

SUBMISSION DRAWING

NOTE :- WE WILL MAINTAIN GREEN OVER STP & UGT TILL COMPLETION.

LEGEND

- GREEN SPACE
- COMMERCIAL
- COMMUNITY
- BOUNDARY LINE
- FREEDZ PLOT
- SERVICES

SUBMISSION DRAWING

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE: ANOJ TEWATIA
ARCHITECT'S SIGNATURE: ANOJ TEWATIA
Authorised Signatory: ANOJ TEWATIA
CA/95/18739

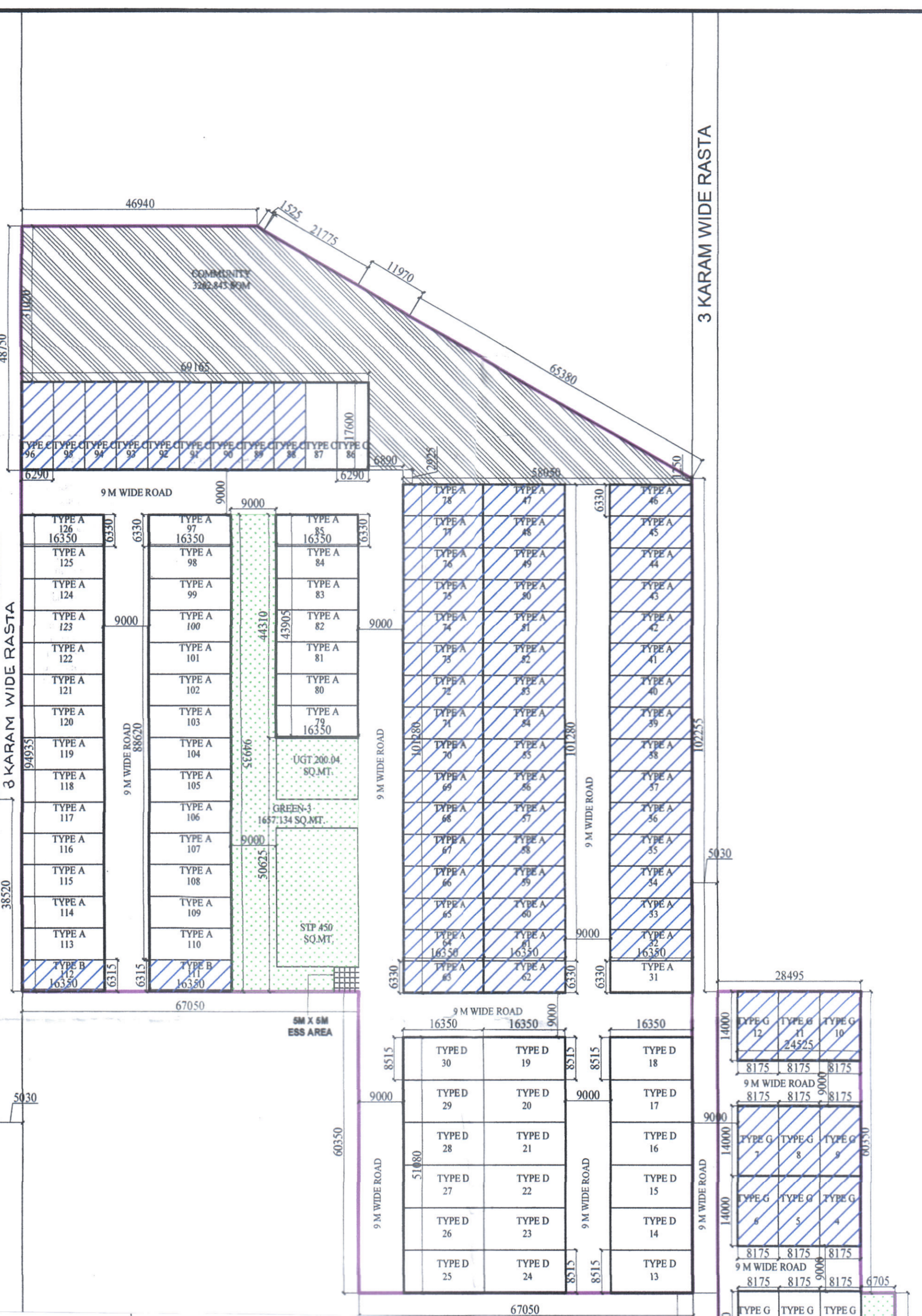
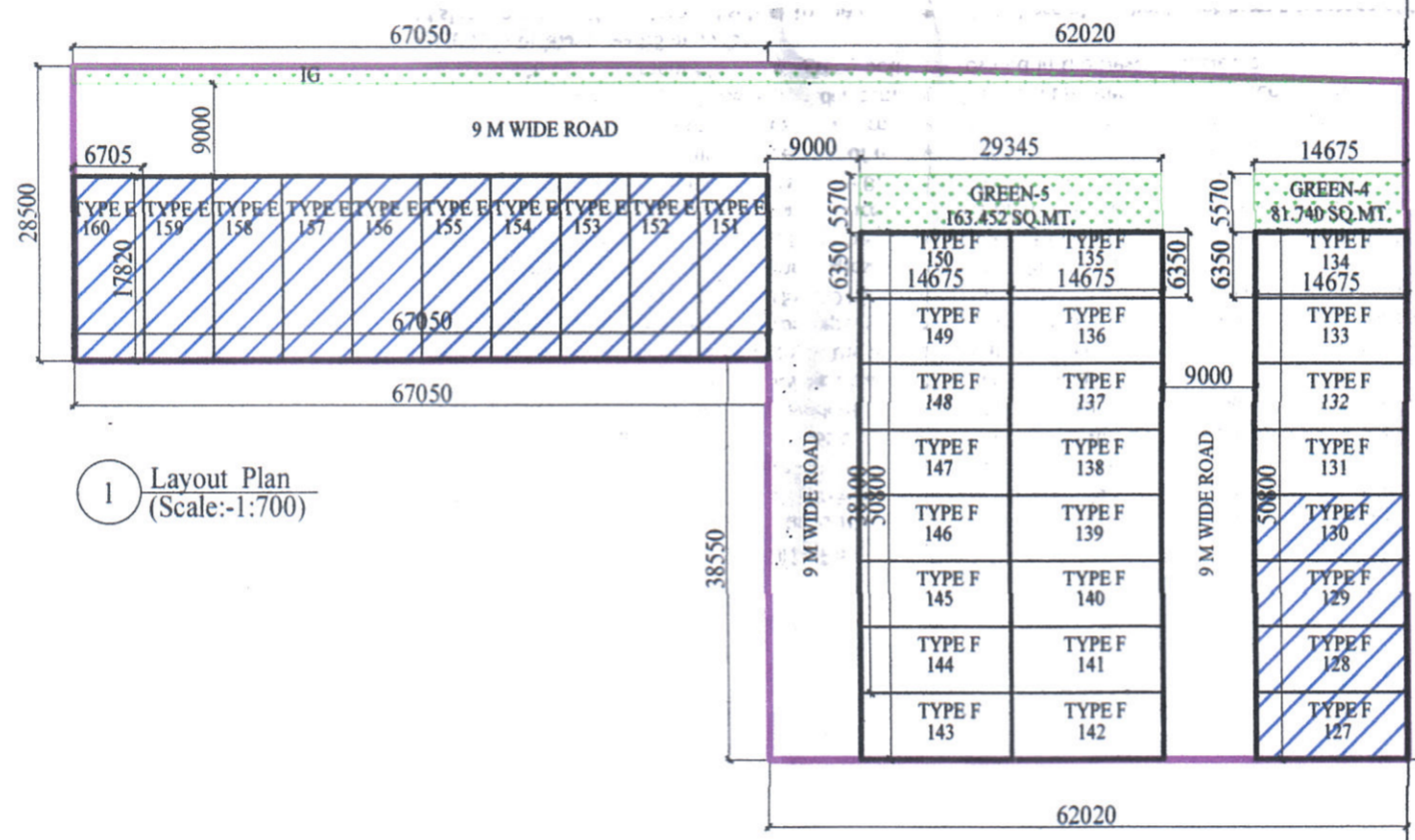
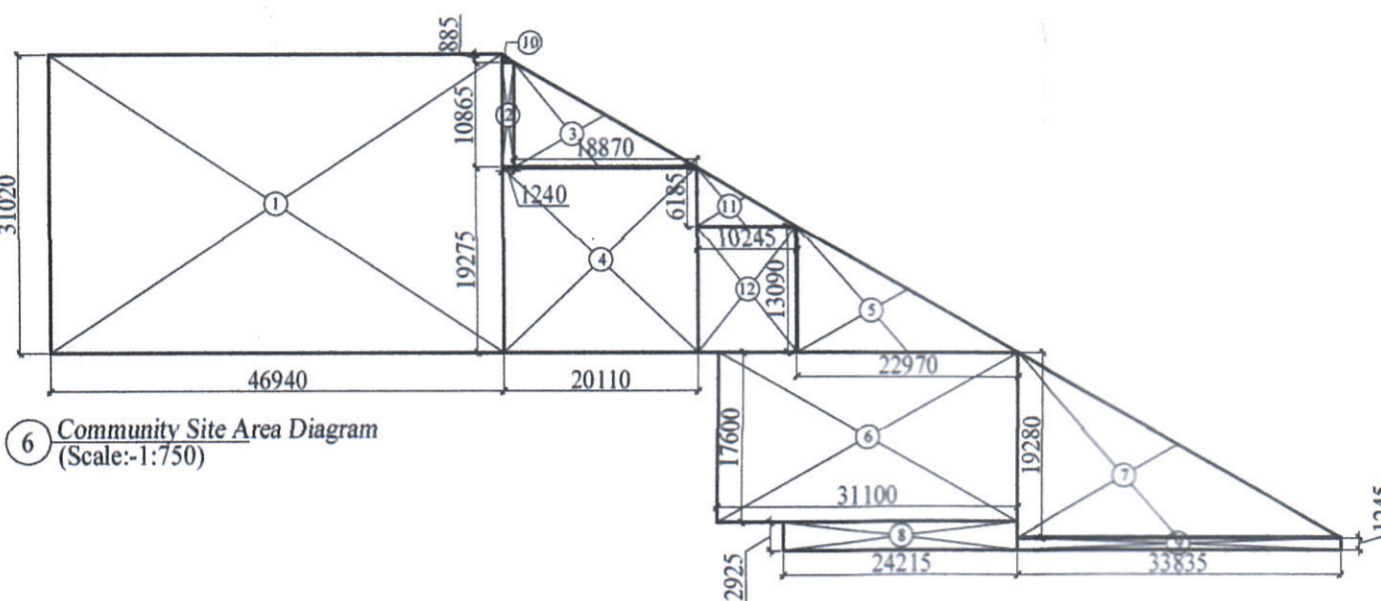
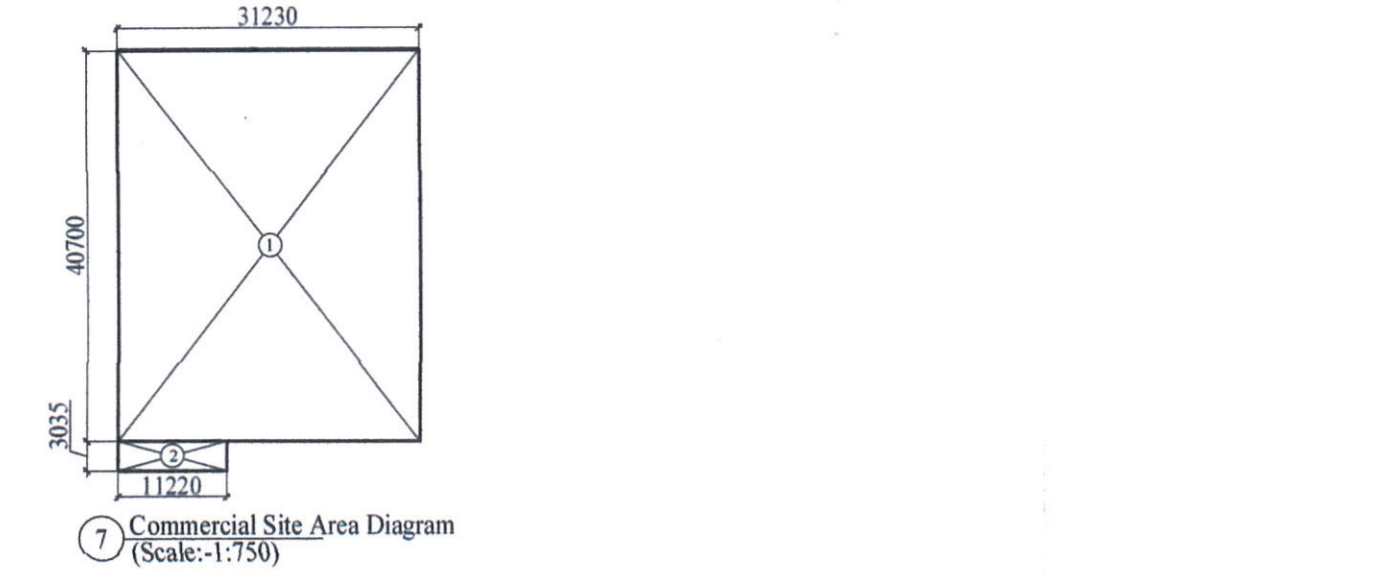
OWNER:
GLS INFRAPROJECTS PVT. LTD.

PROJECT:
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DJAY), TOTAL ADMEASURING 8.0825 ACRES, FALLING IN VILLAGE BADSA, SECTOR 9, TEHSIL AND DISTRICT JHAJJAR, BEING DEVELOPED BY M/S GLS INFRAPROJECTS PVT. LTD.

DRAWING TITLE:
LAYOUT PLAN

North

SCALE: 1:700 @ A1
DATE: 16.12.2021



AREA STATEMENT

A	TOTAL AREA OF THE SCHEME	=	8.0825	Acres	Percentage
B	NET PLANNED AREA FOR PLANNING	=	8.0625	Acres	
C	PERMISSIBLE COMMUNITY AREA	=	0.806		10.00%
D	PERMISSIBLE COMMERCIAL AREA	=	0.3225		4.00%
E	PERMISSIBLE PLOT AREA	=	4.9181		61.00%
F	PROPOSED COMMUNITY AREA	=	0.8064	Acres	10.00%
G	AREA UNDER LG	=	0.0407	Acres	
H	PROPOSED COMMERCIAL AREA	=	0.3225	Acres	4.00%
I	PROPOSED PLOTS AREA	=	4.2811	Acres	53.10%
J	TOTAL SALEBLE AREA (H+I)	=	4.6036	Acres	57.10%

AREA UNDER PLOTS

TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA	MAX. FAR @2	MAX. GR. CO
	A B C=A X B D	E = C X D		F = C X 2	G = C X .66	
Type A	6.330 x 16.350	103.496	83	8590.127	206.99	68.31
Type B	6.315 x 16.350	103.250	2	206.501	206.50	68.15
Type C	6.290 x 17.600	110.704	11	1217.744	221.41	73.06
Type D	8.515 x 16.350	139.220	18	2505.965	278.44	91.89
Type E	6.705 x 17.820	119.483	10	1194.831	238.97	78.86
Type F	6.350 x 14.675	93.186	24	2236.470	186.37	61.50
Type G	8.175 x 14.000	114.450	12	1373.400	228.90	75.54
TOTAL			160	17325.037		SQ. MT.
				4.2811		ACRE

DENSITY CALCULATION

TOTAL DENSITY	=	160	x	13.50	@ Person's per Plot
	=	2160	+ 8.0825	Acres	
	=	267.91	PPA	Against 400 PPA permissible	
				SAY = 275 PPA	

AREA UNDER GREEN

PERMISSIBLE GREEN	=	0.6047	Acres	7.50% of Total area of the Scheme
GREEN AREA PROPOSED				
GREEN-1	=	0.0707	Acres	
GREEN-2	=	0.0689	Acres	
GREEN-3	=	0.4094	Acres	
GREEN-4	=	0.0202	Acres	
GREEN-5	=	0.0404	Acres	
TOTAL GREEN PROVIDED	=	0.6008	Acres	7.56%

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	0.8063	Acres	10% of Total area of the Scheme
PROVIDED AREA	=	0.8064	Acres	10.00

Detail of 50% of total residential plot area Freedz Area

Category of Plots	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt.
Type A	47	103.496	4864.289
Type C	9	110.704	996.336
Type E	10	119.483	1194.831
Type G	9	114.450	1030.050
Type F	4	93.186	372.745
Type B	2	103.250	206.501
Total	81	8664.751	(2.1411 acres)
			50.01%

COMMERCIAL AREA DETAIL

S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
L-ADDITION - XX										
1	1	Rectangle	40.700	31.230	-	L X B	1271.061	1	1271.061	Sq.Mts.
2	2	Rectangle	11.220	3.035	-	L X B	34.053	1	34.053	Sq.Mts.
TOTAL COMMERCIAL-01 PLOT AREA									1305.114	Sq.Mts.
									0.3225	Acres
COMMUNITY AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
L-ADDITION - XX										
1	1	Rectangle	46.940	31.020	-	L X B	1456.079	1	1456.079	Sq.Mts.
2	2	Rectangle	10.865	1.240	-	L X B	13.473	1	13.473	Sq.Mts.
3	3	Triangle	10.865	18.870	-	0.5*B*H	102.511	1	102.511	Sq.Mts.
4	4	Rectangle	19.275	20.110	-	L X B	387.620	1	387.620	Sq.Mts.
5	5	Triangle	13.090	22.970	-	0.5*B*H	150.339	1	150.339	Sq.Mts.
6	6	Rectangle	31.100	17.600	-	L X B	547.360	1	547.360	Sq.Mts.
7	7	Triangle	19.280	33.835	-	0.5*B*H	326.169	1	326.169	Sq.Mts.
8	8	Rectangle	24.215	2.925	-	L X B	70.829	1	70.829	Sq.Mts.
9	9	Rectangle	33.835	1.245	-	L X B	42.125	1	42.125	Sq.Mts.
10	10	Triangle	0.885	1.240	-	0.5*B*H	0.549	1	0.549	Sq.Mts.
11	11	Triangle	6.185	10.245	-	0.5*B*H	31.683	1	31.683	Sq.Mts.
12	12	Rectangle	10.245	13.090	-	L X B	134.107	1	134.107	Sq.Mts.
TOTAL COMMUNITY PLOT AREA									3262.843	Sq.Mts.
									0.8063	Acres

To be read with Licence No. 54 of 2022 Dated 06/05/2022 LC-4557

That this Layout plan for an area measuring 8.0825 Acres (Drawing No. 2770 Dated 06-05-22) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by GLS Infra Projects Pvt. Ltd. in Sector-9, Badsa, District Jhajjar 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 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.
- 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.
- 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 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.
- 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 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.
- 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 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible % 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(1)(a)(ii) of the Act No.8 of 1975.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 as 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.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(R. JESH DUTT) ID(HQ) (DINESH SETHI) S.P. (H) (M. KRISHNA) ATP (HQ) Babits (BABITA GUPTA) DTP (HQ) Helam (HEMESH SHARMA) S.P. (HQ) P. SINGH CTP(HR) (K. MAHENDR PANDURANG, IAS) DTCP (HR)

33 FEET WIDE EXISTING ROAD FOR FUTURE WIDENING