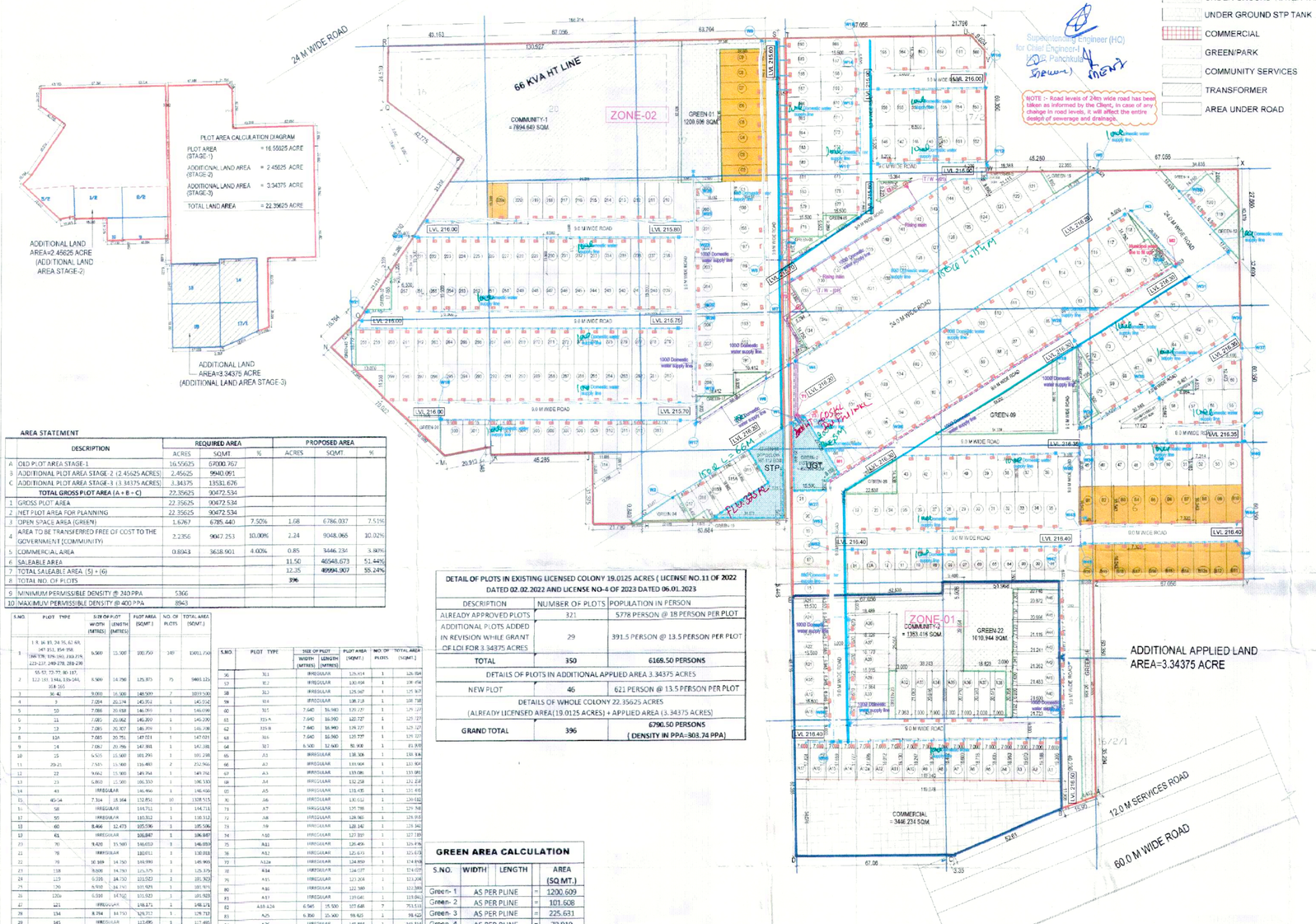
Checked subject to Comments
In forwarding letter No. 133637
Dt. 20/07/2023 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, 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 25/07/2023

This 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. 03-71 Dated: 3.6.23) 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 85% 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)(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.22/57/2005-5Power 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. 19/67/2016-5P 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(M) | (R.K. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP(HR)
(PANKAJ BENIWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ)

AREA STATEMENT

	DESCRIPTION	REQUIRED AREA			PROPOSED AREA		
		ACRES	SQ.MT.	%	ACRES	SQ.MT.	%
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	0.8343	3638.901	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 (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
1	1-8, 16-19, 24-35, 62-68, 147-151, 154-158, 166-170, 176-180, 193-219, 223-227, 249-278, 281-289	6.500	15.500	100.750	149	15011.250
2	55, 57, 72-77, 80-137, 122-143, 144a, 145-146, 164-165	6.500	14.250	125.875	75	9440.625
3	36-42	9.000	16.500	148.500	7	1039.500
4	9	7.084	20.274	145.954	1	145.954
5	50	7.086	20.358	146.799	1	146.799
6	51	7.085	20.362	146.890	1	146.890
7	52	7.085	20.367	146.979	1	146.979
8	53A	7.085	20.791	147.021	1	147.021
9	54	7.087	20.796	147.381	1	147.381
10	73	6.500	15.500	101.250	1	101.250
11	70-71	7.585	15.500	116.493	2	232.966
12	69	9.662	15.500	149.761	1	149.761
13	23	6.860	15.500	106.330	1	106.330
14	43	IRREGULAR		146.466	1	146.466
15	45-54	7.314	18.164	132.851	10	1328.515
16	58	IRREGULAR		144.711	1	144.711
17	59	IRREGULAR		110.312	1	110.312
18	60	8.466	12.473	105.596	1	105.596
19	61	IRREGULAR		106.887	1	106.887
20	70	9.420	15.500	146.059	1	146.059
21	78	IRREGULAR		110.011	1	110.011
22	79	10.169	14.750	149.990	1	149.990
23	118	8.500	14.750	125.375	1	125.375
24	119	6.916	14.750	101.923	2	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		198.174	1	198.174
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	159	8.202	15.500	127.131	1	127.131
34	160	IRREGULAR		73.088	1	73.088
35	177	6.863	15.500	106.377	1	106.377
36	178	6.863	15.500	106.406	1	106.406
37	179-200	8.922	16.412	138.232	18	2487.996
38	208-209	9.178	16.412	149.909	2	299.817
39	220-222a	9.005	15.500	139.578	2	279.156
40	288	IRREGULAR		102.868	1	102.868
41	289	IRREGULAR		107.022	1	107.022
42	295	IRREGULAR		169.494	1	169.494
43	296	IRREGULAR		106.978	1	106.978
44	299	IRREGULAR		100.208	1	100.208
45	300	IRREGULAR		145.830	1	145.830
46	301	IRREGULAR		125.409	1	125.409
47	302	IRREGULAR		92.330	1	92.330
48	303	IRREGULAR		96.922	1	96.922
49	304	IRREGULAR		96.230	1	96.230
50	305	IRREGULAR		95.579	1	95.579
51	306	IRREGULAR		94.908	1	94.908
52	307	IRREGULAR		94.237	1	94.237
53	308	IRREGULAR		93.566	1	93.566
54	309	IRREGULAR		96.794	1	96.794
55	310	6.500	15.332	97.788	1	97.788

S.NO.	PLOT TYPE	SIZE OF PLOT WIDTH (MTRES)	SIZE OF PLOT LENGTH (MTRES)	PLOT AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
56	311	IRREGULAR		126.414	1	126.414
57	312	IRREGULAR		130.494	1	130.494
58	313	IRREGULAR		125.367	1	125.367
59	314	IRREGULAR		128.718	1	128.718
60	315	7.640	16.940	129.227	1	129.227
61	315-A	7.640	16.940	129.227	1	129.227
62	315-B	7.640	16.940	129.227	1	129.227
63	316	7.640	16.940	129.227	1	129.227
64	317	6.500	12.600	81.900	1	81.900
65	A1	IRREGULAR		138.308	1	138.308
66	A2	IRREGULAR		133.904	1	133.904
67	A3	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		121.041	1	121.041
82	A18-A24	6.945	15.500	107.648	7	753.535
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		138.765	1	138.765
87	A29	IRREGULAR		137.568	1	137.568
88	A30	IRREGULAR		136.421	1	136.421
89	A31	IRREGULAR		132.639	1	132.639
90	A32	IRREGULAR		149.192	1	149.192
91	A33	IRREGULAR		147.138	1	147.138
92	A34	IRREGULAR		146.207	1	146.207
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		142.189	1	142.189
97	A39	IRREGULAR		141.394	1	141.394
98	A40	IRREGULAR		140.640	1	140.640
99	A41	IRREGULAR		139.599	1	139.599
100	A42	IRREGULAR		140.086	1	140.086
101	A43	IRREGULAR		140.691	1	140.691
102	A44	IRREGULAR		141.035	1	141.035
103	A45	IRREGULAR		141.806	1	141.806
104	A46	IRREGULAR		142.750	1	142.750
105	B1-B20	7.500	16.543	124.073	20	2481.464
106	C1	8.422	16.412	138.232	1	138.232
107	C2-C9	7.754	20.325	148.250	8	1186.000
	TOTAL				396	46548.673
				ACRES		11.50
				Percentage Achieved		51.44

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

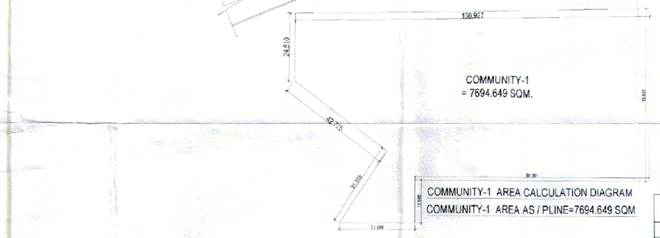
DESCRIPTION	NUMBER OF PLOTS	POPULATION IN PERSON
ALREADY APPROVED PLOTS	321	5778 PERSON @ 18 PERSON PER PLOT
ADDITIONAL PLOTS ADDED IN REVISION WHILE GRANT OF LOI FOR 3.34375 ACRES	29	391.5 PERSON @ 13.5 PERSON PER PLOT
TOTAL	**350**	**6169.50 PERSONS**
DETAILS OF PLOTS IN ADDITIONAL APPLIED AREA 3.34375 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		=	161.430
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

Architects
DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
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SIG. OF ARCHITECT

Plot No. 10 3rd Floor Sector-44 Gurugram
SIG. OF OWNER

Superintending Engineer,
HSVP Circle, Gurugram

Only For Site Plan Estimate
Executive Engineer
HSVP Division No. V

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.		50Ø Domestic water SUPPLY LINE
2.		100Ø Domestic water SUPPLY LINE
3.		MUNICIPAL WATER SUPPLY PIPE LINE
5.		VALVE CHAMBER (FOR VILLAS)
6.		VALVE CHAMBER

NOTES : WATER SUPPLY

1. The depth of Domestic watersupply main shall be -900 mm
2. The depth of rising main shall be -750 mm
2. The depth of municipal water supply main shall be -750 mm
3. The depth of recycle water supply main shall be - 1050 mm
4. Pipe material for external water supply - Shall be : (D.I- K9)

NOTES : PUMP CAPACITY

1. For Zone-01 (Total Flow 1040 lpm) Pump Capacity 500 lpm (2W+1S)
2. For Zone-02 (Total Flow 1040 lpm) Pump Capacity 500 lpm (2W+1S)

Director General
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 :
DOMESTIC WATER SUPPLY

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

Drg. No : DDJAY /JMS / ES-03

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

Date : Dec. 2021 **Design By :** Sanjay Goel

Ckd By : Anand Havelia

Architects :
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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,
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