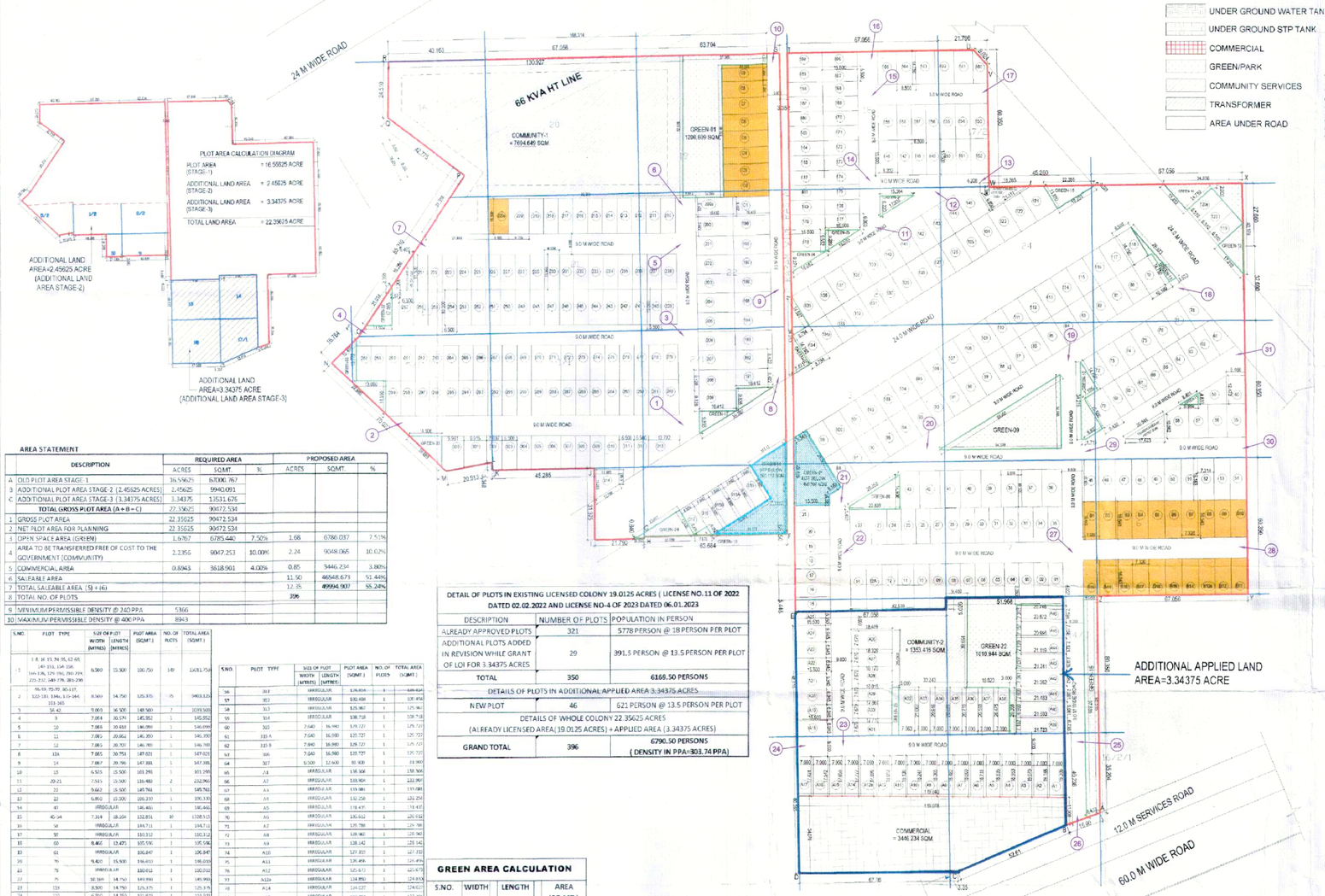
LAYOUT PLAN | S-01



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.[illegible] Dated [illegible]) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under DeenDayal Jan AwasYojna) 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 55% 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 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 agreements of the licence.
9. At the time of demarcation plan, if required porcentage 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 line 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 is 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.22/57/2005-5Power 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. 1976/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) STP(HQ) | (HITESH SHARMA) STP(M) | (DEEPSINGH) 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.	%	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	0.8443	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 (SQMT.)	NO. OF PLOTS	TOTAL AREA (SQMT.)
1	1, 8, 14, 15, 74, 95, 62, 68, 149-153, 154-158, 166-176, 179-196, 200-219, 225-232, 249-278, 283-298	6.500	15.500	100.750	149	15011.750
2	96-99, 99-99, 100-117, 122-138, 144a, 159-164, 193-165	6.500	14.750	95.875	75	9403.125
3	30-42	9.000	16.500	148.500	2	1099.500
4	9	7.064	20.574	145.352	1	145.352
5	10	7.065	20.433	144.390	1	144.390
6	11	7.065	20.662	145.959	1	145.959
7	12	7.065	20.703	146.249	1	146.249
8	13a	7.065	20.751	147.021	1	147.021
9	14	7.067	20.796	147.381	1	147.381
10	15	6.500	15.500	101.250	1	101.250
11	20-21	7.515	15.500	116.482	2	232.965
12	22	9.662	15.500	149.761	1	149.761
13	23	6.892	15.500	106.330	1	106.330
14	45	IRREGULAR		146.460	1	146.460
15	46-54	7.314	18.164	132.874	10	1328.515
16	58	IRREGULAR		144.711	1	144.711
17	59	IRREGULAR		133.312	1	133.312
18	60	8.462	12.475	105.596	1	105.596
19	61	IRREGULAR		106.847	1	106.847
20	70	9.400	15.500	146.450	1	146.450
21	71	IRREGULAR		110.012	1	110.012
22	75	10.169	14.750	149.999	1	149.999
23	133	8.500	14.750	125.375	1	125.375
24	133	6.592	14.750	101.922	1	101.922
25	134	6.900	14.750	101.820	1	101.820
26	139a	6.900	14.750	101.922	1	101.922
27	143	IRREGULAR		148.175	1	148.175
28	150	8.794	14.750	129.712	1	129.712
29	145	IRREGULAR		112.486	1	112.486
30	146	8.392	15.500	127.130	1	127.130
31	152	8.113	15.500	125.725	1	125.725
32	153	8.113	15.500	125.725	1	125.725
33	160	8.232	15.500	127.136	1	127.136
34	180	IRREGULAR		74.088	1	74.088
35	179	6.863	15.500	106.377	1	106.377
36	178	6.962	15.500	105.406	1	105.406
37	181-207	8.422	16.432	138.222	13	1797.894
38	208-208	9.128	16.432	149.969	2	299.937
39	209-230a	9.005	15.500	139.578	2	279.156
40	231	IRREGULAR		102.868	1	102.868
41	233	IRREGULAR		107.025	1	107.025
42	279	IRREGULAR		102.824	1	102.824
43	280	IRREGULAR		106.978	1	106.978
44	281	IRREGULAR		100.208	1	100.208
45	300	IRREGULAR		145.832	1	145.832
46	326	IRREGULAR		120.469	1	120.469
47	302	IRREGULAR		97.350	1	97.350
48	303	IRREGULAR		66.822	1	66.822
49	304	IRREGULAR		96.220	1	96.220
50	305	IRREGULAR		95.535	1	95.535
51	306	IRREGULAR		94.908	1	94.908
52	307	IRREGULAR		94.232	1	94.232
53	328	IRREGULAR		93.566	1	93.566
54	329	IRREGULAR		96.356	1	96.356
55	330	6.500	15.356	97.408	1	97.408

S.NO.	PLOT TYPE	SIZE OF PLOT WIDTH (MTRS)	SIZE OF PLOT LENGTH (MTRS)	PLOT AREA (SQMT.)	NO. OF PLOTS	TOTAL AREA (SQMT.)
56	331	IRREGULAR		126.024	1	126.024
57	332	IRREGULAR		130.458	1	130.458
58	333	IRREGULAR		125.967	1	125.967
59	334	IRREGULAR		138.718	1	138.718
60	335	7.040	16.980	119.527	1	119.527
61	335 A	7.040	16.980	119.527	1	119.527
62	335 B	7.040	16.980	119.527	1	119.527
63	336	7.040	16.980	119.527	1	119.527
64	337	8.500	12.600	91.300	1	91.300
65	338	IRREGULAR		138.508	1	138.508
66	339	IRREGULAR		133.904	1	133.904
67	A3	IRREGULAR		119.981	1	119.981
68	A4	IRREGULAR		132.250	1	132.250
69	A5	IRREGULAR		118.475	1	118.475
70	A6	IRREGULAR		130.612	1	130.612
71	A7	IRREGULAR		125.788	1	125.788
72	A8	IRREGULAR		128.960	1	128.960
73	A9	IRREGULAR		128.142	1	128.142
74	A10	IRREGULAR		127.315	1	127.315
75	A11	IRREGULAR		126.496	1	126.496
76	A12	IRREGULAR		125.670	1	125.670
77	A12a	IRREGULAR		124.856	1	124.856
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		120.641	1	120.641
82	A19 A24	6.945	15.500	107.648	7	753.536
83	A25	6.350	15.500	98.425	1	98.425
84	A26	IRREGULAR		145.856	1	145.856
85	A27	IRREGULAR		130.960	1	130.960
86	A28	IRREGULAR		138.768	1	138.768
87	A29	IRREGULAR		132.588	1	132.588
88	A30	IRREGULAR		139.423	1	139.423
89	A31	IRREGULAR		132.639	1	132.639
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		141.889	1	141.889
98	A40	IRREGULAR		141.040	1	141.040
99	A41	IRREGULAR		140.190	1	140.190
100	A42	IRREGULAR		139.388	1	139.388
101	A43	IRREGULAR		140.587	1	140.587
102	A44	IRREGULAR		140.928	1	140.928
103	A45	IRREGULAR		140.906	1	140.906
104	A46	IRREGULAR		140.795	1	140.795
105	B1 B20	7.300	16.343	119.295	20	2423.895
106	C1	8.402	16.432	138.122	1	138.122
107	C2 C9	7.294	16.525	120.525	8	1196.000
	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

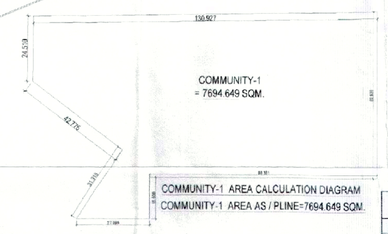
DESCRIPTION	NUMBER OF PLOTS	POPULATION IN PERSON
ALREADY APPROVED PLOTS	321	5778 PERSON @ 18 PERSON PER PLOT
ADDITIONAL PLOTS ADDED IN REVISION WHILE GRANT OF LOI FOR 3.34375 ACRES	29	391.5 PERSON @ 13.5 PERSON PER PLOT
TOTAL	350	6169.50 PERSONS
DETAILS OF PLOTS IN ADDITIONAL APPLIED AREA 3.34375 ACRES		
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		= 560.112
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

Architects: DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
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Plot No. 16 Abhishek Plaza L.S.C. Mayur Vihar Ph-II, Delhi-91

SIG. OF ARCHITECT

Plot No. 10 2nd Floor Sector-44 Gurgaon

SIG. OF OWNER

Superintending Engineer, HSVP Circle, Gurugram

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

LEGEND :

S. No.	SYMBOL	DESCRIPTION

Checked subject to Comments in forwarding letter No. 15863/ Dt. 20/07/2023 and notes attached with the estimate

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

Director Town & Country Planning Haryana, Chandigarh

Rev. No.	Date	Revision
:	:	:

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 : ROAD LAYOUT PLAN

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

Drg. No : DDJAY /JMS / ES-06

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

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

Ckd By : Anand Havelia

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