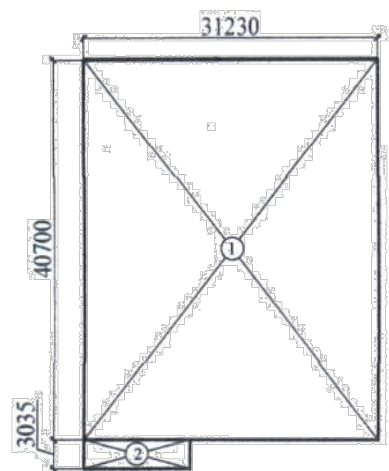
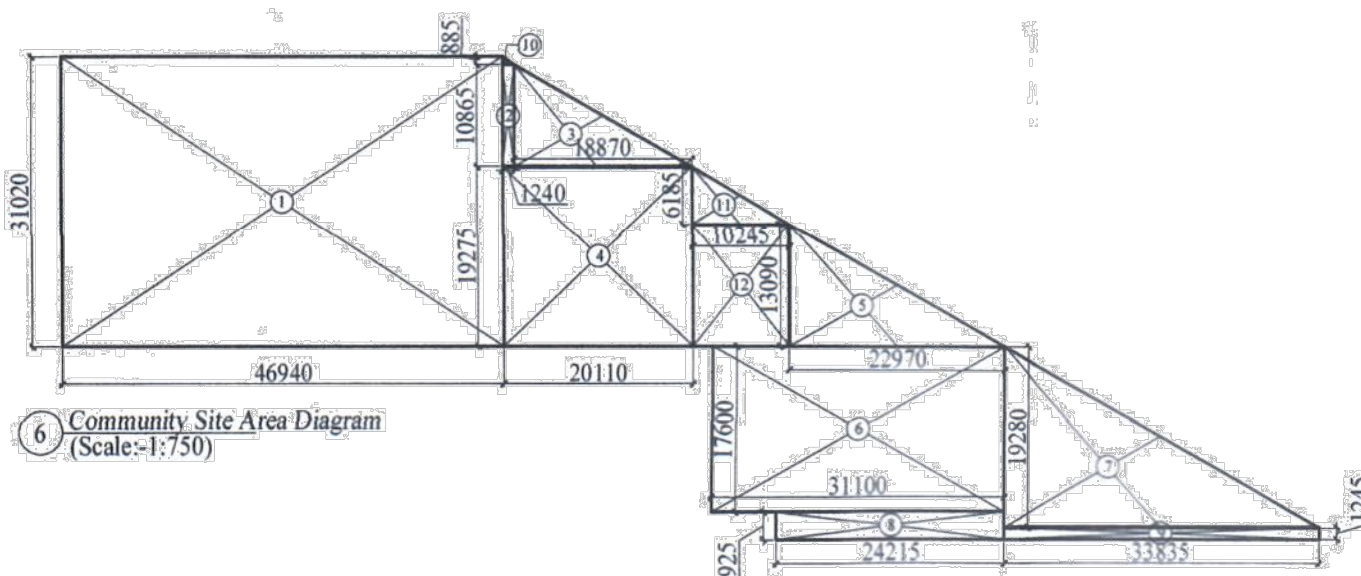


SUBMISSION DRAWING

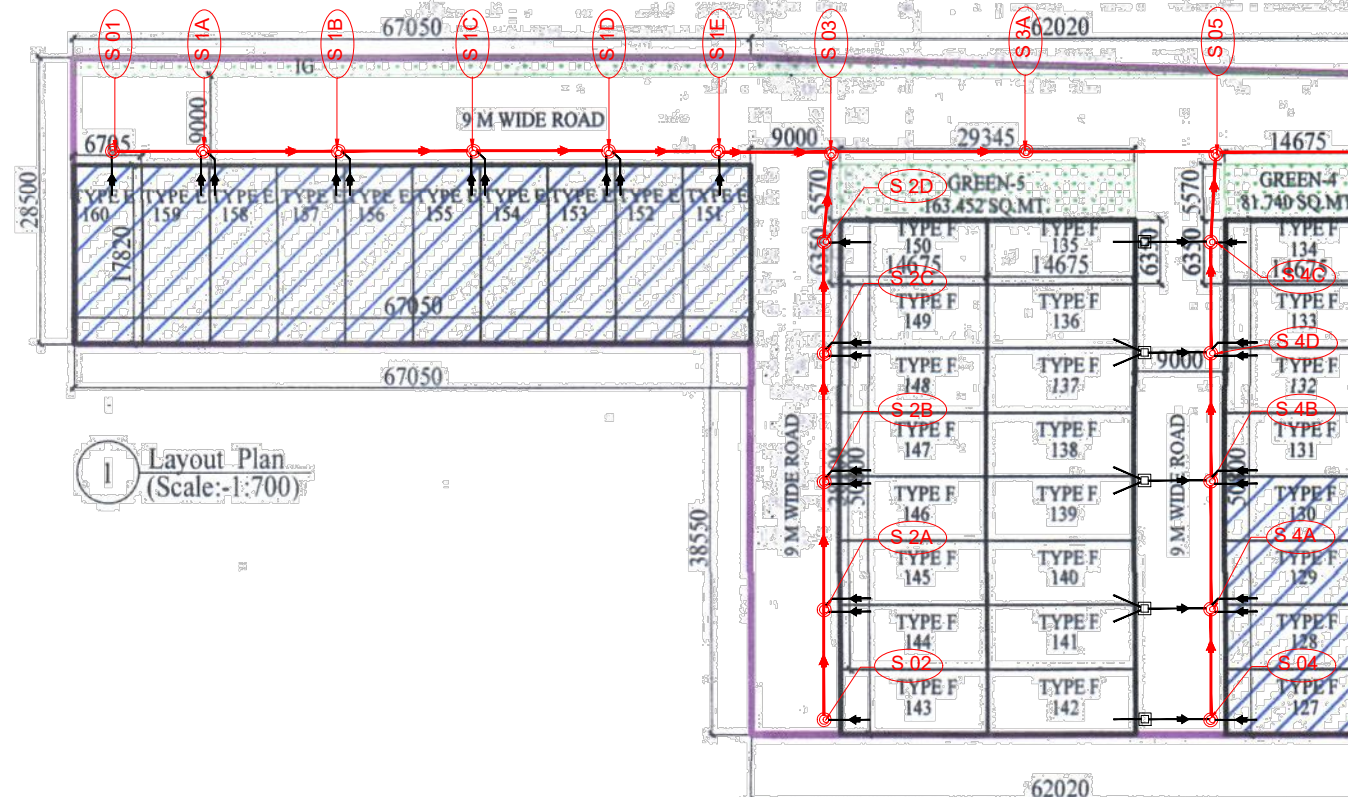
NOTE:-
WE WILL MAINTAIN GREEN OVER STP & UGT
TILL COMPLETION.



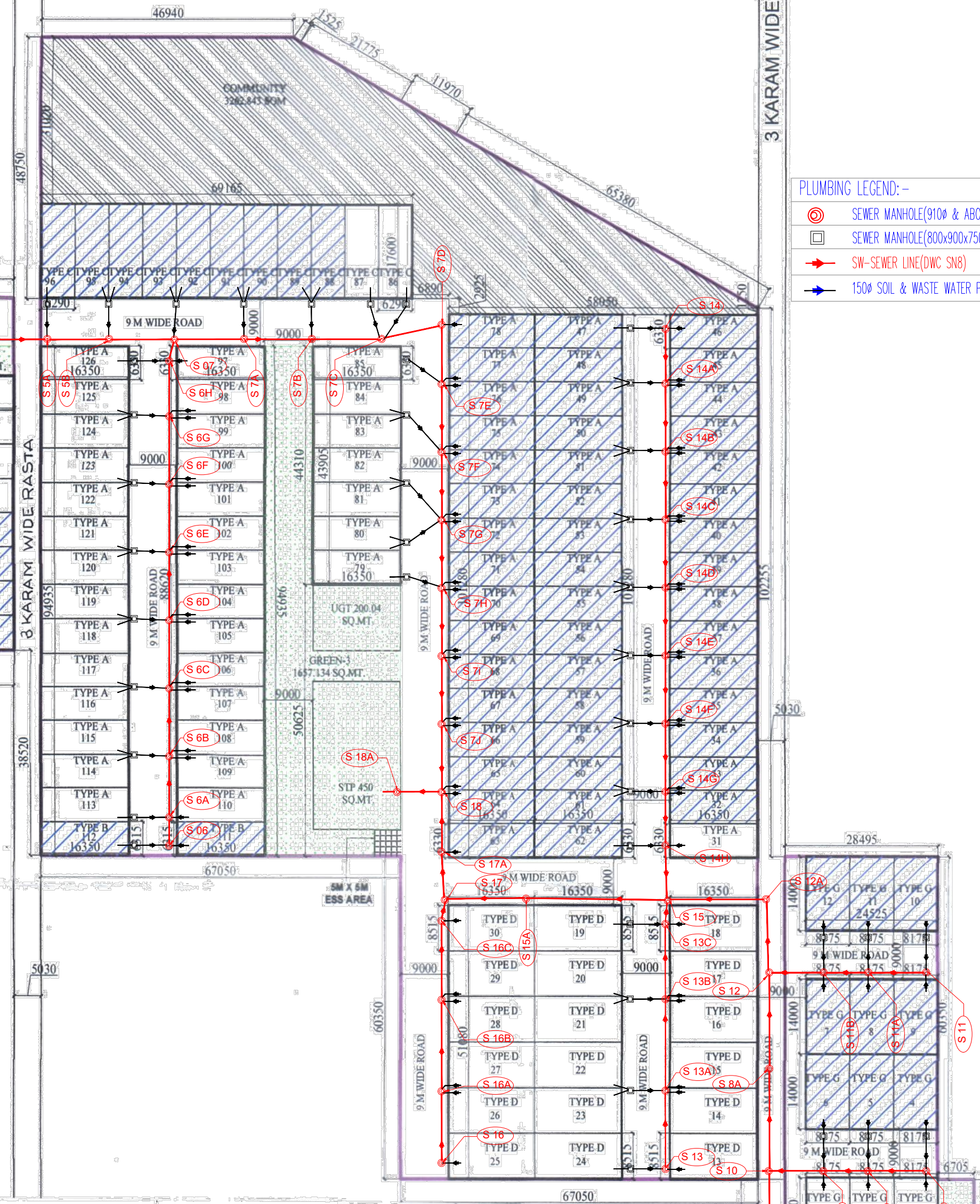
7 Commercial Site Area Diagram
(Scale: 1:750)



6 Community Site Area Diagram
(Scale: 1:750)



1 Layout Plan
(Scale: 1:700)



PLUMBING LEGEND:-

SEWER MANHOLE (900 & ABOVE)
SEWER MANHOLE (800 & 900 & 750)
SW-SEWER LINE (DWC SWB)
1500 SOIL & WASTE WATER PIPE (FROM PLOT)

LEGEND

GREEN SPACE
COMMERCIAL
COMMUNITY
BOUNDARY LINE
FREEZED PLOT
SERVICES

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 Acres	10.00%
G	AREA UNDER IG	=	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. CO V. @ 66%
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	x	8.0625	Acres
	=	267.91	PPA	Against 400 PPA	permissible

COMMERCIAL AREA DETAIL

S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
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)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
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	-	13.060	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	9.925	-	L X B	240.820	1	240.820	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									3242.843	Sq. Mts.
									0.8063	Acres

AREA UNDER GREEN

PERMISSIBLE GREEN	=	0.6047 Acres	7.50% of Total area of the Scheme
GREEN AREA PROPOSED	=		

ORGANISED GREEN

GREEN-1	=	0.0707 Acres
GREEN-2	=	0.0689 Acres
GREEN-3	=	0.4084 Acres
GREEN-4	=	0.0202 Acres
GREEN-5	=	0.0404 Acres

TOTAL GREEN PROVIDED	=	0.6094 Acres	7.56%
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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

Freezed 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)

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. 8-257) 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 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 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(3)(a)(ii) of the Act No. 8 of 1975.
- That the odd size plots are being approved subject to the condition that the colonizer shall provide a percentage of 12% of the standard frontage when central canal.
- 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) 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 or 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. 19/67/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH DUTT)
JD(HQ)

(DINESH KASHT)
SD(HQ)

(JONKAR KASHI)
ATP (HQ)

(BABITA GUPTA)
DTP (HQ)

(KATESH SHARMA)
S.P. (HQ)

(P. SINGH)
LTP (HR)

(K. MAHENDR PANDURANG, IAS)
DTP (HR)

SUBMISSION DRAWING

PRINCIPAL ARCHITECT:



K-47, KAILASH COLONY, NEW DELHI-H10048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE

GLS INFRAPROJECTS PVT. LTD.

ARCHITECT'S SIGNATURE

ANIL KUMAR B. Arch (Hons)
CA/95/18752

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



SCALE: 1:700 @ A1

DATE: 16/12/2021