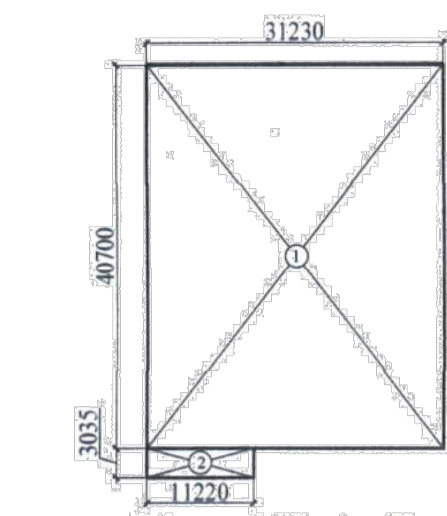
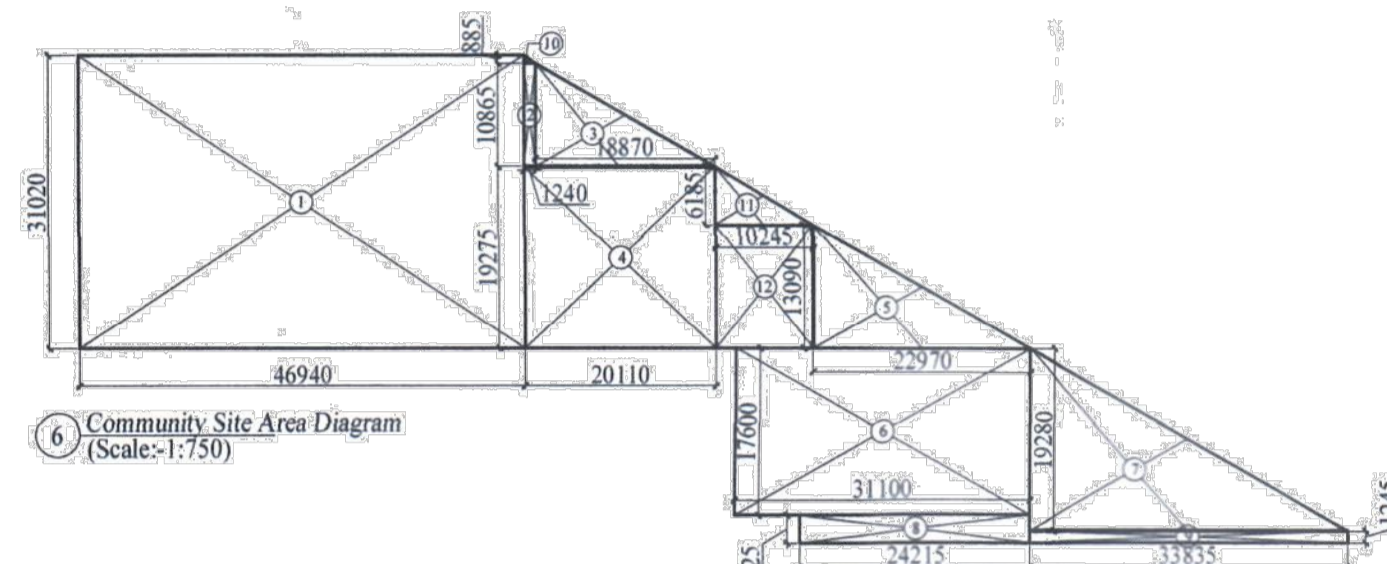


SUBMISSION DRAWING

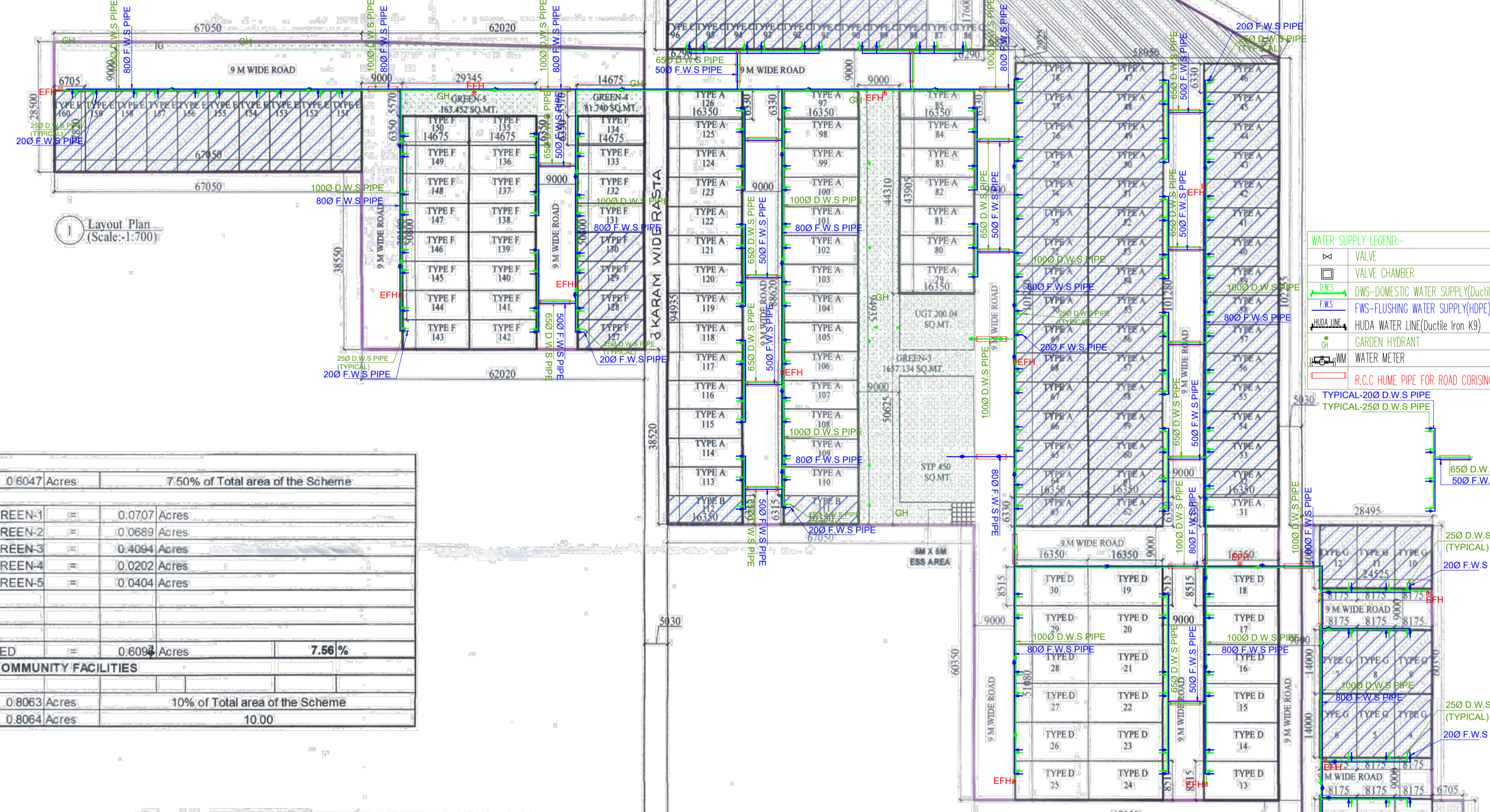
NOTE: WE WILL MAINTAIN GREEN OVER STP & UGT TILL COMPLETION.



7 Commercial Site Area Diagram (Scale: 1:750)



6 Community Site Area Diagram (Scale: 1:700)



1 Layout Plan (Scale: 1:700)

LEGEND

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

WATER SUPPLY LEGEND:

- VALVE
- VALVE CHAMBER
- DWS-DOMESTIC WATER SUPPLY (Ductile Iron K9)
- FWS-FLUSHING WATER SUPPLY (HDPE)
- HUDA WATER LINE (Ductile Iron K9)
- GARDEN HYDRANT
- WATER METER
- R.C.C. RUMBLE PIPE FOR ROAD CORISING
- TYPICAL 200 D.W.S PIPE
- TYPICAL 250 D.W.S PIPE

AREA STATEMENT

A	TOTAL AREA OF THE SCHEME	=	8.0625 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	10.00%
G	AREA UNDER I.G	=	0.0407	
H	PROPOSED COMMERCIAL AREA	=	0.3225	4.00%
I	PROPOSED PLOTS AREA	=	4.2811	53.10%
J	TOTAL SALEABLE AREA (H+I)	=	4.8038	57.10%

AREA UNDER PLOTS

TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA	MAX. FAR @2	MAX. GR.CO V. @66%
A	B	C=A X B	D	E = C X D	F = C X 2	G = C X .66
Type A	6.30 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		
				4.2811	ACRE	

DENSITY CALCULATION

TOTAL DENSITY	=	2160	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	=	0.6094	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 Plot in sq. ft.	Total Area in sq. ml.
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	(2.141) acres

COMMERCIAL-AREA-DETAIL

S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
1	ADDITION-XX	Rectangle	40700	31230	-	L X B	1271061	1	1271061	Sq.Mts.
2		Rectangle	11220	3035	-	L X B	34053	1	34053	Sq.Mts.
									TOTAL COMMERCIAL-01 PLOT AREA	1305.114
									0.3225	Acres

COMMUNITY AREA DETAIL

S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
1	ADDITION-XX	Rectangle	46940	31020	-	L X B	1456079	1	1456079	Sq.Mts.
2		Rectangle	10865	1240	-	L X B	13473	1	13473	Sq.Mts.
3		Triangle	10865	18870	0.5*B*H	102511	1	102511	Sq.Mts.	
4		Rectangle	19275	20110	-	L X B	387629	1	387629	Sq.Mts.
5		Triangle	13090	22970	0.5*B*H	150339	1	150339	Sq.Mts.	
6		Rectangle	31100	17600	-	L X B	547360	1	547360	Sq.Mts.
7		Triangle	19280	33835	0.5*B*H	326169	1	326169	Sq.Mts.	
8		Rectangle	24215	2925	-	L X B	70829	1	70829	Sq.Mts.
9		Rectangle	33835	1245	-	L X B	42125	1	42125	Sq.Mts.
10		Triangle	0.885	1240	0.5*B*H	0.549	1	0.549	Sq.Mts.	
11		Triangle	6.185	10245	0.5*B*H	31983	1	31983	Sq.Mts.	
12		Rectangle	10245	13090	-	L X B	134107	1	134107	Sq.Mts.
									TOTAL COMMUNITY PLOT AREA	3242.843
									0.8063	Acres

To be read with Licence No. 54 of 2022 Dated 06/05/2022 LC-457

That this Layout Plan for an area measuring 8.0625 Acres (Drawing No. 8297 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, Badli, District Jhajjar is hereby approved subject to the following conditions:

- 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 demarcation plans 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 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 licence.
- Any change 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 meaning 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(3)(a)(iii) of the Act No. 8 of 1975.
- That the odd size plots are being approved subject to the condition that these plots should not have a frontage or width less than 20% of the standard frontage or width respectively.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that is not 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 interior 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-SPower 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. 1976/2016-9P dated 31.03.2016 issued by Haryana Government, Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH DUTT) ID(HQ) (DINESH GUPTA) SD(HQ) (JON PARKASH) ATP (HQ) (BABITA GUPTA) DTP (HQ) (SUSHARMA) STP (HQ) (K.MAKHAN PANDURANG) AS (DTP) (HR)

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: B. Arch (Hons) CA/95/18757

OWNER: GLS INFRAPROJECTS PVT. LTD.

PROJECT: LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY), TOTAL ADMEASURING 8.0625 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: 16/11/2021