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	SQ.MTRS	%	ACRES	SQ. MTRS.	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00 %	6.356	25722.931	49.95%	5.205	21063.17	
COMMERCIAL AREA	4.00 %	0.417	1686.750	4.0%	0.417	1686.39	
AREA FOR COMMON FACILITIES	10.00 %	1.042	4216.874	10%	1.042	4217.31	
MIN GREEN AREA	7.5 %	0.782	3162.655	7.6%	0.791	3201.80	
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 WIDTH	LENGTH	TOTAL AREA
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	26.38	457.69
5	RECTANGLE	17.36	40.23	698.39
6	TRIANGLE	14.58	13.68	99.73
7	TRIANGLE	20.12	33.53	337.31
8	RECTANGLE	31.95	33.53	1071.28
9	RECTANGLE	2.31	58.05	134.10
TOTAL				4217.31 SQMT

COMMERCIAL AREA

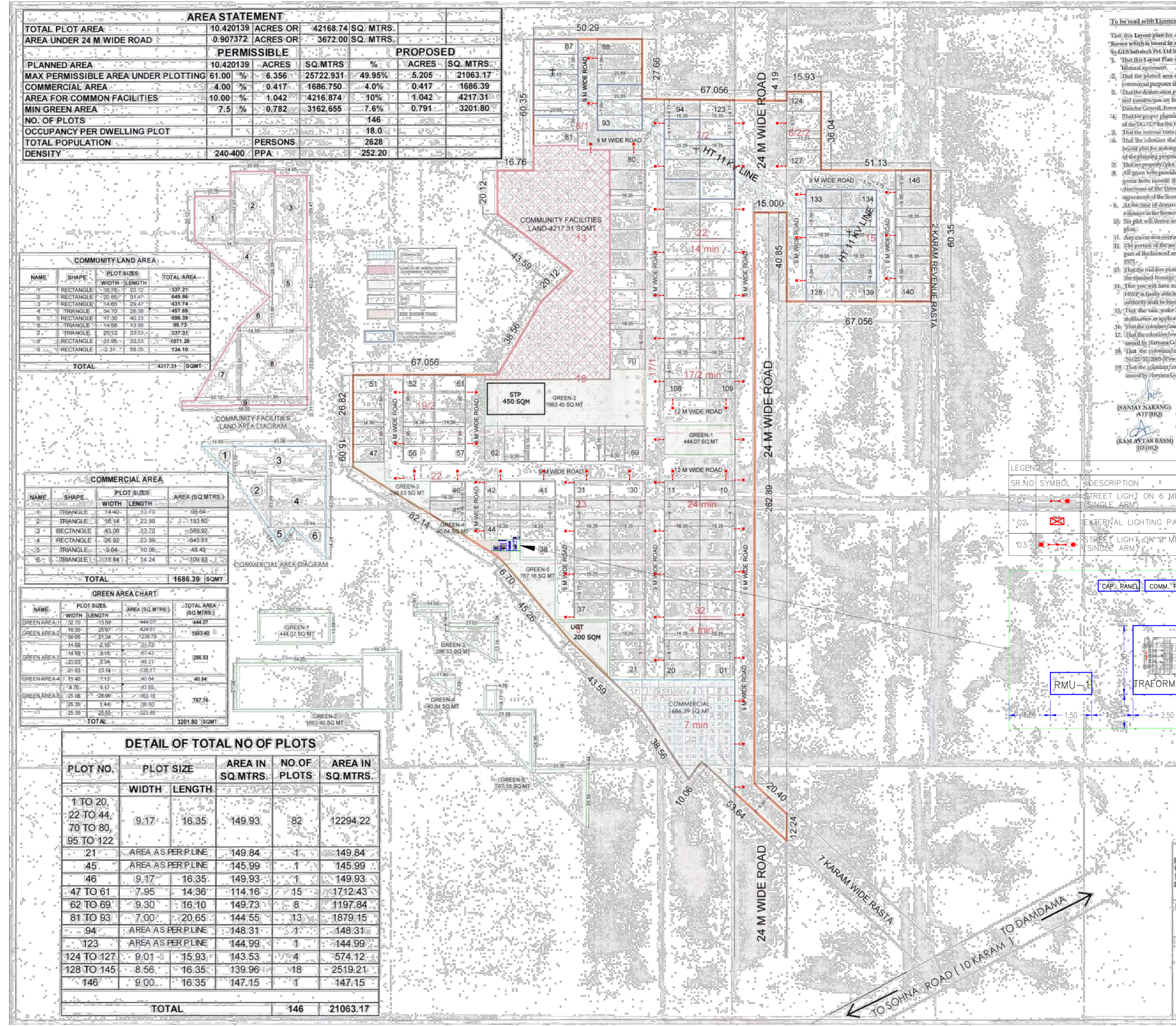
NAME	SHAPE	PLOT SIZES WIDTH	LENGTH	AREA (SQ.MTRS.)
1	TRIANGLE	14.40	13.70	98.64
2	TRIANGLE	16.14	23.99	193.60
3	RECTANGLE	43.06	13.70	589.92
4	RECTANGLE	26.92	23.99	645.81
5	TRIANGLE	9.64	10.06	48.49
6	TRIANGLE	15.44	14.24	109.93
TOTAL				1686.39 SQMT

GREEN AREA CHART

NAME	PLOT SIZES WIDTH	LENGTH	AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
GREEN AREA-1	32.70	13.58	444.07	444.07
GREEN AREA-2	16.35	25.97	424.61	1663.40
	58.05	21.34	1238.79	
GREEN AREA-3	14.69	2.16	31.73	286.53
	14.69	9.18	67.43	
	21.03	2.34	49.21	
	21.03	13.14	138.17	
GREEN AREA-4	11.40	7.13	40.64	40.64
GREEN AREA-5	4.78	9.17	43.85	767.16
	25.08	28.96	363.16	
	25.35	1.44	36.50	
	25.35	25.55	323.85	
TOTAL				3201.80 SQMT

DETAIL OF TOTAL NO OF PLOTS

PLOT NO.	PLOT SIZE WIDTH	LENGTH	AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
1 TO 20, 22 TO 44, 70 TO 80, 95 TO 122	9.17	16.35	149.93	82	12294.22
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
TOTAL				146	21063.17



To be read with Licence No. 72 of 2023 dated 24/7/2023

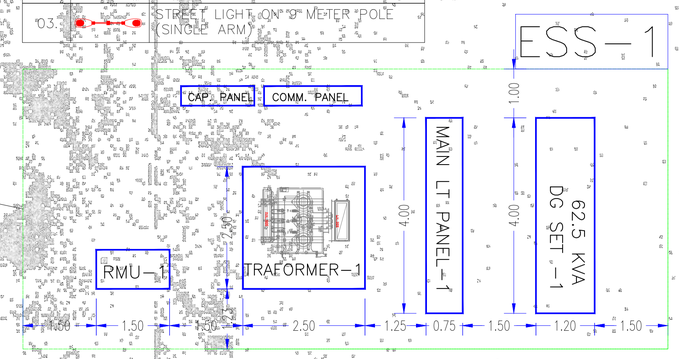
That this Layout plan for an area measuring 10.420139 acres (Drawing no. DG.TCP/9120 dated 26.6.23) comprised in licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by GLS Infratech Pvt. Ltd in Sector-4, Sohna is hereby approved 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 General, 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 DG,TCP for the modification of layout plans of the colony.
5. That the revenue rasta 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 DG,TCP, 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 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, 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 licenced area.
10. 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.
11. Any excess area over and above the permissible FAR 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 licenced 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 1973.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.5 m of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No.19/3/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/32/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No.19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY NARANG) ATP (HQ) | (R.S. BAITH) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (P.P. SINGH) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

(RAM AVTAR BASSI) JD (HQ)

LEGEND		
SR.NO	SYMBOL	DESCRIPTION
01		STREET LIGHT ON 6 METER POLE (SINGLE ARM)
02		EXTERNAL LIGHTING PANEL
03		STREET LIGHT ON 9 METER POLE (SINGLE ARM)



MEP CONSULTANT:

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BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:-011-40583898 MOB:9811911853
EMAIL-behera.associates@gmail.com

PROJECT NAME & ADDRESS:

LAYOUT PLAN FOR SETTING UP OF LICENSE TO SET UP AFFORDABLE PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 10.420139 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE KHAIKA, SECTOR - 4, SOHNA DISTT.GURUGRAM - GLS INFRATECH PRIVATE LIMITED.

DRAWING TITLE:

LAYOUT PLAN STREET LIGHT PLAN

ARCHITECT'S SIGNATURE: VIMAL BAJAJ, Architect, CA/96/19791, 938, Sector-14, Gurgaon

OWNER'S SIGNATURE: For GLS INFRATECH PVT. LTD. — Authorised Signatory

NORTH: N

SCALE: 1 : 800