

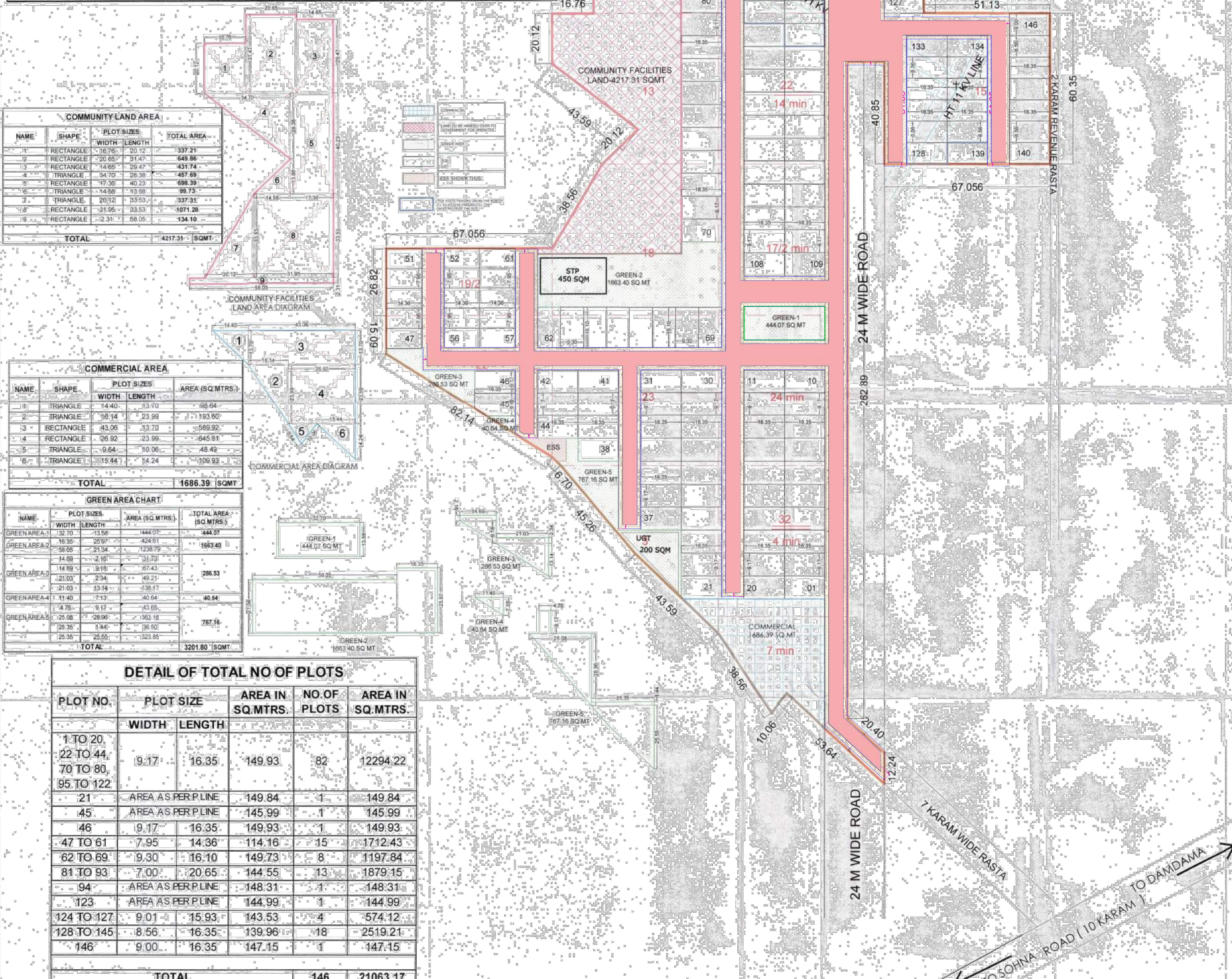
AREA STATEMENT						
TOTAL PLOT AREA	10.420139	ACRES OR	42168.74	SQ. MTRS.		
AREA UNDER 24 M WIDE ROAD	0.907372	ACRES OR	3672.00	SQ. MTRS.		
	PERMISSIBLE		PROPOSED			
PLANNED AREA	10.420139	ACRES	42168.74	SQ. MTRS.		
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	25722.931	49.95%	5.205	21063.17
COMMERCIAL AREA	4.00	%	0.417	1686.750	4.0%	0.417
AREA FOR COMMON FACILITIES	10.00	%	1.042	4216.874	10%	1.042
MIN GREEN AREA	7.5	%	0.782	3162.655	7.6%	0.791
NO. OF PLOTS					146	
OCCUPANCY PER DWELLING PLOT					18.0	
TOTAL POPULATION		PERSONS			2628	
DENSITY	240-400	PPA			252.20	

COMMUNITY LAND AREA				
NAME	SHAPE	PLOT SIZES		TOTAL AREA (SQ. MTRS.)
		WIDTH	LENGTH	
1	RECTANGLE	16.76	20.12	337.21
2	RECTANGLE	20.65	31.47	649.86
3	RECTANGLE	14.65	29.47	431.74
4	TRIANGLE	34.70	26.33	467.69
5	RECTANGLE	17.36	40.23	698.39
6	TRIANGLE	14.58	13.68	99.73
7	TRIANGLE	20.12	13.53	337.31
8	RECTANGLE	31.95	33.53	1071.28
9	RECTANGLE	12.31	68.05	134.10
<b>TOTAL</b>				<b>4217.31</b> SQMT

COMMERCIAL AREA				
NAME	SHAPE	PLOT SIZES		AREA (SQ. MTRS.)
		WIDTH	LENGTH	
1	TRIANGLE	14.40	13.70	99.64
2	TRIANGLE	16.14	23.99	1193.60
3	RECTANGLE	43.06	13.70	589.92
4	RECTANGLE	26.92	23.99	645.81
5	TRIANGLE	9.64	10.06	48.49
6	TRIANGLE	15.44	14.24	109.93
<b>TOTAL</b>				<b>1686.39</b> SQMT

GREEN AREA CHART				
NAME	PLOT SIZES		AREA (SQ. MTRS.)	TOTAL AREA (SQ. MTRS.)
	WIDTH	LENGTH		
GREEN AREA-1	32.70	13.69	444.07	444.07
GREEN AREA-2	16.35	25.91	424.81	1863.40
GREEN AREA-3	14.69	2.16	31.73	
GREEN AREA-4	14.89	9.18	67.43	286.53
GREEN AREA-5	21.03	2.34	49.21	
GREEN AREA-6	21.03	13.14	276.17	
GREEN AREA-7	11.40	7.13	40.64	40.64
GREEN AREA-8	4.78	9.17	43.65	
GREEN AREA-9	25.08	28.99	726.16	767.16
GREEN AREA-10	25.35	1.44	36.50	
GREEN AREA-11	25.35	25.55	646.85	
<b>TOTAL</b>			<b>3201.80</b> SQMT	

DETAIL OF TOTAL NO OF PLOTS					
PLOT NO	PLOT SIZE		AREA IN SQ. MTRS.	NO. OF PLOTS	AREA IN SQ. MTRS.
	WIDTH	LENGTH			
1 TO 20					
22 TO 44	9.17	16.35	149.93	82	12294.22
70 TO 80					
95 TO 122					
21	AREA AS PER P.LINE		149.84	1	149.84
45	AREA AS PER P.LINE		145.99	1	145.99
46	9.17	16.35	149.93	1	149.93
47 TO 61	7.95	14.36	114.16	15	1712.43
62 TO 69	9.30	16.10	149.73	8	1197.84
81 TO 93	7.00	20.65	144.55	13	1879.15
94	AREA AS PER P.LINE		148.31	1	148.31
123	AREA AS PER P.LINE		144.99	1	144.99
124 TO 127	9.01	15.93	143.53	4	574.12
128 TO 145	8.56	16.35	139.96	18	2519.21
146	9.00	16.35	147.15	1	147.15
<b>TOTAL</b>				<b>146</b>	<b>21063.17</b>



- To be read with Licence No. 72 of 2023 dated 10/02/23
- This Layout plan for an area measuring 10.420139 acres (Drawing no. DG/FCP-9120 dated 06/04/23) comprised of Licence which is issued in respect of Affordable Residential Plotted Colony (Under Open Dayal Jan Awas Yojna) being developed by GLS Infratech Pvt. Ltd in Sector-4, Sohna 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 size 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 General, 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 DGTCP for the modification of layout plan of the colony.
  - That the revenue rates 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 DGTCP, 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 metres 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 under the directions of the Director General, 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 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 metres wide road would mean a minimum clear width of 9 metres between the plots.
  - Any excess area over and above the permissible 4% 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) of the Act No. 80 of 1973.
  - That the 60 size plots are being approved subject to the conditions that these plots should not have a frontage of less than 25% of the standard frontage when demarcated.
  - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land/HT/HSVP is (only) 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/1/2016-5 Power dated 14/03/2016.
  - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 27/32/2005-5 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. 19/6/2016-5P dated 21/03/2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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For: **ONE DESIGN AND CONSULTANTS**  
 FIRE FIGHTING / FIRE ALARM  
 VENTILATION / ELECTRICAL CONSULTANT

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**PROJECT NAME & ADDRESS:**  
 LAYOUT PLAN FOR SETTING UP OF LICENSE TO SET UP AFFORDABLE PLOTTED COLONY UNDER DOJAY OVER AN AREA MEASURING 10.420139 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE KHAIKA, SECTOR - 4, SOHNA DIST. GURUGRAM - GLS INFRA TECH PRIVATE LIMITED

**DRAWING TITLE:**  
**LAYOUT PLAN ROAD DRAWING**

ARCHITECT'S SIGNATURE: **VIMAL BAJAJ** Architect CA/96/19791 938, Sector-14, Gurgaon  
 OWNER'S SIGNATURE: For GLS INFRA TECH PVT. LTD. Authorised Signatory  
 NORTH:   
 SCALE: **1 : 800**