

## SUBMISSION DRAWING

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

| LEGEND |               |
|--------|---------------|
|        | GREEN SPACE   |
|        | COMMERCIAL    |
|        | COMMUNITY     |
|        | BOUNDARY LINE |
|        | FREEZED PLOT  |
|        | SERVICES      |

## SUBMISSION DRAWING

PRINCIPAL ARCHITECT:



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

F. OWNER'S SIGNATURE ARCHITECTS SIGNATURE

Authorised Signatory  
ANUJ TEWATHI  
B. Arch (Hons)  
CA/95/18755

OWNER:  
GLS INFRAPROJECTS PVT. LTD.

PROJECT:

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL  
PLOTTED COLONY (DUJAY), 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:

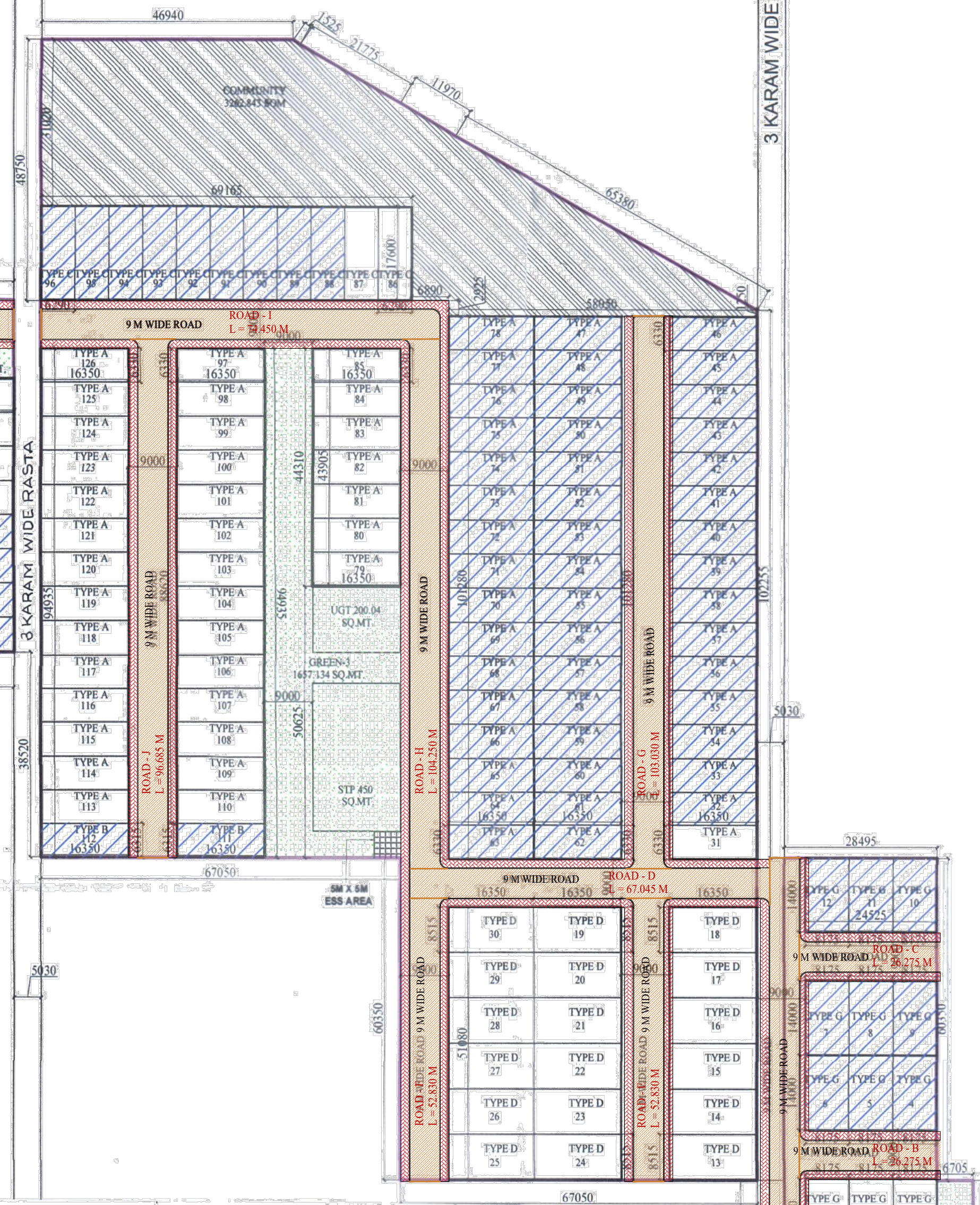
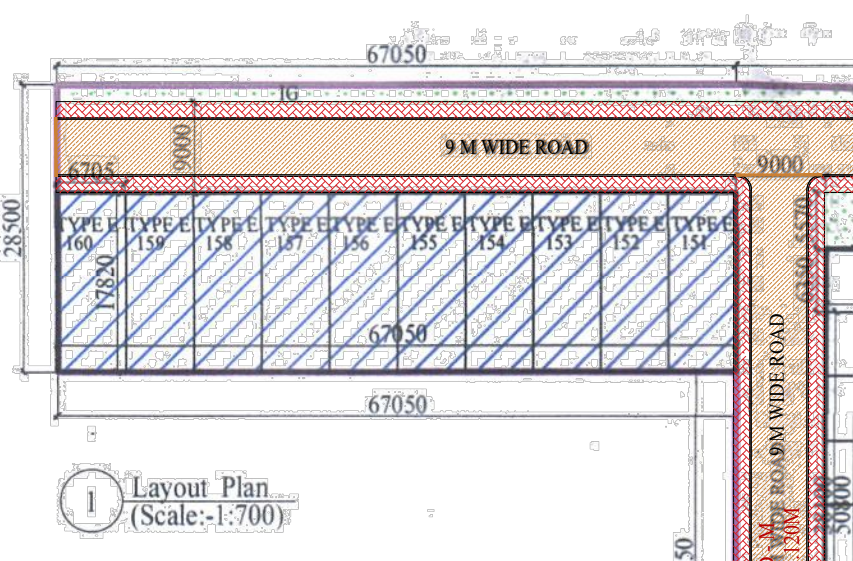
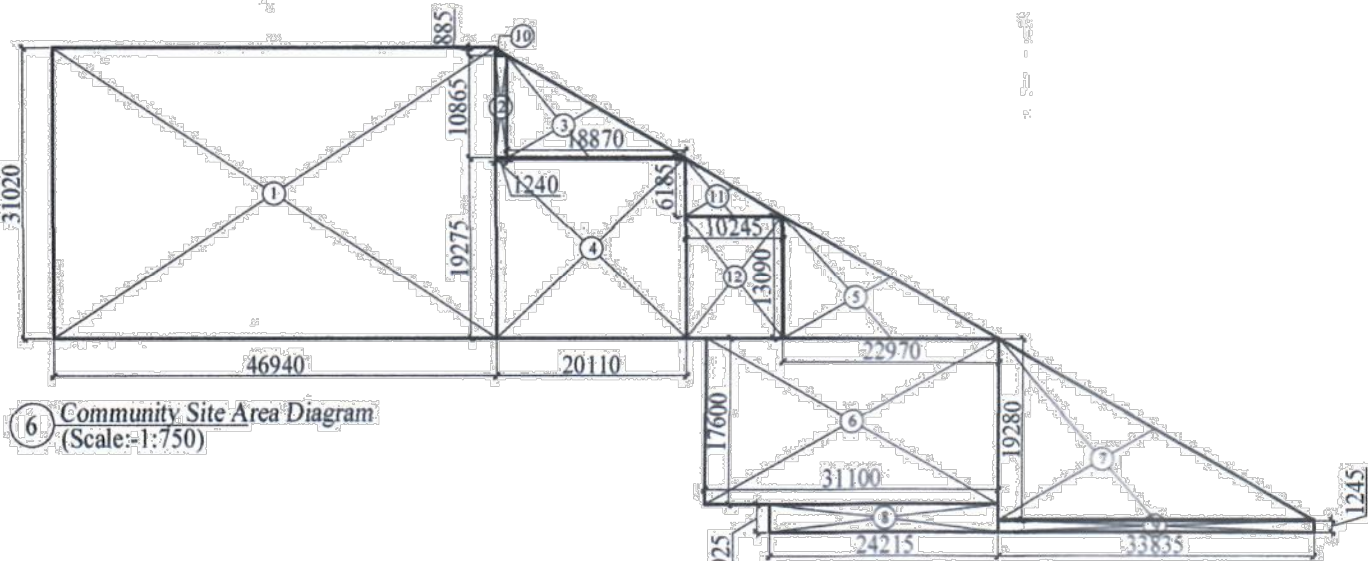
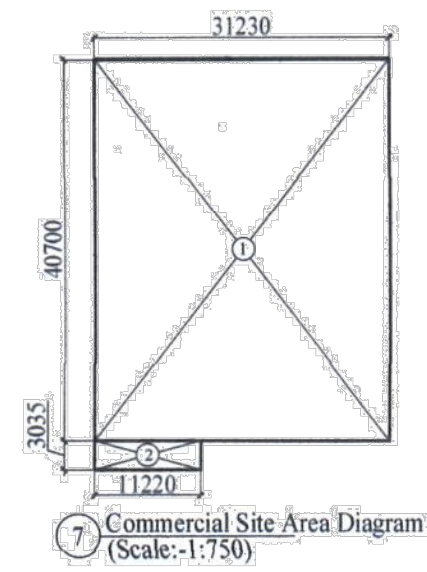
LAYOUT PLAN

North



SCALE: 1:700 @ A1

DATE: 16/12/2021



## AREA STATEMENT

| A | 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 I.G.               | = | 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                | B     | C=A X B | D           | E = C X D  | F = C X 2    | G = C X .66          |
| Type A           | 6.330 | 16.350  | 103.496     | 83         | 8590.127     | 206.99               |
| Type B           | 6.315 | 16.350  | 103.250     | 2          | 206.501      | 68.15                |
| Type C           | 6.290 | 17.600  | 110.704     | 11         | 1217.744     | 73.06                |
| Type D           | 8.515 | 16.350  | 139.220     | 18         | 2505.965     | 91.89                |
| Type E           | 6.705 | 17.820  | 119.483     | 10         | 1194.831     | 78.86                |
| Type F           | 6.350 | 14.675  | 93.186      | 24         | 2238.470     | 61.50                |
| Type G           | 8.175 | 14.000  | 114.450     | 12         | 1373.400     | 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         |
|               |   |        |     |                 | SAY = 275 PPA       |

## AREA UNDER GREEN

|  |   |              |                                   |
|--|---|--------------|-----------------------------------|
| PERMISSIBLE GREEN                          | = | 0.8047 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                    |
| ORGANISED GREEN                            |   |              |                                   |
|  | = | 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

| Category of Plots | Total No. of Plots | Area of Single Plot in sq. ft. | Total Area in sq. ft.          |
|-------------------|--------------------|--------------------------------|--------------------------------|
| Type A            | 47                 | 103.496                        | 4864.289                       |
| Type C            | 9                  | 110.704                        | 996.336                        |
| Type E            | 10                 | 119.483                        | 1194.831                       |
| Type G            | 10                 | 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 | UNIT    |
|-------------------------------|------|-----------|------------|-----------|------------|---------|----------|----------|------------|---------|
| 1                             | 1    | Rectangle | 40.700     | 31.230    | -          | L X B   | 1271.061 | 1        | 1271.061   | Sq.Mts. |
| 2                             | 2    | Rectangle | 11.220     | 8.035     | -          | L X B   | 90.453   | 1        | 90.453     | Sq.Mts. |
| TOTAL COMMERCIAL-01 PLOT AREA |      |           |            |           |            |         |          |          | 1365.514   | 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. 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 | 31.963   | 1        | 31.963     | 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 8.0625 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, Badsa, District Jhajjar is hereby approved subject to the following conditions:-  
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.  
2. 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.  
3. 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.  
4. 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.  
5. That the revenue rate falling in the colony shall be kept free for circulation/movement as shown in the layout plan.  
6. 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.  
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.  
8. 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.  
9. 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.  
10. 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.  
11. Any excess area over and above the permissible %s under commercial use shall be deemed to be open space.  
12. 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.  
13. That the odd size plots are to be approved subject to the condition that these plots should not have a frontage of less than 1/8th of the standard frontage when aerial view.  
14. That you will have no objection to the regularity 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.  
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.  
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.  
17. 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.  
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/67016-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 CHAUR)  
SP

(JONKARASH)  
ATP (HQ)

(BAGITA GUPTA)  
DTP (HQ)

(CHITESH CHAURMA)  
SP (HQ)

(P. SINGH)  
ETP (HR)

(K. MAHAPANDURANG, IAS)  
DTCP (HR)