

BRS- III
(See rule 44 of act 41 of 1963)

From

AR. KULMEET SHANGARI
B.ARCH (CA/ 97/ 21741)
E 24, South Extension Part I,
New Delhi - 110049

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-020

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-235**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FROM 01-11-2011.

1. The you will abide by the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act.1963 and Rules framed there under.
 2. The building plan shall be treated as per cancelled if plot fall in unlicensed area.
 3. This plans is being approved without prejudice to the validity of the licenses of the colony.
 4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from the Competent authority before proceeding with the super structure.
 5. That you will get occupation certificate from competent authority before occupying the above Building.
 6. That you will provide rain water harvesting system as per direction of Authority.
 7. That responsibility of the structure design, the structural stability and the structure safety against the Earthquake of the building block shall be solely of the Architect / Owner.
 8. That basement setback shall be minimum by 8'-0" from the common wall in The event the adjoining plot is built up without basement adjoining the common wall.
 9. That you will not the propose building into any use other than residential purposes and shall not raise Any further construction without getting the approval of competent authority otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be imitated by the competent authority.
 10. **One copy of the sanctioned plan is enclosed herewith for your necessary action.**
- Encl. As above



Endsr.No.....

Dated

A copy is forwarded to the following for information and further necessary action :-

1. The Distt. Town Planner. Gurgaon with one set of approved building plans.
2. M/s JMS Realty Developers LLP with the request that no sewer Connection is to be issued before the applicant obtains occupation certificate from competent Auth
3. The Distt. Town Planner, ENFORCEMENT. Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR. KULMEET SHANGARI
B.ARCH (CA/ 97/ 21741)
E 24, South Extension Part I,
New Delhi - 110049

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-022

Dated-22/05/2025

Sub : Approval of Building Plans in respect of Plot No.-233, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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KULMEET SHANGARI
ARCHITECT
CA/97/21741

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To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-019

Dated-22/05/2025

Sub : Approval of Building Plans in respect of Plot No.-236, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-018

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-301**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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ARCHITECT
CA/97/21741

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(See rule 44 of act 41 of 1963)

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B.ARCH (CA/ 97/ 21741)
E 24, South Extension Part I,
New Delhi - 110049

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-017

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-300**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-016

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-299**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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To

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Plot No.2380- SP, Sector-46,
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Memo No. - JMS-015

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-298**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-014

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-217**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-013

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-292**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-012

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-293**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-008

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-230**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-007

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-231**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

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To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-006

Dated-22/05/2025

Sub : Approval of Building Plans in respect of Plot No.-232, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

**PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FROM 01-11-2011.**

1. The you will abide by the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act.1963 and Rules framed there under.
2. The building plan shall be treated as per cancelled if plot fall in unlicensed area.
3. This plans is being approved without prejudice to the validity of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from the Competent authority before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above Building.
6. That you will provide rain water harvesting system as per direction of Authority.
7. That responsibility of the structure design, the structural stability and the structure safety against the Earthquake of the building block shall be solely of the Architect / Owner.
8. That basement setback shall be minimum by 8'-0" from the common wall in The event the adjoining plot is built up without basement adjoining the common wall.
9. That you will not the propose building into any use other than residential purposes and shall not raise Any further construction without getting the approval of competent authority otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be imitated by the competent authority.
10. **One copy of the sanctioned plan is enclosed herewith for your necessary action.**

Encl. As above




Endsr.No.....

Dated

A copy is forwarded to the following for information and further necessary action :-

1. The Distt. Town Planner. Gurgaon with one set of approved building plans.
2. M/s JMS Realty Developers LLP with the request that no sewer Connection is to be issued before the applicant obtains occupation certificate from competent Auth
3. The Distt. Town Planner, ENFORCEMENT. Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR. KULMEET SHANGARI
B.ARCH (CA/ 97/ 21741)
E 24, South Extension Part I,
New Delhi - 110049

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-005

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-306**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

**PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FROM 01-11-2011.**

1. The you will abide by the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act.1963 and Rules framed there under.
2. The building plan shall be treated as per cancelled if plot fall in unlicensed area.
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4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from the Competent authority before proceeding with the super structure.
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10. **One copy of the sanctioned plan is enclosed herewith for your necessary action.**

Encl. As above




Endsr.No.....

Dated

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2. M/s JMS Realty Developers LLP with the request that no sewer Connection is to be issued before the applicant obtains occupation certificate from competent Auth
3. The Distt. Town Planner, ENFORCEMENT. Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR. KULMEET SHANGARI
B.ARCH (CA/ 97/ 21741)
E 24, South Extension Part I,
New Delhi - 110049

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-004

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-305**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FROM 01-11-2011.

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10. **One copy of the sanctioned plan is enclosed herewith for your necessary action.**

Encl. As above


KULMEET SHANGARI
ARCHITECT
CA/97/21741

Endsr.No.....

Dated

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2. M/s JMS Realty Developers LLP with the request that no sewer Connection is to be issued before the applicant obtains occupation certificate from competent Auth
3. The Distt. Town Planner, ENFORCEMENT, Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR. KULMEET SHANGARI
B.ARCH (CA/ 97/ 21741)
E 24, South Extension Part I,
New Delhi - 110049

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-003

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-304**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

**PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FROM 01-11-2011.**

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10. **One copy of the sanctioned plan is enclosed herewith for your necessary action.**

Encl. As above



Endsr.No.....

Dated

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2. M/s JMS Realty Developers LLP with the request that no sewer Connection is to be issued before the applicant obtains occupation certificate from competent Auth
3. The Distt. Town Planner, ENFORCEMENT, Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR.Kulmeet Shangari
B.ARCH (CA/97/21741)
E 24, South Extension Part I,
New Delhi 110049.

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-002

Dated-26/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-303**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

**PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FROM 01-11-2011.**

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 10. **One copy of the sanctioned plan is enclosed herewith for your necessary action.**
- Encl. As above

KULMEET SHANGARI
ARCHITECT
CA/97/21741

Endsr.No.....

Dated

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2. M/s JMS Realty Developers LLP with the request that no sewer Connection is to be issued before the applicant obtains occupation certificate from competent Auth
3. The Distt. Town Planner, ENFORCEMENT. Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR. KULMEET SHANGARI
B.ARCH (CA/ 97/ 21741)
E 24, South Extension Part I,
New Delhi - 110049

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-001

Dated-22/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-302**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FROM 01-11-2011.

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Encl. As above


KULMEET SHANGARI
ARCHITECT
CA/97/21741

Endsr.No.....

Dated

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2. M/s JMS Realty Developers LLP with the request that no sewer Connection is to be issued before the applicant obtains occupation certificate from competent Auth
3. The Distt. Town Planner, ENFORCEMENT, Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR.Kulmeet Shangari
B.ARCH (CA/97/21741)
E 24, South Extension Part I,
New Delhi 110049.

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-021

Dated-26/05/2025

Sub : Approval of Building Plans in respect of Plot No.-234, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FROM 01-11-2011.

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Encl. As above


KULMEET SHANGARI
ARCHITECT
CA/97/21741

Endsr.No.....

Dated

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3. The Distt. Town Planner, ENFORCEMENT. Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR.Kulmeet Shangari
B.ARCH (CA/97/21741)
E 24, South Extension Part I,
New Delhi 110049.

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-011

Dated-26/05/2025

Sub : Approval of Building Plans in respect of Plot No.-227, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
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Encl. As above


KULMEET SHANGARI
ARCHITECT
CA/97/21741

Endsr.No.....

Dated

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3. The Distt. Town Planner, ENFORCEMENT. Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR.Kulmeet Shangari
B.ARCH (CA/97/21741)
E 24, South Extension Part I,
New Delhi 110049.

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-010

Dated-26/05/2025

Sub : Approval of Building Plans in respect of **Plot No.-228**, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
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- Encl. As above


KULMEET SHANGARI
ARCHITECT
CA/97/21741

Dated

Endsr.No.....

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3. The Distt. Town Planner, ENFORCEMENT. Gurgaon with one set of approved building plans

BRS- III
(See rule 44 of act 41 of 1963)

From

AR.Kulmeet Shangari
B.ARCH (CA/97/21741)
E 24, South Extension Part I,
New Delhi 110049.

To

M/s JMS Realty Developers LLP
Plot No.2380- SP, Sector-46,
Khandsa Road, Gurgaon, Haryana

Memo No. - JMS-009

Dated-26/05/2025

Sub : Approval of Building Plans in respect of Plot No.-229, village Bans Haria & Bans Khusla, Sector M9, M10, M13, M14, Manesar, Tehsil Harsaru, District Gurugram.

**PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FROM 01-11-2011.**

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Encl. As above


KULMEET SHANGARI
ARCHITECT
CA/97/21741

Dated

Endsr.No.....

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3. The Distt. Town Planner, ENFORCEMENT. Gurgaon with one set of approved building plans