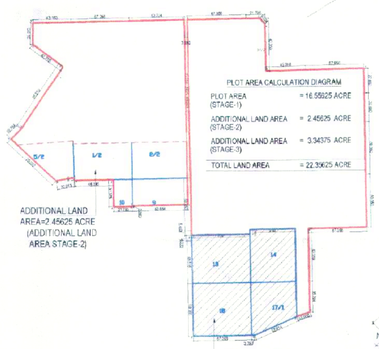
Checked subject to Comments
In forwarding letter No. 15865/
Dt. 20/07/2023 and notes
attached with the estimate

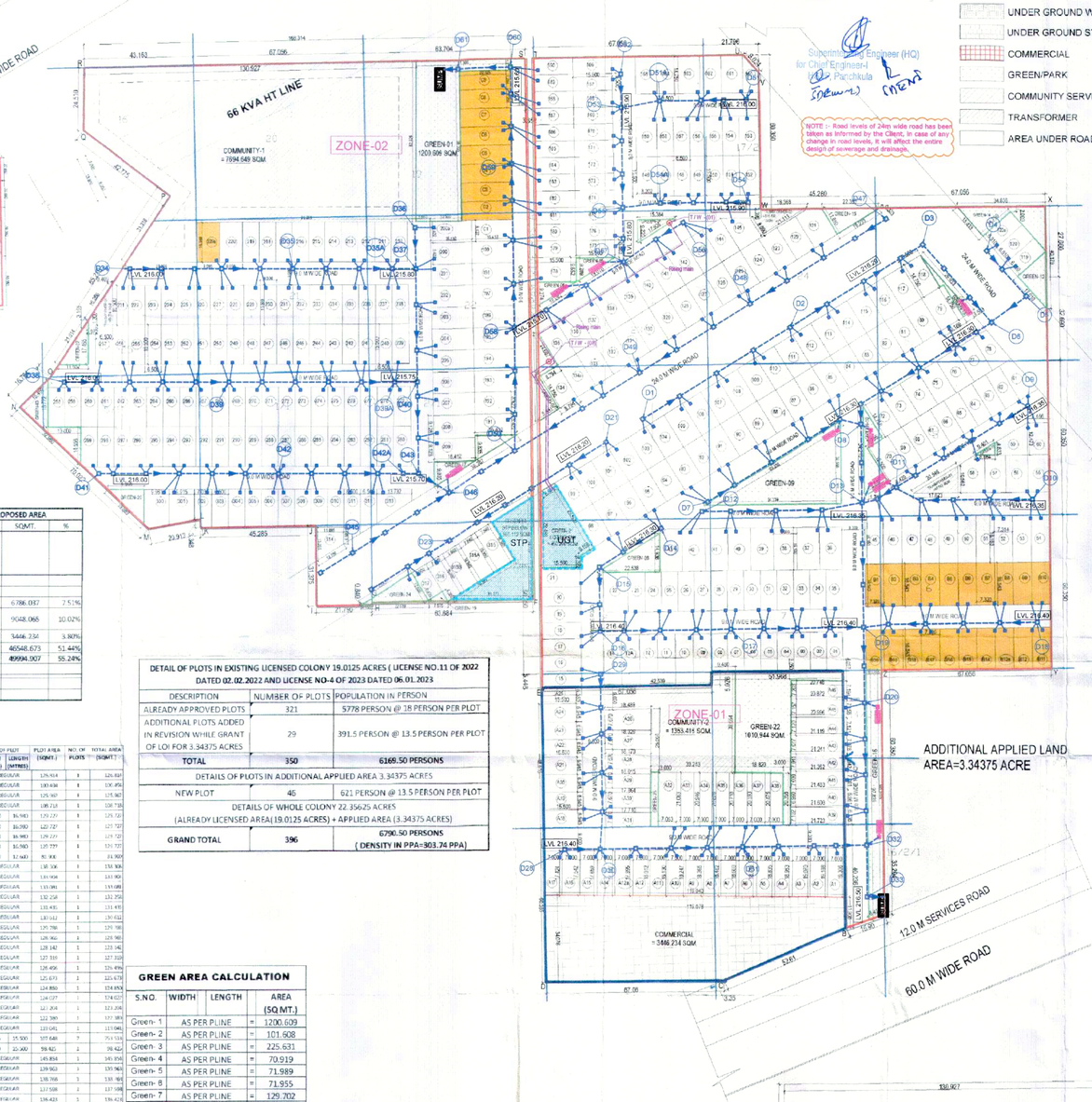
Superintending Engineer (HQ)
for Chief Engineer-I
Panchkula

LAYOUT PLAN | S-01

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

NOTE :- Road levels of 24m wide road has 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.





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-2014) 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. 0/2/15 Dated 26-05-23) 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 agreement 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)(b)(i) 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.27/57/2005-5Power 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(p) | (R.S. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP(HR)
(PANKAJ BENIWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ)

AREA STATEMENT

	DESCRIPTION	REQUIRED AREA ACRES	REQUIRED AREA SQMT.	REQUIRED AREA %	PROPOSED AREA ACRES	PROPOSED AREA SQMT.	PROPOSED AREA %
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	6785.442	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 (MTRES)	SIZE OF PLOT LENGTH (MTRES)	PLOT AREA (SQMT.)	NO. OF PLOTS	TOTAL AREA (SQMT.)
1	1, 8, 16, 17, 24, 35, 42, 49, 57, 113, 154, 158, 196, 196, 229, 196, 230, 234, 221-227, 249-279, 281-298	6.900	15.500	106.950	185	19781.750
2	55-73, 77-77, 80, 117, 122-141, 144, 149-144, 159-160	6.900	14.750	125.475	75	9410.125
3	36-45	9.000	16.500	148.500	7	1039.500
4	9	7.094	20.574	145.952	1	145.952
5	10	7.094	20.858	146.099	1	146.099
6	11	7.085	20.862	146.200	1	146.200
7	12	7.085	20.707	146.409	1	146.409
8	13A	7.085	20.754	147.021	1	147.021
9	14	7.087	20.796	147.381	1	147.381
10	15	6.525	15.500	101.203	1	101.203
11	20-21	7.515	15.500	116.483	2	232.965
12	22	9.042	15.500	140.161	1	140.161
13	23	6.850	15.500	106.133	1	106.133
14	43	IRREGULAR		146.466	1	146.466
15	46-54	7.314	18.364	132.851	10	1328.515
16	58	IRREGULAR		144.711	1	144.711
17	59	IRREGULAR		110.312	1	110.312
18	60	8.464	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	9.169	14.750	149.591	1	149.591
23	118	8.500	14.750	125.375	1	125.375
24	119	6.916	14.750	101.923	1	101.923
25	120	6.916	14.750	101.923	1	101.923
26	120a	6.916	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	155	8.202	15.500	127.131	1	127.131
34	156	IRREGULAR		74.088	1	74.088
35	277	6.863	15.500	106.377	1	106.377
36	278	9.863	15.500	159.606	1	159.606
37	199-200	8.402	16.412	138.222	1	138.222
38	208-209	9.328	16.412	153.089	2	306.187
39	230-230a	9.005	15.500	139.578	2	279.156
40	238	IRREGULAR		102.868	1	102.868
41	239	IRREGULAR		107.022	1	107.022
42	299	IRREGULAR		102.824	1	102.824
43	299	IRREGULAR		106.575	1	106.575
44	299	IRREGULAR		100.208	1	100.208
45	300	IRREGULAR		145.832	1	145.832
46	301	IRREGULAR		125.470	1	125.470
47	302	IRREGULAR		97.390	1	97.390
48	303	IRREGULAR		96.922	1	96.922
49	304	IRREGULAR		96.230	1	96.230
50	305	IRREGULAR		96.575	1	96.575
51	306	IRREGULAR		94.908	1	94.908
52	307	IRREGULAR		94.737	1	94.737
53	308	IRREGULAR		93.566	1	93.566
54	309	IRREGULAR		96.356	1	96.356
55	310	6.900	15.032	97.708	1	97.708

S.NO.	PLOT TYPE	SIZE OF PLOT WIDTH (MTRES)	SIZE OF PLOT LENGTH (MTRES)	PLOT AREA (SQMT.)	NO. OF PLOTS	TOTAL AREA (SQMT.)
56	311	IRREGULAR		125.614	1	125.614
57	312	IRREGULAR		130.430	1	130.430
58	313	IRREGULAR		125.162	1	125.162
59	314	IRREGULAR		106.718	1	106.718
60	315	7.040	16.940	119.237	1	119.237
61	315-A	7.040	16.940	122.727	1	122.727
62	315-B	7.040	16.940	119.237	1	119.237
63	316	7.040	16.940	125.777	1	125.777
64	317	6.500	12.500	81.900	1	81.900
65	A1	IRREGULAR		135.306	1	135.306
66	A2	IRREGULAR		134.904	1	134.904
67	A3	IRREGULAR		133.091	1	133.091
68	A4	IRREGULAR		132.258	1	132.258
69	A5	IRREGULAR		131.415	1	131.415
70	A6	IRREGULAR		130.612	1	130.612
71	A7	IRREGULAR		129.798	1	129.798
72	A8	IRREGULAR		128.962	1	128.962
73	A9	IRREGULAR		128.142	1	128.142
74	A10	IRREGULAR		127.316	1	127.316
75	A11	IRREGULAR		126.499	1	126.499
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		122.389	1	122.389
81	A17	IRREGULAR		121.581	1	121.581
82	A18-A24	6.945	15.500	107.648	7	753.536
83	A25	6.250	15.500	96.825	1	96.825
84	A26	IRREGULAR		145.854	1	145.854
85	A27	IRREGULAR		139.963	1	139.963
86	A28	IRREGULAR		138.766	1	138.766
87	A29	IRREGULAR		137.568	1	137.568
88	A30	IRREGULAR		136.423	1	136.423
89	A31	IRREGULAR		132.620	1	132.620
90	A32	IRREGULAR		145.182	1	145.182
91	A33	IRREGULAR		147.030	1	147.030
92	A34	IRREGULAR		146.307	1	146.307
93	A35	IRREGULAR		145.584	1	145.584
94	A36	IRREGULAR		144.501	1	144.501
95	A37	IRREGULAR		143.738	1	143.738
96	A38	IRREGULAR		142.914	1	142.914
97	A39	IRREGULAR		149.886	1	149.886
98	A40	IRREGULAR		149.540	1	149.540
99	A41	IRREGULAR		149.193	1	149.193
100	A42	IRREGULAR		148.984	1	148.984
101	A43	IRREGULAR		148.869	1	148.869
102	A44	IRREGULAR		148.526	1	148.526
103	A45	IRREGULAR		148.806	1	148.806
104	A46	IRREGULAR		149.793	1	149.793
105	B1-B20	7.500	16.543	124.073	20	2481.856
106	C1	8.412	16.412	138.102	1	138.102
107	C2-C5	7.254	20.525	148.952	4	595.808
			TOTAL		396	49048.676
				ACRES		11.302
				Percentage Achieved		48.40

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

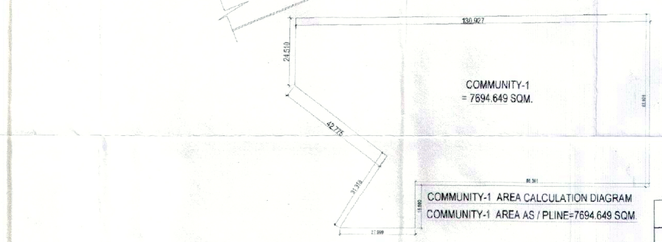
DESCRIPTION	NUMBER OF PLOTS	POPULATION IN PERSON
ALREADY APPROVED PLOTS	321	5778 PERSON @ 18 PERSON PER PLOT
ADDITIONAL PLOTS ADDED IN REVISION WHILE GRANT OF LOI FOR 3.34375 ACRES	29	391.5 PERSON @ 13.5 PERSON PER PLOT
TOTAL	350	6169.50 PERSONS
DETAILS OF PLOTS IN ADDITIONAL APPLIED AREA 3.34375 ACRES		
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	=	101.908
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

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

DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS

SIG. OF ARCHITECT

SIG. OF OWNER

Superintending Engineer,
HSVP Circle, Gurugram

Director General
Town & Country Planning
Haryana, Chandigarh

Only For Approval of Plan Estimate
Superintending Engineer
HSVP Circle No. 1, Gurugram

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	C.P.	CATCH PIT
2.		UNDER GROUND PIPE DRAIN
3.		RAIN WATER HARVESTING

NOTES : DRAINAGE SYSTEM

1. THE SIZE OF CATCHPIT SHALL BE AS UNDER (INNER SIZES)
   a) 900 to 2000 m.m. depth — 900 m.m. dia
   b) Above 2000 m.m. depth — 1200 m.m. dia.
2. The levels of drainage lines has been worked out on the basis of certain ground level and for certain pipe lengths between two catchpits, the invert levels has to be strictly followed, however, the slope of line may be slightly changed.
3. For any descripency / commission the matter should refer to the consultants before execution.
4. Catchpit shall be provided at following places :-
   a) At the start of each drain line.
   b) At every junction and position where there is change of size, gradient and alignment.
   c) At not more than 15 meter interval in straight length.
5. The structural design of catchpit / pipe bedding has to be done for local field conditions such as filled up soil / black cotton soil / high sub soil conditions.
6. This drawing shall be read along with the detailed landscape plan & ground floor plan of respective building for exact location of appurtenances / catchpit etc.
7. Drainage line under the road shall be encased with 150 thick. pcc 1:2:4 allround.
8. Catchpit cover should be finished with finished formation level as per landscape drawing, the cover of catch pit shall be square as per appurtenances drawing & should be co-ordinated with landscape drawing.
9. This drawing shall be coordinated with other drawing i.e. architecture, structural, electrical, landscape & other relevant drawing.
10. Material of pipe :- RCC (NP 2) Pipe with rubber ring joint
11. In the areas subject to subsidence or filled up soil (due to excess excavation at site for construction of basements) the drain lines & catchpit should be laid on suitable support or concrete cradle supported on piles or suitable foundation as per structural design.
12. In case where drain are laid in high subsoil conditions catchpits should be constructed in r.c.c. garde m-25.
13. The width of trench for sewer and drainage should be d+400mm. (d= o.d. of pipe).
14. Shoring / timbering should be adequate to prevent caving-in of the trench walls of subsidence of areas adjacent to the trench. an engineer-in-charge in consultation with a structural engineer should provide adequate arrangement to prevent caving-in.
15. Before taking up the execution, the feasibility of connection of drain with the outside drainage may please be checked. any discrepancy may be reported to the consultant.

Rev. No.	Date	Revision
R-1	12-01-2023	Issued as G.F.C.
R-0	28-09-2022	Issued as advance copy

Project : PROPOSED 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

Title : LAYOUT PLAN

Subtitle : EXTERNAL DRAINAGE SYSTEM

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

Drg. No : DDJAY /JMS / ES-02

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

Date : Dec. 2021 | **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 : deepakmehta1952@gmail.com Website : www.indianarchitect.co.in

Services Consultant : Consummate Engineering Services (P) Ltd.
Noida Office : B - 57, Sector - 67, Noida - 201 301
Tel : (0120) 2303500 (24 Lines)
Lko. Office : R 005, Rohtas Plumeria, Gomti Nagar, Lucknow
e mail : mail@cespl.in, website : www.cespl.in

C:\Users\COMP-21\Desktop\20230612\20230609-1904-R-CES-JMS-22.35 Acre Lay Out Plan approved & COMBINED SERVICES\JMS COMBINED SERVICES_06.06.2023.dwg, 12-06-2023 12:38:37, HP DesignJet T120 V4- Parveen