

AREA STATEMENT

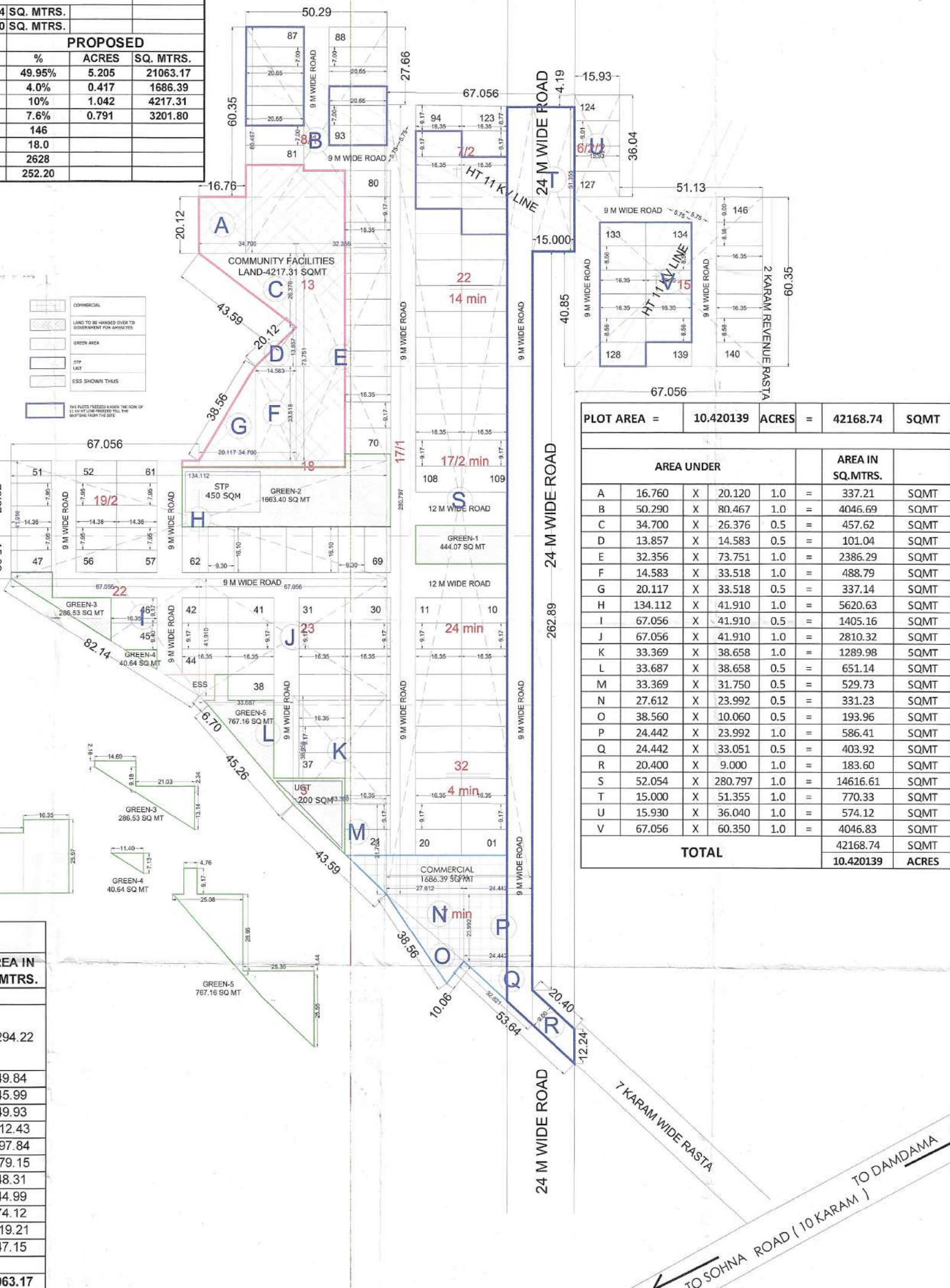
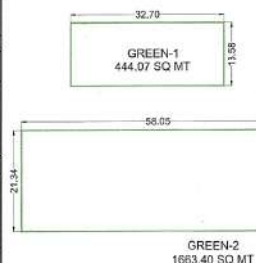
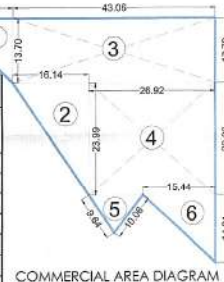
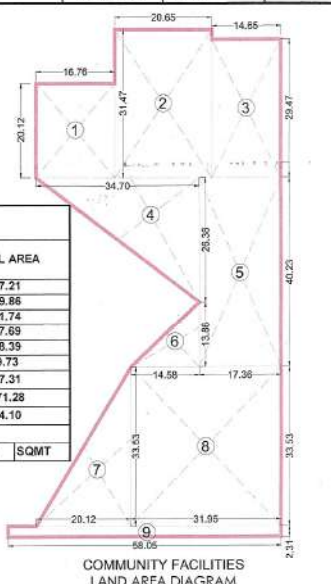
TOTAL PLOT AREA	10.420139	ACRES OR	42168.74	SQ. MTRS.	
AREA UNDER 24 M WIDE ROAD	0.907372	ACRES OR	3672.00	SQ. MTRS.	
PERMISSIBLE					
PLANNED AREA	10.420139	ACRES	42168.74	SQ. MTRS.	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	6.356	25722.931	49.95%
COMMERCIAL AREA	4.00	%	0.417	1686.750	4.0%
AREA FOR COMMON FACILITIES	10.00	%	1.042	4216.874	10%
MIN GREEN AREA	7.5	%	0.782	3162.655	7.6%
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
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

COMMERCIAL AREA				
NAME	SHAPE	PLOT SIZES	WIDTH	LENGTH
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

GREEN AREA CHART				
NAME	PLOT SIZES	AREA (SQ.MTRS.)	WIDTH	LENGTH
GREEN AREA-1	32.70	13.56	444.07	444.07
GREEN AREA-2	16.35	25.97	424.81	1663.40
	58.05	21.34	1238.79	
	14.69	2.16	31.73	
GREEN AREA-3	14.69	9.18	67.43	286.53
	21.03	2.34	49.21	
	21.03	13.14	138.17	
GREEN AREA-4	11.40	7.13	40.64	40.64
	4.76	9.17	43.65	
GREEN AREA-5	25.08	28.96	363.16	767.16
	25.35	1.44	36.50	
	25.35	25.55	323.85	
TOTAL				3201.80

DETAIL OF TOTAL NO OF PLOTS				
PLOT NO.	PLOT SIZE	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	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	1	149.93
47 TO 61	7.95	14.36	15	1712.43
62 TO 69	9.30	16.10	8	1197.84
81 TO 93	7.00	20.65	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	4	574.12
128 TO 145	8.56	16.35	18	2519.21
146	9.00	16.35	1	147.15
TOTAL			146	21063.17



PLOT AREA =	10.420139	ACRES =	42168.74	SQMT
AREA UNDER				
A	16.760	X	20.120	1.0
B	50.290	X	80.467	1.0
C	34.700	X	26.376	0.5
D	13.857	X	14.583	0.5
E	32.356	X	73.751	1.0
F	14.583	X	33.518	1.0
G	20.117	X	33.518	0.5
H	134.112	X	41.910	1.0
I	67.056	X	41.910	0.5
J	67.056	X	41.910	1.0
K	33.369	X	38.658	1.0
L	33.687	X	38.658	0.5
M	33.369	X	31.750	0.5
N	27.612	X	23.992	0.5
O	38.560	X	10.060	0.5
P	24.442	X	23.992	1.0
Q	24.442	X	33.051	0.5
R	20.400	X	9.000	1.0
S	52.054	X	280.797	1.0
T	15.000	X	51.355	1.0
U	15.930	X	36.040	1.0
V	67.056	X	60.350	1.0
TOTAL			42168.74	ACRES

To be read with Licence No. 72 of 2023 dated 6/4/2023

That this Layout plan for an area measuring 10.420139 acres (Drawing no. DG.TCP. 9128 dated 5/6/2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojana) 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 85% of the net planned area of the colony. The entire area reserved for common 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 the 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 submit the directions of the DG.TCP 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 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road.
- 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the license.
- In 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 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(A)(ii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% 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 that HSP 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 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.22/32/2005-5 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 31.05.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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

(RAM AVTAR BASSI) (D (HQ))

24 M WIDE SERVICE ROAD				
Name of Village	Kh.No.	AREA	Area	
		SQ.M	ACRE	K - M - S
KHAIKA	22/7/2 min	770.05	0.190	1 - 10 - 3
	14 min	839.41	0.207	1 - 13 - 1
	17/2 min	546.82	0.135	1 - 1 - 6
	24 min	546.82	0.135	1 - 1 - 6
	32/4 min	546.82	0.135	1 - 1 - 6
Total		3672.00	0.907	7 - 5 - 1

AREA UNDER 24.0 M WIDE ROAD				
AREA UNDER		AREA IN SQ.MTRS.		AREA IN ACRES.
1	15.000	X	51.355	1.0
2	9.000	X	314.241	1.0
3	AREA AS PER PL			
TOTAL			73.51	0.018

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 INFRA TECH PRIVATE LIMITED

DRAWING TITLE :
SUPERIMPOSE DEMARCATION ON LAYOUT PLAN

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

OWNER'S SIGNATURE : For GLS INFRA TECH PVT. LTD.
Authorized Signatory

NORTH :

SCALE : 1 : 800