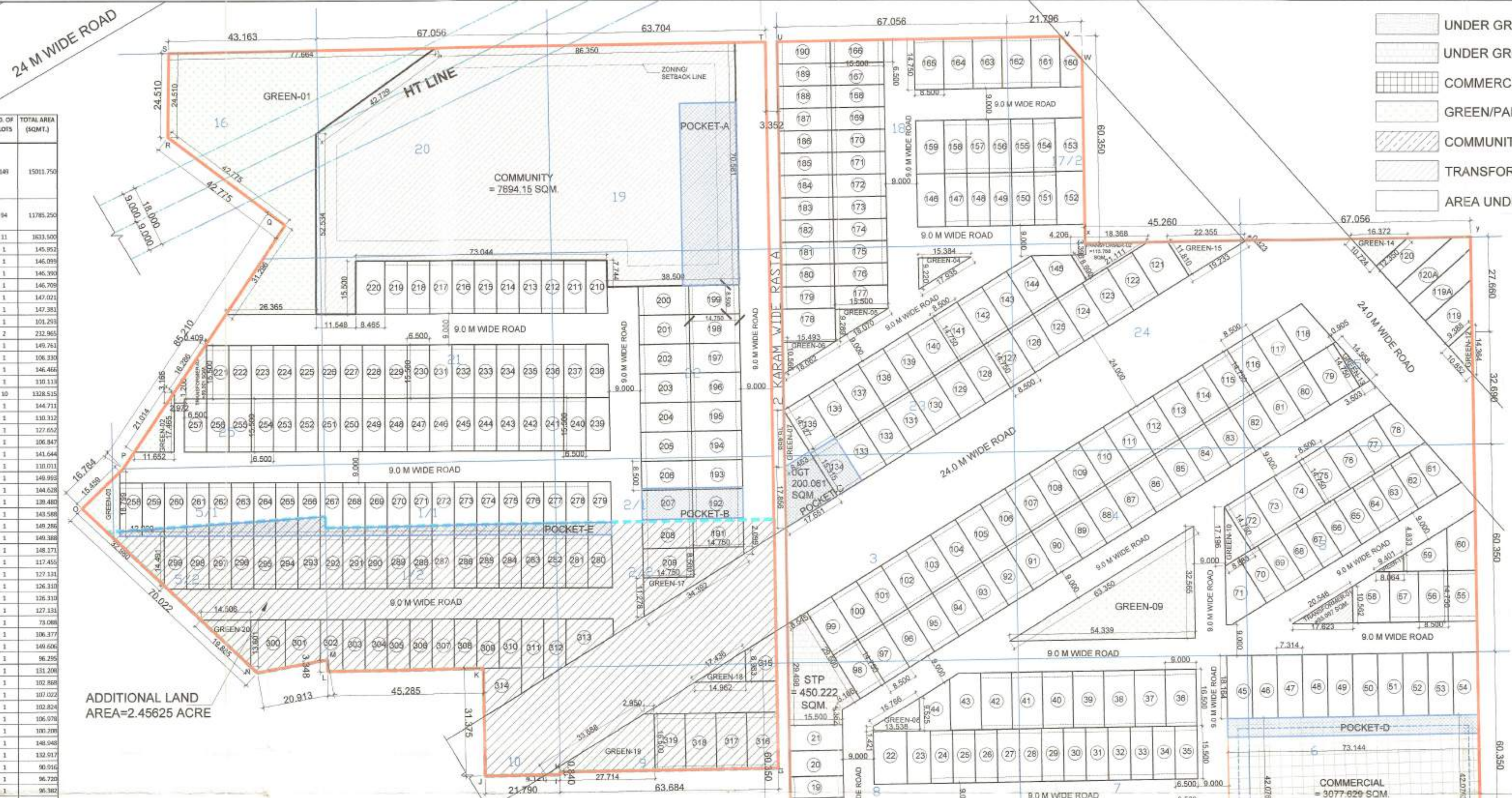


S.NO.	PLOT TYPE	SIZE OF PLOT (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)	
1	1-4, 16-19, 24-31, 62-70, 147-151, 154-156, 166-176, 179-181, 213-215, 223-237, 240-278, 281-288	6,500	100,750	15011.750	
2	55-57, 72-77, 80-117, 122-144, 161-165, 151-200	8,500	125,475	11785.250	
3	36-42, 316-319	8,000	148,500	1023.500	
4	9	7,004	20,514	145,952.1	
5	10	7,096	20,428	146,599.1	
6	11	7,095	20,462	146,709.1	
7	12	7,095	20,707	146,709.1	
8	13	7,095	20,751	147,021.1	
9	14	7,087	20,796	147,381.1	
10	15	6,535	15,500	101,261.1	
11	26-21	7,535	15,500	116,480.2	
12	22	9,662	15,500	149,761.1	
13	23	6,840	15,500	106,330.1	
14	43	IRREGULAR	146,466.1	146,466.1	
15	44	IRREGULAR	130,113.1	130,113.1	
16	45-54	7,314	18,164	132,861.10	
17	58	IRREGULAR	144,711.1	144,711.1	
18	59	IRREGULAR	133,152.1	133,152.1	
19	60	IRREGULAR	127,002.1	127,002.1	
20	61	IRREGULAR	106,847.1	106,847.1	
21	71	IRREGULAR	141,644.1	141,644.1	
22	78	IRREGULAR	130,011.1	130,011.1	
23	79	33,169	14,750	149,993.1	
24	118	IRREGULAR	144,628.1	144,628.1	
25	119	IRREGULAR	139,480.1	139,480.1	
26	119A	IRREGULAR	143,588.1	143,588.1	
27	120A	IRREGULAR	149,286.1	149,286.1	
28	120	IRREGULAR	148,986.1	148,986.1	
29	121	IRREGULAR	146,171.1	146,171.1	
30	145	IRREGULAR	137,465.1	137,465.1	
31	146	6,302	15,500	127,131.1	
32	152	6,149	15,500	126,310.1	
33	153	6,149	15,500	126,310.1	
34	159	6,302	15,500	127,131.1	
35	160	IRREGULAR	73,988.1	73,988.1	
36	177	6,883	15,500	106,377.1	
37	178	6,882	15,500	106,366.1	
38	210	IRREGULAR	96,295.1	96,295.1	
39	220	6,885	15,500	103,268.1	
40	238	IRREGULAR	102,868.1	102,868.1	
41	239	IRREGULAR	102,022.1	102,022.1	
42	279	IRREGULAR	102,824.1	102,824.1	
43	280	IRREGULAR	106,978.1	106,978.1	
44	289	IRREGULAR	100,208.1	100,208.1	
45	300	IRREGULAR	148,948.1	148,948.1	
46	301	IRREGULAR	132,937.1	132,937.1	
47	302	IRREGULAR	90,916.1	90,916.1	
48	308	6,500	14,860	96,720.1	
49	304	6,500	14,828	96,382.1	
50	305	6,500	14,725	95,713.1	
51	306	6,500	14,622	95,043.1	
52	307	6,500	14,518	94,367.1	
53	308	6,500	14,415	93,691.1	
54	309	6,500	14,312	93,015.1	
55	310	6,500	14,209	92,339.1	
56	311	IRREGULAR	127,965.1	127,965.1	
57	312	IRREGULAR	109,823.1	109,823.1	
58	313	IRREGULAR	126,417.1	126,417.1	
59	314	IRREGULAR	117,758.1	117,758.1	
60	315	IRREGULAR	105,108.1	105,108.1	
TOTAL				321	36659.274
ACRES				9.0591	
Percentage Achieved				47.65	



ADDITIONAL LAND AREA=2.45625 ACRE

ADDITIONAL LAND AREA=2.45625 ACRE

ADDITIONAL LAND AREA=2.45625 ACRE

PLOT AREA CALCULATION DIAGRAM

PLOT AREA = 16.55825 ACRE
 ADDITIONAL LAND AREA = 2.45625 ACRE
 TOTAL LAND AREA = 19.0125 ACRE

COMMERCIAL AREA CALCULATION

SNO.	WIDTH	LENGTH	AREA (SQ.MT.)
1	73.144	42.0763	3077.629
TOTAL AREA = 3077.629			

COMMUNITY AREA CALCULATION

SNO.	WIDTH	LENGTH	AREA (SQ.MT.)
1	11.548	15.500	179.994
2	AS PER PLINE		1750.486
3	48.824	62.414	3047.301
4	38.500	70.581	2717.369
TOTAL AREA = 7694.150			

DETAIL OF REVISED AREA

SNO.	POCKET NAME	AREA (SQ.MT.)
1	POCKET-A	877.624
2	POCKET-B	266.996
3	POCKET-C	324.857
4	POCKET-D	397.826
5	POCKET-E	453.995
TOTAL AREA		2321.298
REVISED AREA SHOWN THUS		ACRES 0.5736

GREEN AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ.MT.)
Green-1	AS PER PLINE	=	2622.457
Green-2	AS PER PLINE	=	101.608
Green-3	AS PER PLINE	=	225.631
Green-4	AS PER PLINE	=	70.919
Green-5	AS PER PLINE	=	71.989
Green-6	AS PER PLINE	=	71.955
Green-7	AS PER PLINE	=	59.774
Green-8	AS PER PLINE	=	74.016
Green-9	AS PER PLINE	=	884.771
Green-10	AS PER PLINE	=	65.829
Green-11	AS PER PLINE	=	19.436
Green-12	AS PER PLINE	=	50.939
Green-13	AS PER PLINE	=	32.501
Green-14	AS PER PLINE	=	66.220
Green-15	AS PER PLINE	=	116.799
Green-16	AS PER PLINE	=	588.151
Green-17	AS PER PLINE	=	197.318
Green-18	AS PER PLINE	=	67.132
Green-19	AS PER PLINE	=	284.365
Green-20	AS PER PLINE	=	38.648
TOTAL AREA = 5770.568			

TOTAL PLOT AREA = 19.0125 ACRES = 76940.9 SQ.MT.

AREA STATEMENT

DESCRIPTION	ACRES	REQUIRED AREA SQ.MT.	%	PROPOSED AREA SQ.MT.	%
1. GROSS PLOT AREA	19.01250	76940.9			
2. NET PLOT AREA FOR PLANNING	19.01250	76940.9			
3. OPEN SPACE AREA (GREEN)	1.43	5770.564	7.50%	1.43	5770.568
4. AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	1.90	7694.086	10.00%	1.90	7694.150
5. COMMERCIAL AREA	0.76	3077.634	4.00%	0.76	3077.629
6. SALEABLE AREA	9.96	3659.274	47.60%		
7. TOTAL SALEABLE AREA (5+6)				9.82	3976.903
8. TOTAL NO. OF PLOTS				321	
9. MINIMUM PERMISSIBLE DENSITY @ 240 PPA		4563		57.78	304 PPA
10. MAXIMUM PERMISSIBLE DENSITY @ 400 PPA		7695			

To be read with Licence No. 4 of 2022 Dated 6/1/2025

This Layout Plan for an additional area measuring 2.45625 acres in Residential Affordable Plotted Colony (under DDJAY-2016) measuring 16.55825 acres (Licence No. 11 of 2022 dated 02.02.2022), totaling 19.0125 acres, (Drawing No. 1) comprising of license which is issued in respect of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna) being developed by JMS Infra Realty Pvt. Ltd., Sector-95, 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 area 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 & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
- 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(i)(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 license through give and take with the land that HOPP 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 construct the STP & UGT as underground and shall maintain the landscaped green on the entire surface of STP & UGT property.
- 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. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDRA KUMAR) DTCP(HQ)
 (HITESH SHARMA) DTCP(HQ)
 (P. S. JOSHI) DTCP(HQ)
 (T.L. SATYAKARASHI, IAS) DTCP(HQ)

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

PROJECT:
 LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA ON THE LAND MEASURING 19.012500 ACRES AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARSRU, DISTT-GURUGRAM, FOR M/S : JMS INFRA REALTY PRIVATE LIMITED

DRAWING TITLE:
 LAYOUT PLAN S-01

SCALE: 1:750

Architects:
DEEPAK MEHTA & ASSOCIATES
 ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
 1st & 2nd FLOOR, PLOT NO. 16, ABHISHEK PLAZA, L.S.C., MAYAPUR VIHAR PH - II, DELHI - 110091, INDIA
 TEL: (011) - 41-11-2270180, 41-999219713, E-mail : deepakmehta162@gmail.com
 Website : www.dmehtaarchitects.com

SIG. OF ARCHITECT
SIG. OF OWNER