LAYOUT PLAN — S-01

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

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), totaling 22.35625 acres (16.55625 + 2.45625 + 3.34375) acres (Drawing No. Dt.25/5/23.) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deendayal Jan Awas Yojna) being developed by JMS Infra Reality 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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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.
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 licenced 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)(ii) 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 HSVP 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.22/52/2005-5Power 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. 19/6/2016-5P 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(PM) | (RAJ SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP(HR)

(PANKAJ BENIWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ)

Checked subject to Comments In forwarding letter No. 15865/ Dt. 20/07/2023 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Director (Licensing) Town & Country Planning Haryana, Chandigarh

LEGEND :		
S. No.	SYMBOL	DESCRIPTION

PLOT AREA CALCULATION DIAGRAM

PLOT AREA (STAGE-1)	= 16.55625 ACRE
ADDITIONAL LAND AREA (STAGE-2)	= 2.45625 ACRE
ADDITIONAL LAND AREA (STAGE-3)	= 3.34375 ACRE
TOTAL LAND AREA	= 22.35625 ACRE

ADDITIONAL LAND AREA=2.45625 ACRE (ADDITIONAL LAND AREA STAGE-2)

ADDITIONAL LAND AREA=3.34375 ACRE (ADDITIONAL LAND AREA STAGE-3)

66 KVA HT LINE

24 M WIDE ROAD

COMMUNITY-1 = 7694.649 SQM.

GREEN-01 1200.609 SQM.

GREEN-09

GREEN-22 1010.944 SQM.

COMMUNITY-2 = 1353.416 SQM.

ADDITIONAL APPLIED LAND AREA=3.34375 ACRE

COMMERCIAL = 3446.234 SQM.

12.0 M SERVICES ROAD

60.0 M WIDE ROAD

9.0 M WIDE ROAD

24.0 M WIDE ROAD

AREA STATEMENT

	DESCRIPTION	REQUIRED AREA ACRES	REQUIRED AREA SQMT.	%	PROPOSED AREA ACRES	PROPOSED AREA SQMT.	%
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%	1.68	6786.037	7.51%
4	AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	2.2356	9047.253	10.00%	2.24	9048.065	10.02%
5	COMMERCIAL AREA	0.8943	3618.901	4.00%	0.85	3446.234	3.80%
6	SALEABLE AREA				11.50	46548.673	51.44%
7	TOTAL SALEABLE AREA (5) + (6)				12.35	49994.907	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.)	SIZE OF PLOT LENGTH (MTRS.)	PLOT AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
1	1-8, 14-19, 74-75, 62-69, 140-151, 154-159, 166-176, 179-190, 280-299, 222-237, 249-278, 281-298	6.569	15.500	100.750	149	15011.756
2	55-59, 73-77, 80-117, 122-131, 134a, 135-144, 161-165	8.569	14.750	125.375	75	9403.126
3	36-42	9.003	16.500	148.500	7	1039.500
4	9	7.054	20.174	142.352	1	142.352
5	10	7.086	20.438	144.799	1	144.799
6	11	7.085	20.662	146.350	1	146.350
7	12	7.085	20.707	146.709	1	146.709
8	12A	7.085	19.951	141.321	1	141.321
9	14	7.087	20.706	147.381	1	147.381
10	15	6.535	15.500	101.293	1	101.293
11	20-21	7.515	15.500	116.483	2	232.966
12	22	9.662	15.500	149.761	1	149.761
13	23	6.850	15.500	106.130	1	106.130
14	43	IRREGULAR		145.466	1	145.466
15	45-54	7.314	18.164	132.851	10	1328.515
16	56	IRREGULAR		144.711	1	144.711
17	57	IRREGULAR		110.312	1	110.312
18	60	8.462	12.471	105.536	1	105.536
19	61	IRREGULAR		106.947	1	106.947
20	70	9.401	15.500	146.010	1	146.010
21	71	IRREGULAR		110.011	1	110.011
22	72	10.369	14.750	149.998	1	149.998
23	118	8.500	14.750	125.375	1	125.375
24	119	6.762	14.750	101.923	1	101.923
25	120	6.910	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	138	8.794	14.750	129.712	1	129.712
29	146	IRREGULAR		117.496	1	117.496
30	146	8.202	15.500	127.110	1	127.110
31	152	8.113	15.500	125.721	1	125.721
32	153	8.113	15.500	125.721	1	125.721
33	159	8.202	15.500	127.131	1	127.131
34	160	IRREGULAR		74.088	1	74.088
35	177	6.863	15.500	106.377	1	106.377
36	178	9.963	15.500	189.606	1	189.606
37	191-207	8.422	16.432	138.122	18	2487.954
38	208-300	9.128	16.432	149.800	2	299.617
39	220-230a	9.005	15.500	139.578	2	279.156
40	238	IRREGULAR		102.868	1	102.868
41	239	IRREGULAR		107.027	1	107.027
42	275	IRREGULAR		102.824	1	102.824
43	280	IRREGULAR		106.978	1	106.978
44	297	IRREGULAR		100.208	1	100.208
45	300	IRREGULAR		145.832	1	145.832
46	301	IRREGULAR		120.600	1	120.600
47	302	IRREGULAR		97.990	1	97.990
48	303	IRREGULAR		90.922	1	90.922
49	304	IRREGULAR		96.250	1	96.250
50	305	IRREGULAR		95.575	1	95.575
51	306	IRREGULAR		94.908	1	94.908
52	307	IRREGULAR		94.239	1	94.239
53	308	IRREGULAR		93.566	1	93.566
54	309	IRREGULAR		96.354	1	96.354
55	310	6.569	15.032	97.708	1	97.708

S.NO.	PLOT TYPE	SIZE OF PLOT WIDTH (MTRS.)	SIZE OF PLOT LENGTH (MTRS.)	PLOT AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
56	311	IRREGULAR		126.454	1	126.454
57	312	IRREGULAR		100.494	1	100.494
58	313	IRREGULAR		125.967	1	125.967
59	314	IRREGULAR		108.718	1	108.718
60	315	7.640	16.980	129.727	1	129.727
61	315 A	7.640	16.980	129.727	1	129.727
62	315 B	7.640	16.980	129.727	1	129.727
63	316	7.640	16.980	129.727	1	129.727
64	317	6.500	12.600	81.900	1	81.900
65	A8	IRREGULAR		138.306	1	138.306
66	A7	IRREGULAR		133.904	1	133.904
67	A9	IRREGULAR		133.081	1	133.081
68	A4	IRREGULAR		132.258	1	132.258
69	A5	IRREGULAR		131.435	1	131.435
70	A6	IRREGULAR		130.612	1	130.612
71	A7	IRREGULAR		129.788	1	129.788
72	A8	IRREGULAR		128.965	1	128.965
73	A9	IRREGULAR		128.142	1	128.142
74	A10	IRREGULAR		127.319	1	127.319
75	A11	IRREGULAR		126.496	1	126.496
76	A12	IRREGULAR		125.673	1	125.673
77	A12a	IRREGULAR		124.850	1	124.850
78	A14	IRREGULAR		124.027	1	124.027
79	A15	IRREGULAR		123.204	1	123.204
80	A16	IRREGULAR		122.380	1	122.380
81	A17	IRREGULAR		103.041	1	103.041
82	A18-A24	6.545	15.500	101.448	7	753.110
83	A25	6.350	15.500	98.425	1	98.425
84	A26	IRREGULAR		145.854	1	145.854
85	A27	IRREGULAR		139.960	1	139.960
86	A28	IRREGULAR		139.368	1	139.368
87	A29	IRREGULAR		137.598	1	137.598
88	A30	IRREGULAR		136.421	1	136.421
89	A31	IRREGULAR		132.630	1	132.630
90	A32	IRREGULAR		149.182	1	149.182
91	A33	IRREGULAR		147.030	1	147.030
92	A34	IRREGULAR		146.267	1	146.267
93	A35	IRREGULAR		145.384	1	145.384
94	A36	IRREGULAR		144.561	1	144.561
95	A37	IRREGULAR		143.738	1	143.738
96	A38	IRREGULAR		142.914	1	142.914
97	A39	IRREGULAR		149.889	1	149.889
98	A40	IRREGULAR		140.940	1	140.940
99	A41	IRREGULAR		140.990	1	140.990
100	A42	IRREGULAR		140.384	1	140.384
101	A43	IRREGULAR		149.889	1	149.889
102	A44	IRREGULAR		140.028	1	140.028
103	A45	IRREGULAR		149.826	1	149.826
104	A46	IRREGULAR		149.763	1	149.763
105	B1, B2,3	7.320	16.543	121.095	20	2421.899
106	C8	8.422	16.432	138.322	1	138.322
107	C2-C9	7.298	20.525	149.750	8	1198.000
		TOTAL			396	46548.673
					ACRES	11.502
					Percentage Achieved	51.45%

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
DETAILS OF PLOTS IN ADDITIONAL APPLIED AREA 3.34375 ACRES		
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

COMMERCIAL AREA CALCULATION DIAGRAM

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

COMMUNITY-1 AREA CALCULATION DIAGRAM
COMMUNITY-1 AREA AS / PLINE=7694.649 SQM.

COMMUNITY-2 AREA CALCULATION DIAGRAM
COMMUNITY-2 AREA AS / PLINE=1353.416 SQM.

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

Superintending Engineer, HSVP Circle, Gurugram

Only For Service Plan Estimate
Executive Engineer
HSVP, Division No. I, Gurugram

Rev. No.	Date	Revision
:	:	:

Project : PROPOSED PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA ON THE LAND MEASURING 2.2⅜ ACRES AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARSRU, DISTT-GURUGRAM. FOR M/S : JMS INFRA REALTY PRIVATE LIMITED

PROJECT: LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS 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

Title : LAYOUT PLAN

Subtitle : ROAD LAYOUT PLAN

Drawing Released For :
☐ APPROVAL ☐ SUBMISSION
☐ ADVANCE COPY ☐ CONSTRUCTION

SIG. OF ARCHITECT

SIG. OF OWNER

Drg. No : DDJAY /JMS / ES-06

Scale : 1:1100 | **Drawn By :** Amit Kamboj

Date : JUNE 2023 | **Design By :** Sanjay Goel

Ckd By : Anand Havelia

Architects :
DEEPAK MEHTA &ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS 1st & 2nd FLOOR, PLOT NO. 16, ABHISHEK PLAZA, I.S.C., MAYUR VIHAR PH - II, DELHI - 110091, INDIA TEL.(O) : +91-11-22770180, +91-9999219713, E-mail : deepakmehta1962@gmail.com Website : www.indianarchitect.co.in

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