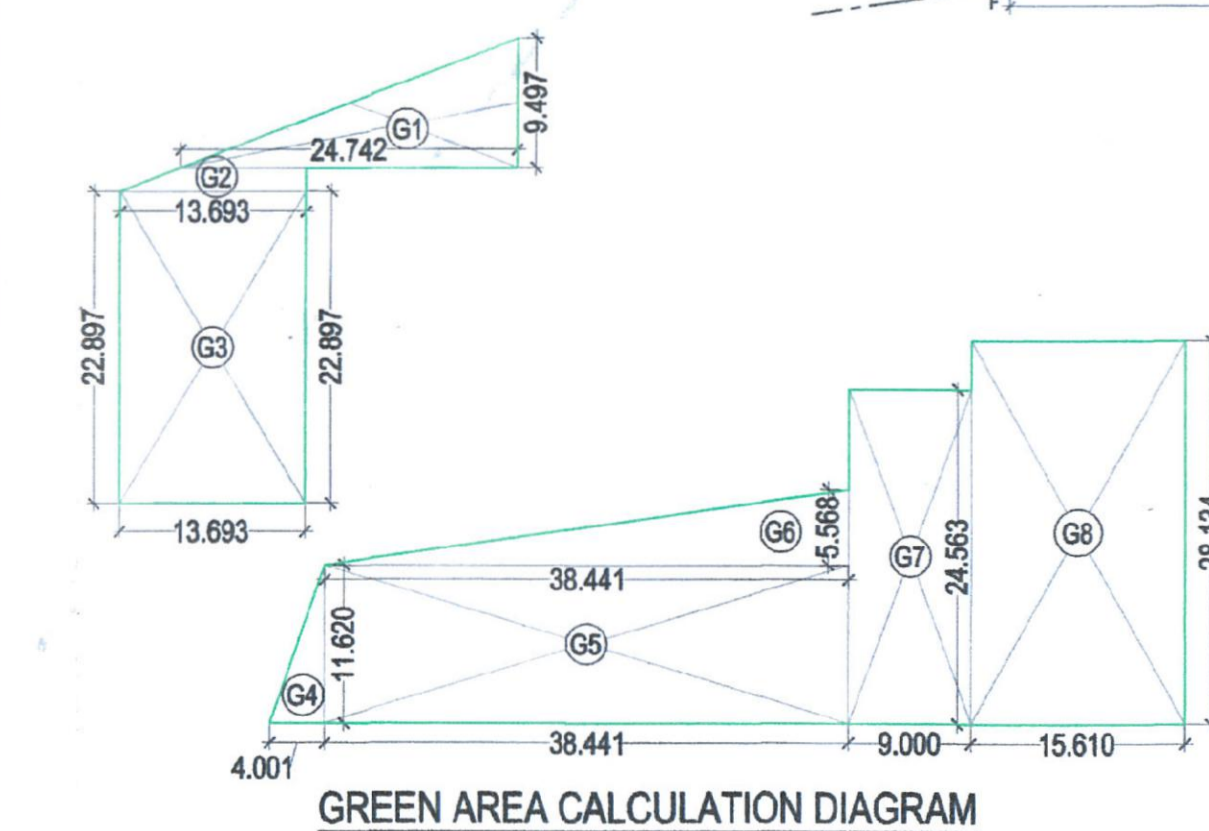
S.NO.	PLOT TYPE	SIZE OF PLOT		PLOT AREA (SQMT.)	NO. OF PLOTS	TOTAL AREA (SQMT.)	
		WIDTH (MTRES)	LENGTH (MTRES)				
1	1	8.800	15.610	137.368	1	137.368	
2	2-11, 54-73, 75-90, 98-109	6.500	15.610	101.465	58	5884.970	
3	12-20	6.840	15.600	106.704	9	960.336	
4	21	6.775	15.600	105.690	1	105.690	
5	22			141.118	1	141.118	
6	23-28	6.462	18.100	116.962	6	701.772	
7	29-34	6.958	15.610	108.614	6	651.684	
8	35-52	6.643	15.610	103.697	18	1866.546	
9	53, 74	6.020	15.610	93.972	2	187.944	
10	51	9.514	15.610	148.514	1	148.514	
11	92-96	7.413	15.610	115.717	5	578.585	
12	97	6.435	15.610	100.450	1	100.450	
TOTAL						109	11464.977
						Acres	2.833
						Percentage Achieved	56.15%

(NARENDER KUMAR) (HITESH SHARMA) (DHARAM SINGH) (T.L. SATYAPRAKASH, IAS)
 DTP(HQ) STPM(HQ) ETP(HR) DGTCP(HR)

(RAJAT CHAUHAN) (DINESH KUMAR)
 ATP(HQ) PA(HQ)



PLOT AREA CALCULATION DIAGRAM
 SCALE 1 : 1000
 PLOT AREA = 20419.628 SQM./5.0458 ACRES



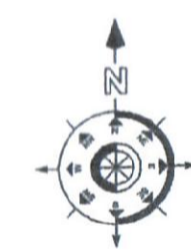
S.NO.	WIDTH	LENGTH	AREA (SQ. MT.)
G-1	24.742	9.497	117.487
G-2	AS PER PLINE		19.634
G-3	13.693	22.897	313.529
G-4	4.001	11.620	23.246
G-5	38.441	11.620	446.684
G-6	38.441	5.568	107.020
G-7	9.000	24.563	221.067
G-8	15.610	28.134	439.172
TOTAL AREA			1687.839

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	156.889
TOTAL AREA			741.415

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
TOTAL COMMERCIAL AREA			816.759

S.NO.	WIDTH	LENGTH	AREA (SQ. MT.)
1	9.000	37.065	333.585
2	84.435	4.502	380.126
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		152.868
8	24.610	7.374	181.474
TOTAL AREA			2042.887

- UGT UNDER GROUND WATER TANK
- STP UNDER GROUND STP TANK
- COMMERCIAL
- GREEN/PARK
- COMMUNITY SERVICES
- TRANSFORMER
- AREA UNDER ROAD



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

DRAWING TITLE
 LAYOUT PLAN

Architects:
DEEPAK MEHTA & ASSOCIATES
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 Website : www.indianarchitect.co.in

SIG. OF ARCHITECT
 DEEPAK MEHTA & ASSOCIATES
 Plot No. 16
 Abhishek Plaza
 L.S.C. Mayapuri
 Ph-II, Delhi-91

SIG. OF OWNER

PROJECT:
 DEMARCATION LAYOUT PLAN UNDER DEEN DYAL JAN AWAS YOJNA IN RESPECT OF AFFORDABLE PLOTTED COLONY OF SECTOR 95A, VILLAGE WAZIRPUR GURUGRAM MANESAR URBAN COMPLEX AREA 5.0458 ACRES (LICENSE NO. - 166 DATE 18-10-2022) 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
 DEMARCATION LAYOUT PLAN