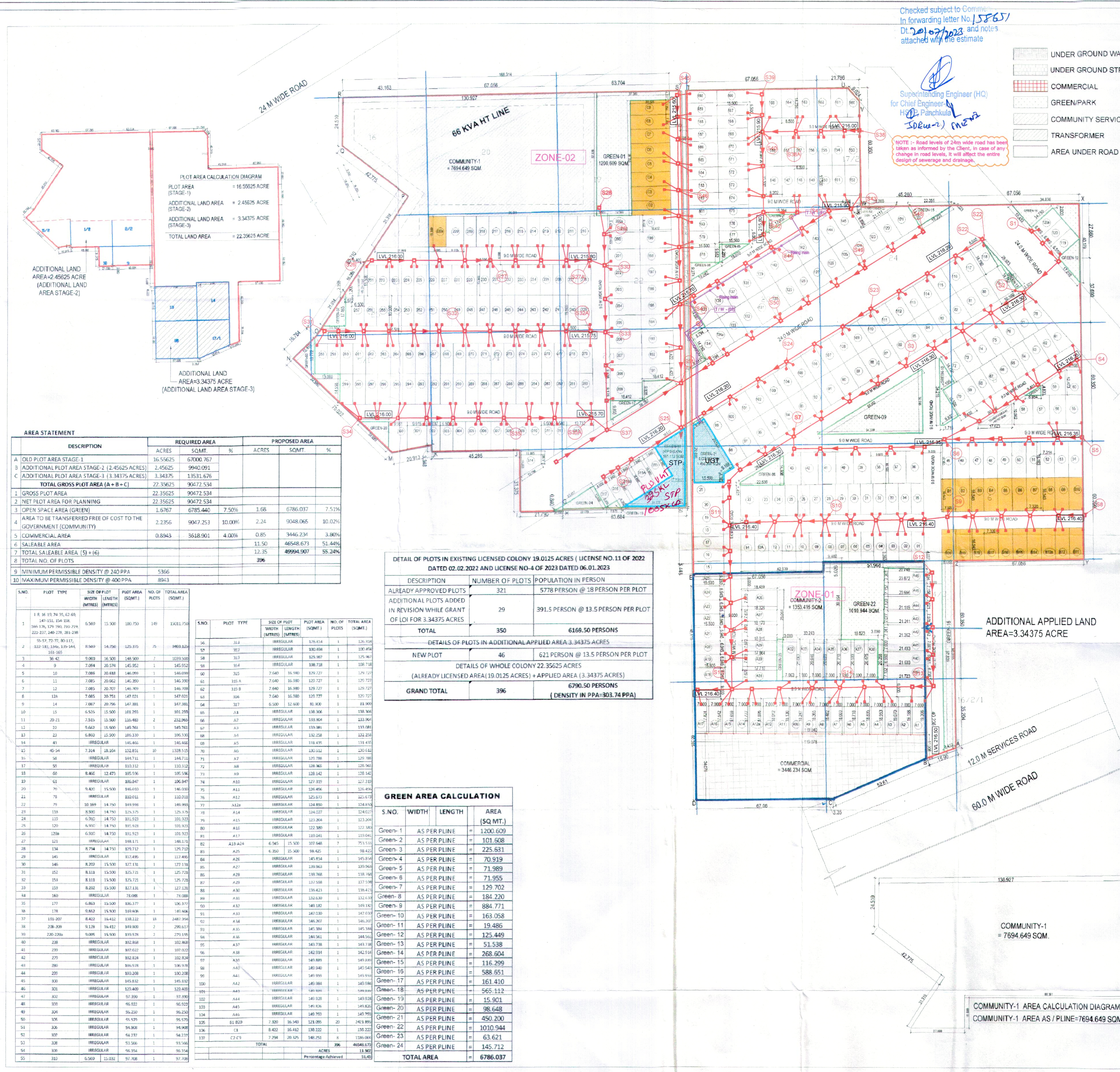




Checked subject to Comm. In forwarding letter No. 138657 Dt. 20.07.2023 and notes attached with the estimate

Superintending Engineer (H.O.) for Chief Engineer, H.O. Panchkula, and the Engineer, H.O. Gurugram

NOTE: Road levels of 24m wide road have been taken as informed by the Client, in case of any change in road levels, it will affect the entire design of sewerage and drainage.

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

LAYOUT PLAN S-01

To be read with Licence No. 111 of 2023 Dated 25.05.2023

That this Layout Plan for an additional area measuring 3.34375 acres in Residential Affordable Plotted Colony under DDJAY-2016, measuring 19.0125 acres, Licence No. 11 of 2022 dated 02.02.2022 (16.55625 acres) and Licence No. 4 of 2023 dated 06.01.2023 (2.45625 acres), totalling 22.35625 acres (16.55625 + 2.45625 + 3.34375) acres (Drawing No. S-01/23 Dated 20.07.2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojana) 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 Plot 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 DTPC for the modification of layout plans of the colony.
- That the revenue rate 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 DTPC, 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 & Country Planning, Haryana or in accordance with terms and conditions of the agreement 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 access area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan needs (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 in the form of Section 3(b)(ii) of the Act No. 16 of 1975.
- That the road side plots are being approved subject to the conditions that these plots should not have a frontage 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 HDPV 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 is 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.22/57/2005-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. 19/5/2016-SPO dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NAME OF KURAR) (HITESH SHARMA) (T.L. SATYAPRAKASH, IAS) (PANKAJ BERNIAL) (ATP/IC) (DINESH LAHARI) (PA/IC) (T.C.P.H.R.)

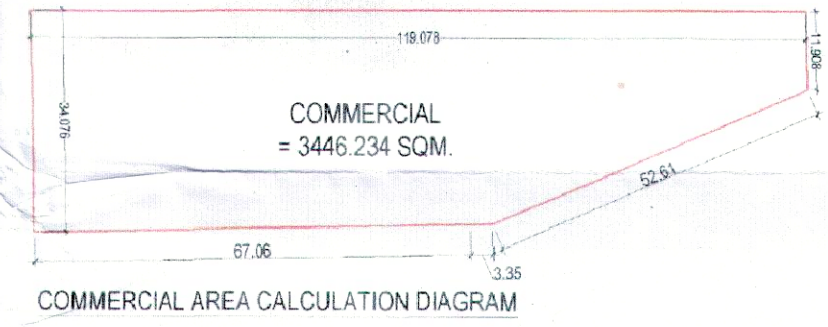
AREA STATEMENT		REQUIRED AREA		PROPOSED AREA	
DESCRIPTION	ACRES	SQ.MT.	%	ACRES	SQ.MT.
A OLD PLOT AREA STAGE-1	16.55625	67000.767			
B ADDITIONAL PLOT AREA STAGE-2 (2.45625 ACRES)	2.45625	9940.091			
C ADDITIONAL PLOT AREA STAGE-3 (3.34375 ACRES)	3.34375	13531.676			
TOTAL OLD PLOT AREA (A+B+C)	22.35625	90772.534			
1 GROSS PLOT AREA	22.35625	90772.534			
2 NET PLOT AREA FOR PLANNING	22.35625	90772.534			
3 OPEN SPACE AREA (GREEN)	1.6767	6785.440	7.50%	1.68	6786.037
4 AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	2.2356	9047.253	10.00%	2.24	9048.065
5 COMMERCIAL AREA	0.8343	3368.901	4.00%	0.85	3446.234
6 SALEABLE AREA					
7 TOTAL SALEABLE AREA (5+6)					
8 TOTAL NO. OF PLOTS					
9 MINIMUM PERMISSIBLE DENSITY @ 240 PPA					
10 MAXIMUM PERMISSIBLE DENSITY @ 400 PPA					

DETAIL OF PLOTS IN EXISTING LICENSED COLONY 19.0125 ACRES (LICENSE NO.11 OF 2022 DATED 02.02.2022 AND LICENSE NO.4 OF 2023 DATED 06.01.2023)

DESCRIPTION	NUMBER OF PLOTS	POPULATION IN PERSON
ALREADY APPROVED PLOTS	321	5778 PERSON @ 18 PERSON PER PLOT
ADDITIONAL PLOTS ADDED IN REVISION WHILE GRANT OF LOI FOR 3.34375 ACRES	29	391.5 PERSON @ 13.5 PERSON PER PLOT
TOTAL	350	6169.50 PERSONS
NEW PLOT	46	621 PERSON @ 13.5 PERSON PER PLOT
DETAILS OF WHOLE COLONY 22.35625 ACRES (ALREADY LICENSED AREA 19.0125 ACRES) + APPLIED AREA (3.34375 ACRES)		
GRAND TOTAL	396	6790.50 PERSONS (DENSITY IN PPA=303.74 PPA)

GREEN AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ.MT.)
Green-1	AS PER PLINE		1200.609
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		129.702
Green-8	AS PER PLINE		184.220
Green-9	AS PER PLINE		884.771
Green-10	AS PER PLINE		163.058
Green-11	AS PER PLINE		19.486
Green-12	AS PER PLINE		125.449
Green-13	AS PER PLINE		51.538
Green-14	AS PER PLINE		268.604
Green-15	AS PER PLINE		116.299
Green-16	AS PER PLINE		588.651
Green-17	AS PER PLINE		161.410
Green-18	AS PER PLINE		565.112
Green-19	AS PER PLINE		15.901
Green-20	AS PER PLINE		98.648
Green-21	AS PER PLINE		450.200
Green-22	AS PER PLINE		1010.944
Green-23	AS PER PLINE		63.621
Green-24	AS PER PLINE		145.712
TOTAL AREA			6786.037



TOTAL COMMERCIAL AREA CALCULATION	AREA (SQ.MT.)
TOTAL COMMERCIAL AREA AS / PLINE	3446.234



TOTAL COMMUNITY AREA CALCULATION	AREA (SQ.MT.)
COMMUNITY-1 AREA AS / PLINE	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416
TOTAL COMMUNITY AREA AS / PLINE	9048.065

PROJECT: LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAAS YOJANA ON THE LAND MEASURING 22.35625 ACRES AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARIDU, DISTT-GURUGRAM, FOR M/S : JMS INFRA REALTY PRIVATE LIMITED

DRAWING TITLE: LAYOUT PLAN S-01

ARCHITECTS: DEEPAK MEHTA & ASSOCIATES

ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS 18, ABHISHEK PLAZA, L.S.G., MAYAPUR VILLAGE PH-II, DELHI - 110091, INDIA TEL: 011-22770180, 011-22770181, 011-22770182, 011-22770183, 011-22770184, 011-22770185, 011-22770186, 011-22770187, 011-22770188, 011-22770189, 011-22770190, 011-22770191, 011-22770192, 011-22770193, 011-22770194, 011-22770195, 011-22770196, 011-22770197, 011-22770198, 011-22770199, 011-22770200, 011-22770201, 011-22770202, 011-22770203, 011-22770204, 011-22770205, 011-22770206, 011-22770207, 011-22770208, 011-22770209, 011-22770210, 011-22770211, 011-22770212, 011-22770213, 011-22770214, 011-22770215, 011-22770216, 011-22770217, 011-22770218, 011-22770219, 011-22770220, 011-22770221, 011-22770222, 011-22770223, 011-22770224, 011-22770225, 011-22770226, 011-22770227, 011-22770228, 011-22770229, 011-22770230, 011-22770231, 011-22770232, 011-22770233, 011-22770234, 011-22770235, 011-22770236, 011-22770237, 011-22770238, 011-22770239, 011-22770240, 011-22770241, 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