

Checked subject to Comments
In forwarding letter No. 158/85/
Dt: 20/07/2023 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer
JMS Infra Realty Pvt. Ltd.
Gurgaon

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.

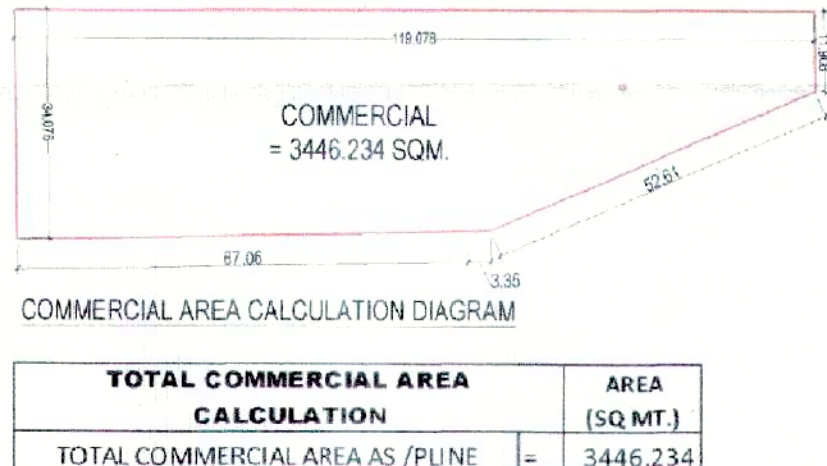
- UNDER GROUND WATER TANK
- UNDER GROUND STP TANK
- COMMERCIAL
- GREENPARK
- COMMUNITY SERVICES
- TRANSFORMER
- AREA UNDER ROAD

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 = 19.0125 acres) (Drawing No. S-01/15) Dated: 24.05.23, 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 plotted for calculation of the area under plots.
- That the commercial plots as per site of all the Residential Plots and Commercial site shall be 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 DTP for the modification of layout plans of the colony.
- That the revenue (rasta) 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 DTP, 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 meters or wider sector road if applicable.
- 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.
- 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 which means a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 45 under commercial use shall be deemed to be open space.
- 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) of the Act No. 8 of 1975.
- 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.
- That you will have to decide on the regularization of the boundaries of the licensed through give and take with the land that HDP 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.22/2023/SPower dated 21.03.2026 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) (HISHAM) (RISHI) (T.L. SATYAPRAKASH, IAS) (PANKAJ) (DINESH) (ATP) (PAH)
(NARENDER KUMAR) (HISHAM) (RISHI) (T.L. SATYAPRAKASH, IAS) (PANKAJ) (DINESH) (ATP) (PAH)



DESCRIPTION	AREA (SQ.MT.)
TOTAL COMMERCIAL AREA	344.62
COMMERCIAL AREA AS / PUNE	344.62

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

ARCHITECTS: DEEPAK MEHTA & ASSOCIATES
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Scale: 1:1100
Date: Dec. 2021
Ckd By: Anand Havela

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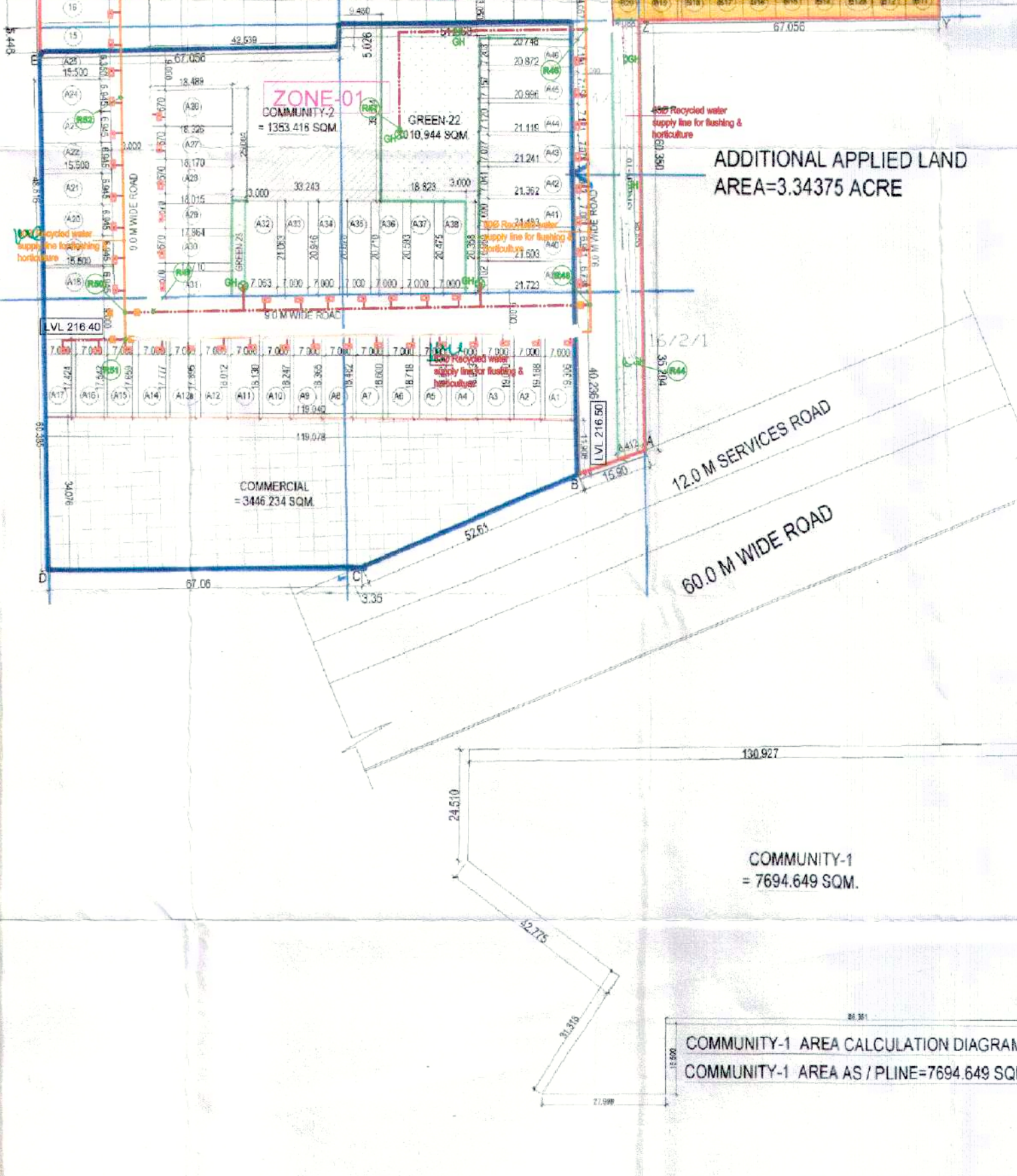
Services Consultant: Consummate Engineering Services (P) Ltd.
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DESCRIPTION	REQUIRED AREA	PROPOSED AREA
A. OLD PLOT AREA STAGE-1	16.55625 ACRES	6000.767
B. ADDITIONAL PLOT AREA STAGE-2 (2.45625 ACRES)	2.45625 ACRES	9640.091
C. ADDITIONAL PLOT AREA STAGE-3 (3.34375 ACRES)	3.34375 ACRES	13531.676
TOTAL GROSS PLOT AREA (A+B+C)	22.35625 ACRES	29172.534
1. GROSS PLOT AREA	22.35625 ACRES	90472.534
2. NET PLOT AREA FOR PLANNING	22.35625 ACRES	90472.534
3. OPEN SPACE AREA (GREEN)	1.67927 ACRES	6786.037
4. AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	2.23555 ACRES	9047.253
5. COMMERCIAL AREA	0.8943 ACRES	3618.901
6. SALEABLE AREA	11.50 ACRES	45948.673
7. TOTAL SALEABLE AREA (5) + (6)	12.39435 ACRES	49967.574
8. TOTAL NO. OF PLOTS	396	396
9. MINIMUM PERMISSIBLE DENSITY @ 200 PPA	5.666	
10. MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	8.943	

S.NO.	PLOT TYPE	SIZE OF PLOT (WIDTH X LENGTH) (METERS)	PLOT AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
1	1	16.55625 X 16.55625	273.45	1	273.45
2	2	16.55625 X 16.55625	273.45	1	273.45
3	3	16.55625 X 16.55625	273.45	1	273.45
4	4	16.55625 X 16.55625	273.45	1	273.45
5	5	16.55625 X 16.55625	273.45	1	273.45
6	6	16.55625 X 16.55625	273.45	1	273.45
7	7	16.55625 X 16.55625	273.45	1	273.45
8	8	16.55625 X 16.55625	273.45	1	273.45
9	9	16.55625 X 16.55625	273.45	1	273.45
10	10	16.55625 X 16.55625	273.45	1	273.45
11	11	16.55625 X 16.55625	273.45	1	273.45
12	12	16.55625 X 16.55625	273.45	1	273.45
13	13	16.55625 X 16.55625	273.45	1	273.45
14	14	16.55625 X 16.55625	273.45	1	273.45
15	15	16.55625 X 16.55625	273.45	1	273.45
16	16	16.55625 X 16.55625	273.45	1	273.45
17	17	16.55625 X 16.55625	273.45	1	273.45
18	18	16.55625 X 16.55625	273.45	1	273.45
19	19	16.55625 X 16.55625	273.45	1	273.45
20	20	16.55625 X 16.55625	273.45	1	273.45
21	21	16.55625 X 16.55625	273.45	1	273.45
22	22	16.55625 X 16.55625	273.45	1	273.45
23	23	16.55625 X 16.55625	273.45	1	273.45
24	24	16.55625 X 16.55625	273.45	1	273.45
25	25	16.55625 X 16.55625	273.45	1	273.45
26	26	16.55625 X 16.55625	273.45	1	273.45
27	27	16.55625 X 16.55625	273.45	1	273.45
28	28	16.55625 X 16.55625	273.45	1	273.45
29	29	16.55625 X 16.55625	273.45	1	273.45
30	30	16.55625 X 16.55625	273.45	1	273.45
31	31	16.55625 X 16.55625	273.45	1	273.45
32	32	16.55625 X 16.55625	273.45	1	273.45
33	33	16.55625 X 16.55625	273.45	1	273.45
34	34	16.55625 X 16.55625	273.45	1	273.45
35	35	16.55625 X 16.55625	273.45	1	273.45
36	36	16.55625 X 16.55625	273.45	1	273.45
37	37	16.55625 X 16.55625	273.45	1	273.45
38	38	16.55625 X 16.55625	273.45	1	273.45
39	39	16.55625 X 16.55625	273.45	1	273.45
40	40	16.55625 X 16.55625	273.45	1	273.45
41	41	16.55625 X 16.55625	273.45	1	273.45
42	42	16.55625 X 16.55625	273.45	1	273.45
43	43	16.55625 X 16.55625	273.45	1	273.45
44	44	16.55625 X 16.55625	273.45	1	273.45
45	45	16.55625 X 16.55625	273.45	1	273.45
46	46	16.55625 X 16.55625	273.45	1	273.45
47	47	16.55625 X 16.55625	273.45	1	273.45
48	48	16.55625 X 16.55625	273.45	1	273.45
49	49	16.55625 X 16.55625	273.45	1	273.45
50	50	16.55625 X 16.55625	273.45	1	273.45
51	51	16.55625 X 16.55625	273.45	1	273.45
52	52	16.55625 X 16.55625	273.45	1	273.45
53	53	16.55625 X 16.55625	273.45	1	273.45
54	54	16.55625 X 16.55625	273.45	1	273.45
55	55	16.55625 X 16.55625	273.45	1	273.45

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	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))	396	6790.50 PERSONS (DENSITY IN PPA=303.74 PPA)

S.NO.	WIDTH	LENGTH	AREA (SQ.MT.)
Green-1	AS PER PUNE	AS PER PUNE	1200.609
Green-2	AS PER PUNE	AS PER PUNE	101.638
Green-3	AS PER PUNE	AS PER PUNE	225.631
Green-4	AS PER PUNE	AS PER PUNE	70.919
Green-5	AS PER PUNE	AS PER PUNE	71.989
Green-6	AS PER PUNE	AS PER PUNE	71.955
Green-7	AS PER PUNE	AS PER PUNE	129.702
Green-8	AS PER PUNE	AS PER PUNE	184.220
Green-9	AS PER PUNE	AS PER PUNE	884.771
Green-10	AS PER PUNE	AS PER PUNE	163.058
Green-11	AS PER PUNE	AS PER PUNE	19.486
Green-12	AS PER PUNE	AS PER PUNE	125.449
Green-13	AS PER PUNE	AS PER PUNE	51.538
Green-14	AS PER PUNE	AS PER PUNE	268.604
Green-15	AS PER PUNE	AS PER PUNE	116.299
Green-16	AS PER PUNE	AS PER PUNE	588.651
Green-17	AS PER PUNE	AS PER PUNE	161.030
Green-18	AS PER PUNE	AS PER PUNE	565.112
Green-19	AS PER PUNE	AS PER PUNE	15.901
Green-20	AS PER PUNE	AS PER PUNE	98.488
Green-21	AS PER PUNE	AS PER PUNE	450.200
Green-22	AS PER PUNE	AS PER PUNE	1010.944
Green-23	AS PER PUNE	AS PER PUNE	63.621
Green-24	AS PER PUNE	AS PER PUNE	145.712
TOTAL AREA			6786.037



DESCRIPTION	AREA (SQ.MT.)
COMMUNITY-1 AREA	7694.649
COMMUNITY-2 AREA	1353.416
TOTAL COMMUNITY AREA	9048.065

DESCRIPTION	AREA (SQ.MT.)
COMMUNITY-1 AREA	7694.649
COMMUNITY-2 AREA	1353.416
TOTAL COMMUNITY AREA	9048.065

Superintending Engineer, HSP Circle, Gurugram
Only For Service Plan Estimate
Resident Engineer, HSP Division No. 5, Gurugram

S.No.	SYMBOL	DESCRIPTION
1.	—	800 RECYCLED WATER SUPPLY LINE FOR FLUSHING & HORTICULTURE
2.	—	630 RECYCLED WATER SUPPLY LINE FOR FLUSHING & HORTICULTURE
3.	—	VALVE CHAMBER
4.	—	VALVE CHAMBER (FOR VILLAS)
5.	—	GARDEN HYDRANT

NOTES: WATER SUPPLY
1. The depth of recycle water supply main shall be - 1250 mm
2. Pipe material for external water supply - Shall be: HDPE (PE100) PMS

NOTES: PUMP CAPACITY
1. For Zone-01 (Total Flow 450 lpm) Pump Capacity 450 lpm (1W-1S)
2. For Zone-02 (Total Flow 450 lpm) Pump Capacity 450 lpm (1W-1S)

Director General
Town & Country Planning
Haryana, Chandigarh

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

Sub Title: RECYCLE WATER SUPPLY

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

Org. No.: DDJAY/JMS/ES-03A
Scale: 1:1100
Date: Dec. 2021
Ckd By: Anand Havela

Architects: DEEPAK MEHTA & ASSOCIATES
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