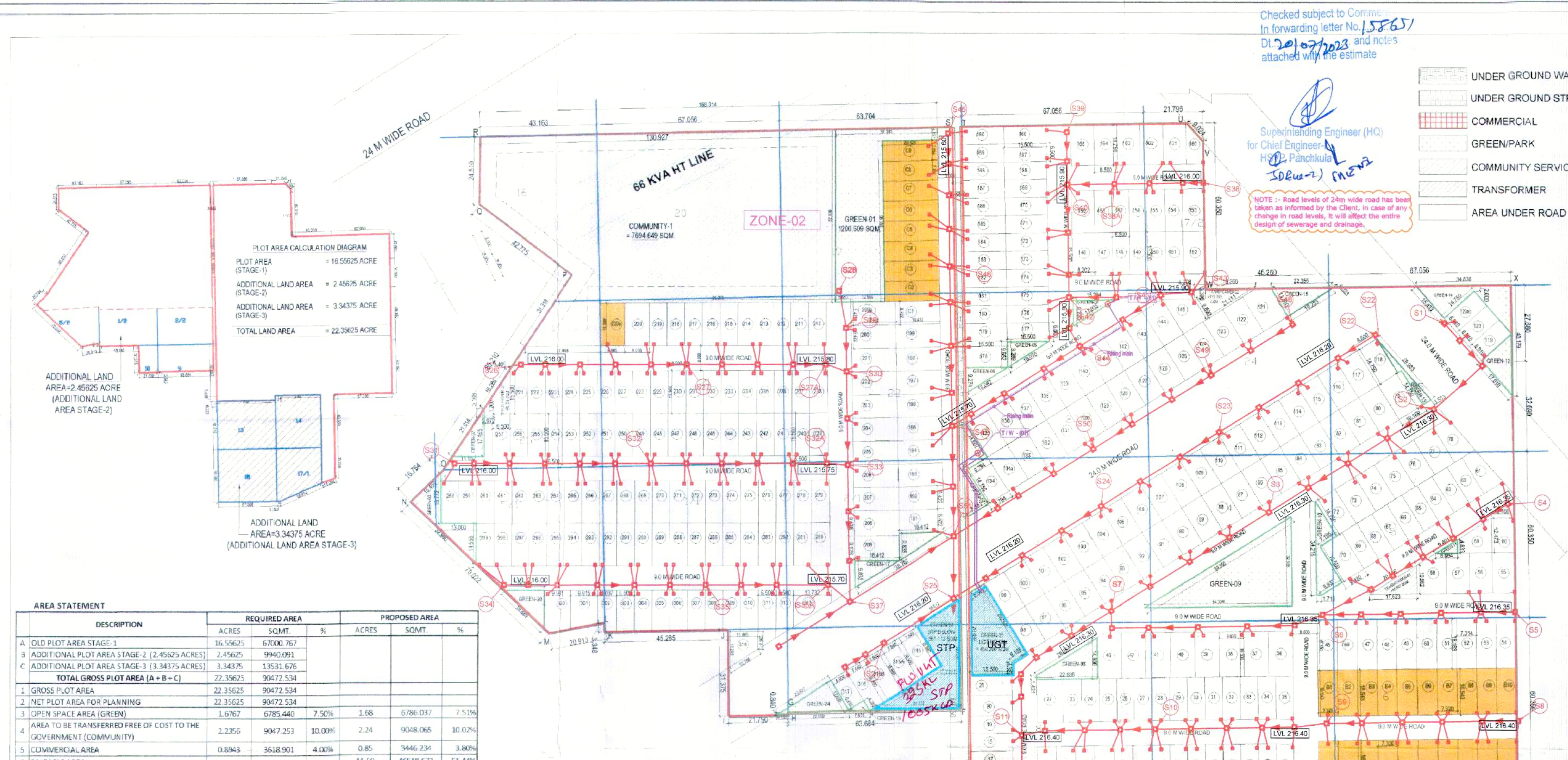




AREA STATEMENT		REQUIRED AREA			PROPOSED AREA		
DESCRIPTION		ACRES	SCMT.	%	ACRES	SCMT.	%
A	OLD PLOT AREA STAGE-1	16.5625	67000.767				
B	ADDITIONAL PLOT AREA STAGE-2 (2.45625 ACRES)	2.45625	9940.091				
C	ADDITIONAL PLOT AREA STAGE-3 (3.34375 ACRES)	3.34375	13531.676				
TOTAL GROSS PLOT AREA (A + B + C)		22.3625	90472.534				
1	GROSS PLOT AREA	22.3625	90472.534				
2	NET PLOT AREA FOR PLANNING	22.3625	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	0.8343	3446.234	4.00%	0.85	3446.234	3.80%
6	SALEABLE AREA	11.50	46548.673	11.50		46548.673	51.45%
7	TOTAL SALEABLE AREA (5 + 6)	12.33	46994.907			46994.907	55.24%
8	TOTAL NO. OF PLOTS		396				
9	MINIMUM PERMISSIBLE DENSITY @ 240 PPA	5366					
10	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	8943					

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
ALREADY APPROVED PLOTS	321
ADDITIONAL PLOTS ADDED IN REVISION WHILE GRANT OF LOI FOR 3.34375 ACRES	29
TOTAL	350
DETAILS OF PLOTS IN ADDITIONAL APPLIED AREA 3.34375 ACRES	
NEW PLOT	46
DETAILS OF WHOLE COLONY 22.3625 ACRES (ALREADY LICENSED AREA 19.0125 ACRES) + APPLIED AREA (3.34375 ACRES)	
GRAND TOTAL	396

GREEN AREA CALCULATION			
S.NO	WIDTH	LENGTH	AREA (SQ.MT.)
Green-1	AS PER PLINE		1200.609
Green-2	AS PER PLINE		101.908
Green-3	AS PER PLINE		225.531
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		115.299
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		15.301
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

Checked subject to Comm. In forwarding letter No. 15865/ Dt. 20.07.2023 and notes attached with the estimate

Superintending Engineer (HO) for Chief Engineer Haryana Panchayat SDEW-1 Meva

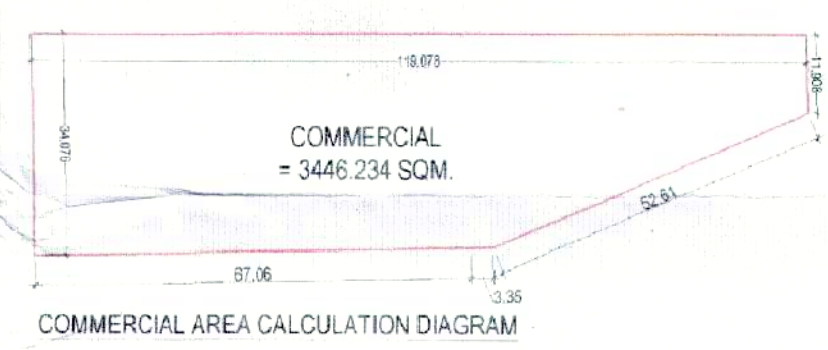
NOTE: Road levels of 24m wide road have been taken as informed by the Client. In case of any change in road levels, it will affect the entire layout of sewerage and drainage.

- 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 DDMA-2015) measuring 19.0125 acres (Licence No. 11 of 2022 dated 02.02.2022 (16.5625 acres) and Licence No. 4 of 2023 dated 06.01.2023 (2.45625 acres), totalling 21.35625 acres (16.5625 + 2.45625 + 2.34375) acres (Drawing No. S-7.1.5 Dated 2.04.2023) is comprised of licence 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 platform for calculation of the area under plots.
- That the sewerage plant as per site of all the Residential, Plot and Commercial sites 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 roads falling in the colony shall be kept free for circulation/impovement 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 licence.
- At the time of execution 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 which mean a minimum clear width of 9 metres between the plots.
- Any open 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 on the lines of Section 3(3)(a)(ii) of the Act No.8 of 1975.
- That the end use 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 HCPV 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.22/37/2009-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 31.01.2016 issued by Haryana Government Renewable Energy Department, for enforcement of the Energy Conservation Building Code.



TOTAL COMMERCIAL AREA CALCULATION	
TOTAL COMMERCIAL AREA AS / PLINE	3446.234

PROJECT: LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAAS YOJNA ON THE LAND MEASURING 22.3625 ACRES AT VILLAGE WAZIRPUR, SECTOR-95, TEHSIL HARIDWAR, 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 18/1, ABHISHEK PLAZA, L.S.G., MAYAPUR VIHAR PH-II, DELHI - 110091, INDIA TEL: 011-22770180, 491-6899219713, Email : deepakmehta1962@gmail.com Website : www.indianarchitect.in

TOTAL COMMUNITY AREA CALCULATION	
COMMUNITY-1 AREA AS / PLINE	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416
TOTAL COMMUNITY AREA AS / PLINE	9048.065

TOTAL COMMUNITY AREA CALCULATION	
COMMUNITY-1 AREA AS / PLINE	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416
TOTAL COMMUNITY AREA AS / PLINE	9048.065

Superintending Engineer, HSPV Circle, Gurugram

LEGEND :		
S.No.	SYMBOL	DESCRIPTION
1.	M.H.	MANHOLE
2.	SEW	SEWER LINE

Director General Town & Country Planning Haryana, Chandigarh

Rev. No.	Date	Revision
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Project: PROPOSED PLOTTED COLONY UNDER DEEN DAYAL JAN AWAAS YOJNA ON THE LAND MEASURING 22.3625 ACRES AT VILLAGE WAZIRPUR, SECTOR-95, TEHSIL HARIDWAR, DISTT. GURUGRAM, FOR M/S : JMS INFRA REALTY PRIVATE LIMITED

Title: LAYOUT PLAN

Subtitle: EXTERNAL SEWERAGE SYSTEM

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

Drg. No: DDJAY/JMS/ES-01

Scale: 1:1100

Date: JUNE 2023

Ckd By: Anand Havella

Drawn By: Amit Kamboj

Design By: Sanjay Goel

Architects: DEEPAK MEHTA & ASSOCIATES ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS 18/1, ABHISHEK PLAZA, L.S.G., MAYAPUR VIHAR PH-II, DELHI - 110091, INDIA TEL: 011-22770180, 491-6899219713, Email : deepakmehta1962@gmail.com Website : www.indianarchitect.in

Services Consultant: Consummate Engineering Services (P) Ltd.

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