

SUBMISSION DRAWING

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

LEGEND	
	GREEN SPACE
	COMMERCIAL
	COMMUNITY
	BOUNDARY LINE
	FROZEN PLOT
	SERVICES

PLUMBING LEGEND:-	
	STORM MANHOLE (90W & ABOVE)
	STORM CATCH BASIN (600x300x600)
	ST-STORM WATER LINE (RCC NP2)
	150W RAIN WATER PIPE (FROM PLOT)
	ST-STORM WATER LINE (RCC NP3)
	SAUCER DRAIN
	RAIN WATER HARVESTING PIT

SUBMISSION DRAWING

PRINCIPAL ARCHITECT:

DESIGN FORUM
INTERNATIONAL

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

OWNER'S SIGNATURE ARCHITECT'S SIGNATURE

Authorised Signatory

ANJO TEWATIA

B. Arch (Hons)

CA/95/18753

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:

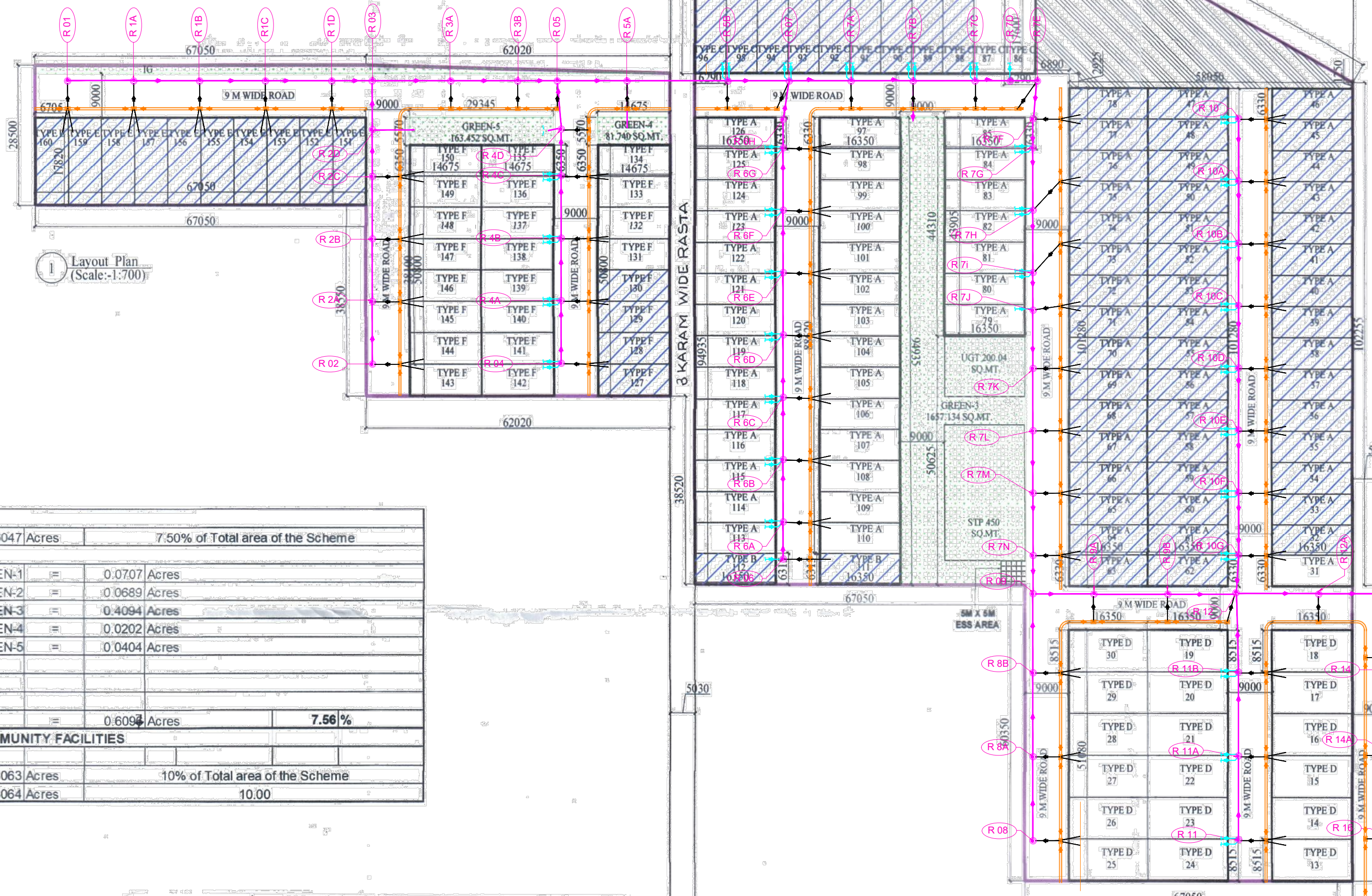
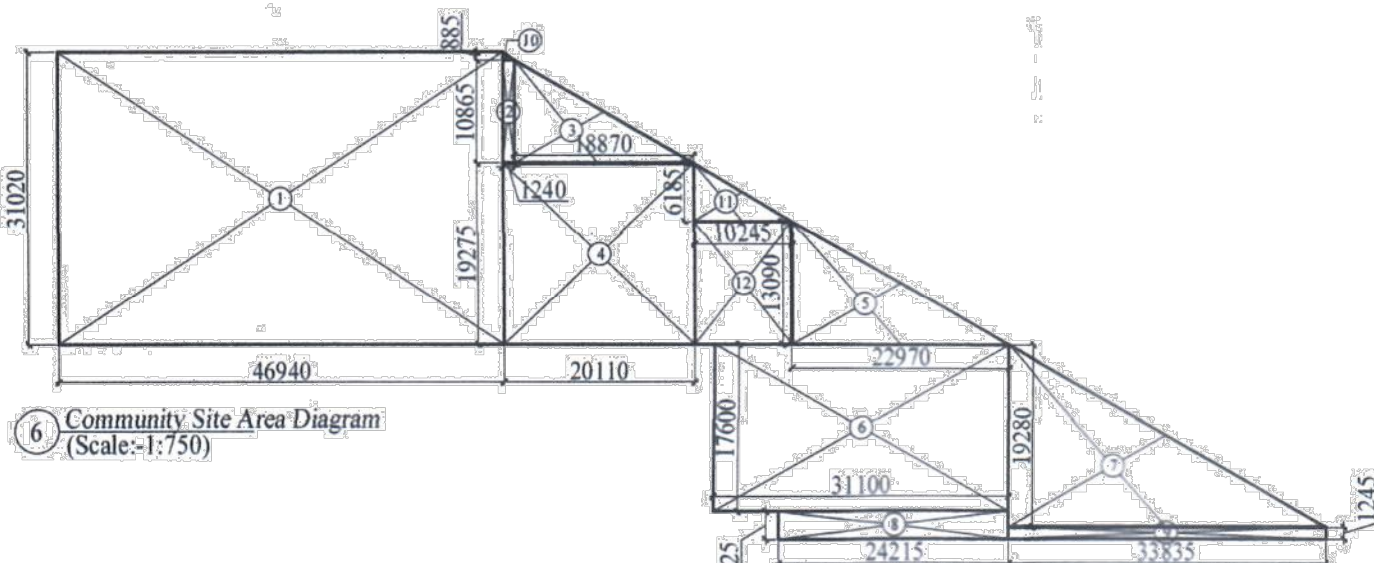
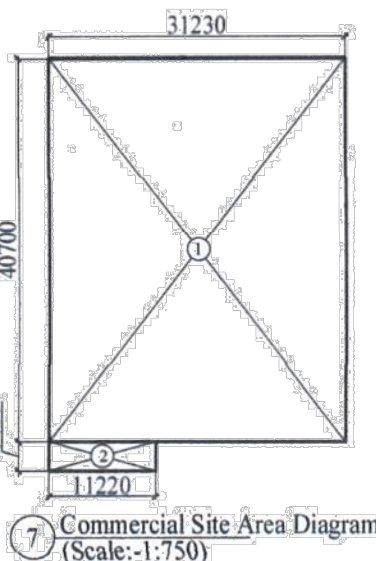
LAYOUT PLAN

North



SCALE: 1:700 @ A1

DATE: 16/12/2021



AREA STATEMENT

A	DESCRIPTION	AREA	PERCENTAGE
A	TOTAL AREA OF THE SCHEME	8.0625 Acres	
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 SALEABLE AREA (H+I)	4.6036 Acres	57.10%

AREA UNDER PLOTS									
TYPE	SIZE		AREA	TOTAL PLOTS		TOTAL AREA	MAX. FAR @2	MAX.GR.C V. @66%	
	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

DENSITY CALCULATION		SAI = 275 PPA
TOTAL DENSITY	= 2160	@ Person's per Plot
	= 2160	@ 8.0625 Acres
	= 267.91	PPA Against 400 PPA permissible

AREA UNDER GREEN	
PERMISSIBLE GREEN	= 0.6047 Acres
GREEN AREA PROPOSED	= 7.50% of Total area of the Scheme
ORGANISED GREEN	
GREEN-1	= 0.0707 Acres
GREEN-2	= 0.0689 Acres
GREEN-3	= 0.0404 Acres
GREEN-4	= 0.0202 Acres
GREEN-5	= 0.0404 Acres
TOTAL GREEN PROVIDED	= 0.6047 Acres
AREA FOR PROVISION OF COMMUNITY FACILITIES	
REQUIRED AREA	= 0.8063 Acres
PROVIDED AREA	= 0.8064 Acres
	= 10% of Total area of the Scheme
	= 10.00

Detail of 50% of total residential plot area			
Category of Plots	Total No. of Plots	Area of Single Plot in sq. m.	Total Area in sq. m.
Type A	47	103.496	4864.288
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)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA
1	1	Rectangle	40.700	31.230	-	L X B	1271.061	1	1271.061
2	2	Rectangle	11.220	3.035	-	L X B	34.053	1	34.053
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
1	1	Rectangle	46.940	31.020	-	L X B	1456.079	1	1456.079
2	2	Rectangle	10.865	1.240	-	L X B	13.473	1	13.473
3	3	Triangle	10.865	18.870	0.5*B*H		102.511	1	102.511
4	4	Rectangle	19.275	20.110	-	L X B	387.620	1	387.620
5	5	Triangle	-	13.090	22.970	0.5*B*H	150.339	1	150.339
6	6	Rectangle	31.100	17.600	-	L X B	547.360	1	547.360
7	7	Triangle	-	19.280	33.835	0.5*B*H	326.169	1	326.169
8	8	Rectangle	24.215	2.925	-	L X B	70.829	1	70.829
9	9	Rectangle	33.835	1.245	-	L X B	42.125	1	42.125
10	10	Triangle	-	0.885	1.240	0.5*B*H	0.549	1	0.549
11	11	Triangle	-	6.185	10.245	0.5*B*H	31.583	1	31.583
12	12	Rectangle	10.245	13.090	-	L X B	134.107	1	134.107
TOTAL COMMUNITY PLOT AREA									3242.843
									6.8063 Acres

- To be read with Licence No. 54 of 2022 Dated 06/05/2022 LC-4557
- That this Layout plan for an area measuring 8.0625 acres (Drawing No. 8296 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 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 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.
 - That the time of demarcation plans 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(3)(a)(iii) of the Act No.8 of 1975.
 - That the odd size plots are being approved subject to the condition that they shall not have a footage of less than 5% of the standard footage when demarcated.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSBP 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.22/52/2005-5 Power 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. 1976/2016-5P dated 31.03.2016 issued by Haryana Government, Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH DUTTA)
DHO

(DINESH KUMAR)
S.D.O.

(K. PARKASH)
ATP (HQ)

(BABITA GUPTA)
DTP (HQ)

(RITESH SHARMA)
S.P (HQ)

(P. SINGH)
DTP (HR)

(K. MAHAJAN PANDURANG)
IAS
DTP (HR)