

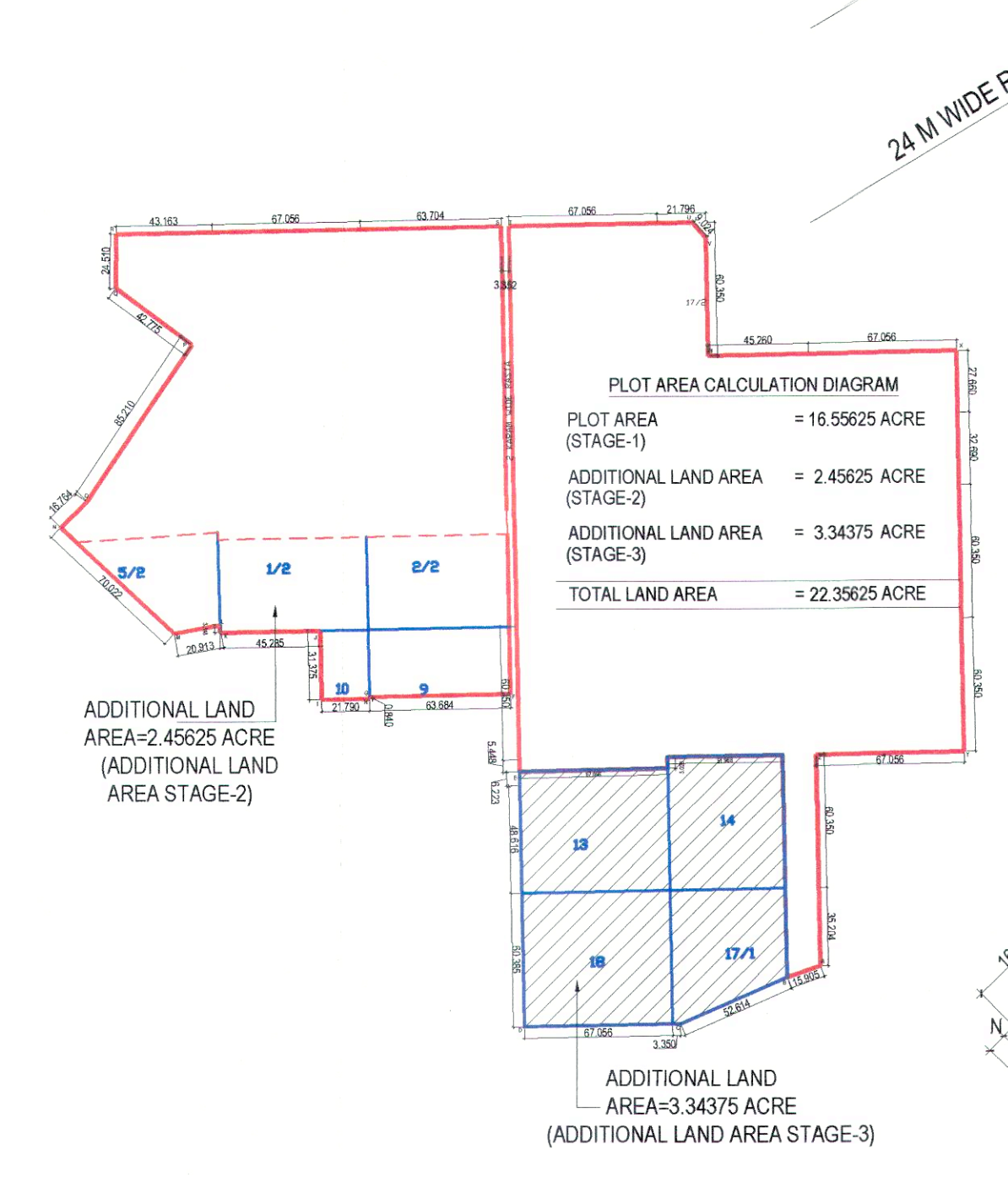
- UNDER GROUND WATER TANK
- UNDER GROUND STP TANK
- COMMERCIAL
- GREEN/PARK
- COMMUNITY SERVICES
- TRANSFORMER
- AREA UNDER ROAD

To be read with Licence No. 111 of 2023 Dated 25/05/2023

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), totaling 22.35625 acres (16.55625 + 2.45625 + 3.34375) acres (Drawing No. S-01 dated 26-05-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under DeenDayal Jan AwasYojna) being developed by JMS Infra Realty Pvt. Ltd., Sector-95, Gurugram is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. 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.
5. That the revenue rasta 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 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 and Country Planning, Haryana or in accordance with terms and conditions of the licence.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
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 licence through give and take with the land that HWP 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 norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
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.

(NARENDER KUMAR) DTP(HQ) (HITESH SHARMA) STP(M) (T.L. SATYAPRAKASH, IAS) DGTCP(HR) (PANKAJ BENWAL) ATP(HQ) (DINESH KUMAR) PA(HQ)



DESCRIPTION		REQUIRED AREA		PROPOSED AREA	
ACRES	SQ.MT.	ACRES	%	ACRES	%
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 GROSS PLOT AREA (A + B + C)		22.35625	90472.534		
1	GROSS PLOT AREA	22.35625	90472.534		
2	NET PLOT AREA FOR PLANNING	22.35625	90472.534		
3	OPEN SPACE AREA (GREEN)	1.6767	6785.440	7.50%	7.51%
4	AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	2.2356	9047.253	10.00%	10.02%
5	COMMERCIAL AREA	0.8943	3618.901	4.00%	3.80%
6	SALEABLE AREA	11.50	46548.673		51.44%
7	TOTAL SALEABLE AREA (5) + (6)		12.35		55.24%
8	TOTAL NO. OF PLOTS				396
9	MINIMUM PERMISSIBLE DENSITY @ 240 PPA		5366		
10	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA		8943		

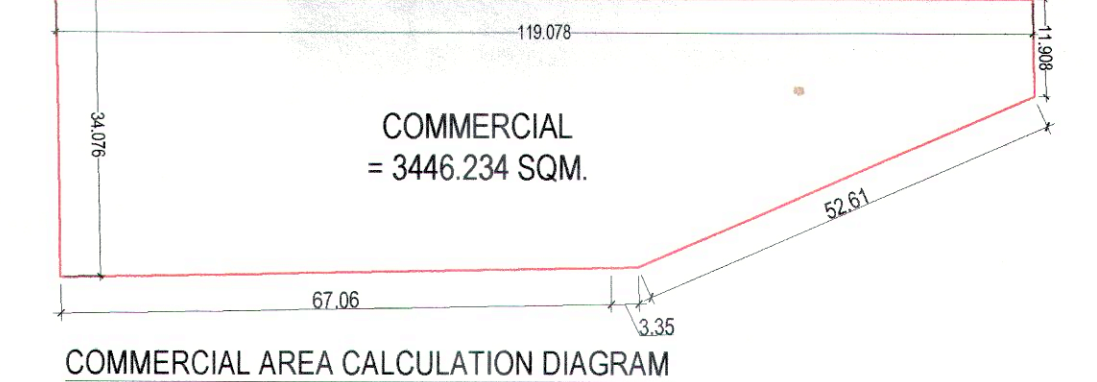
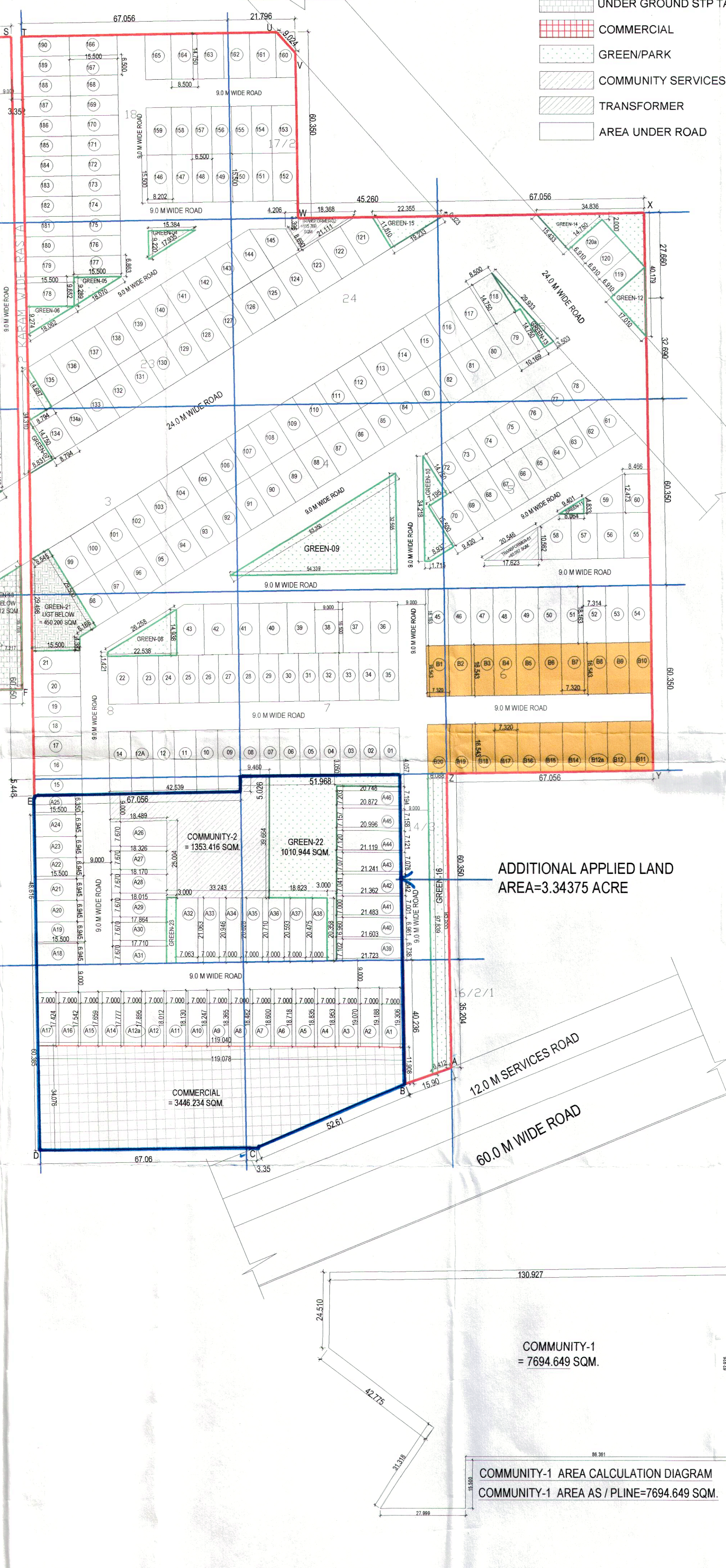
S.NO.	PLOT TYPE	SIZE OF PLOT WIDTH (MTRS)	LENGTH (MTRS)	PLOT AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
1	1, 8, 16-15, 24-35, 62-69, 147-151, 154-158, 166-176, 179-190, 210-215, 223-237, 240-278, 281-298	6.500	15.500	100.750	140	15011.750
2	55-57, 72-77, 80-117, 122-133, 134-135, 144, 153-165	8.500	14.750	125.375	75	9403.125
3	36-42	9.000	16.500	148.500	7	1039.500
4	9	7.004	20.574	145.952	1	145.952
5	10	7.086	20.618	146.099	1	146.099
6	11	7.085	20.662	146.390	1	146.390
7	12	7.085	20.707	146.709	1	146.709
8	12A	7.085	20.751	147.021	1	147.021
9	14	7.087	20.796	147.381	1	147.381
10	15	6.535	15.500	101.203	1	101.203
11	20-21	7.515	15.500	116.483	2	232.966
12	22	9.662	15.500	149.763	1	149.763
13	23	6.860	15.500	106.330	1	106.330
14	41	IRREGULAR		146.466	1	146.466
15	45-54	7.314	18.164	132.851	10	1328.515
16	58	IRREGULAR		144.711	1	144.711
17	59	IRREGULAR		110.312	1	110.312
18	60	8.466	12.473	105.596	1	105.596
19	61	IRREGULAR		106.847	1	106.847
20	70	9.420	15.500	146.010	1	146.010
21	78	IRREGULAR		110.011	1	110.011
22	79	10.169	14.750	149.993	1	149.993
23	118	8.500	14.750	125.375	1	125.375
24	119	6.500	14.750	101.923	1	101.923
25	120	6.500	14.750	101.923	1	101.923
26	120A	6.910	14.750	101.923	1	101.923
27	121	IRREGULAR		148.171	1	148.171
28	134	8.794	14.750	129.712	1	129.712
29	145	IRREGULAR		117.495	1	117.495
30	146	8.202	15.500	127.131	1	127.131
31	152	8.111	15.500	125.721	1	125.721
32	153	8.111	15.500	125.721	1	125.721
33	159	8.202	15.500	127.131	1	127.131
34	160	IRREGULAR		73.088	1	73.088
35	177	6.863	15.500	106.377	1	106.377
36	178	9.652	15.500	149.696	1	149.696
37	191-207	8.422	16.412	138.222	18	2487.996
38	208-209	9.328	16.412	149.869	2	299.737
39	220-220A	9.055	15.500	139.576	2	279.151
40	238	IRREGULAR		102.869	1	102.869
41	239	IRREGULAR		107.022	1	107.022
42	270	IRREGULAR		102.824	1	102.824
43	280	IRREGULAR		106.978	1	106.978
44	289	IRREGULAR		100.208	1	100.208
45	300	IRREGULAR		145.832	1	145.832
46	301	IRREGULAR		129.409	1	129.409
47	302	IRREGULAR		97.390	1	97.390
48	303	IRREGULAR		96.922	1	96.922
49	304	IRREGULAR		96.250	1	96.250
50	305	IRREGULAR		95.579	1	95.579
51	306	IRREGULAR		94.908	1	94.908
52	307	IRREGULAR		94.237	1	94.237
53	308	IRREGULAR		93.566	1	93.566
54	309	IRREGULAR		96.354	1	96.354
55	320	6.500	15.002	97.708	1	97.708

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

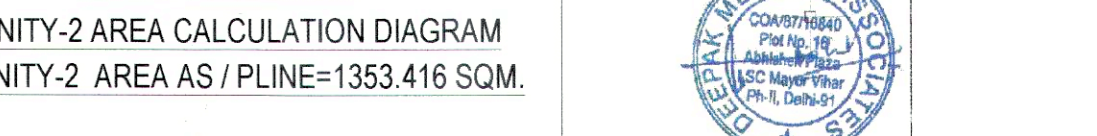
DESCRIPTION	NUMBER OF PLOTS	POPULATION IN PERSON
ALREADY APPROVED PLOTS	321	5778 PERSON @ 18 PERSON PER PLOT
ADDITIONAL PLOTS ADDED IN REVISION WHILE GRANT OF LOI FOR 3.34375 ACRES	29	391.5 PERSON @ 13.5 PERSON PER PLOT
TOTAL	350	6169.50 PERSONS
NEW PLOT	46	621 PERSON @ 13.5 PERSON PER PLOT
DETAILS OF 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		864.771
Green-10	AS PER PLINE		1663.058
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 YOJNA ON THE LAND MEASURING 22.35625 ACRES AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARSRU, 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
B-8/2ND FLOOR, PLOT NO. 16, ANANDPURA, L.S.C., WAZIRPUR, PHASE II, SECTOR-11B/11C, NEW DELHI-110029
TEL: 011-49111227/180, 4919992/19713. E-mail: deeptam@mehta902@gmail.com
Website: www.indiaarchitect.com

SIG. OF ARCHITECT
S-01
SIG. OF OWNER