



AREA STATEMENT							
TOTAL PLOT AREA	5.04514	ACRES OR	20416.92	SQ. MTRS.			
PERMISSIBLE		PROPOSED					
PLANNED AREA	5.04514	ACRES	SQ. MTRS.	%	ACRES	SQ. MTRS.	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	3.0775	12454.3241	52.84%	2.666	10787.93
COMMERCIAL AREA	4.00	%	0.2018	816.6770	2.04%	0.1028	415.96
AREA FOR COMMON FACILITIES	10.00	%	0.5045	2041.6925	10%	0.5045	2041.73
MIN GREEN AREA	7.5	%	0.3784	1531.2694	7.5%	0.3784	1531.37
NO. OF PLOTS						79	
OCCUPANCY PER DWELLING PLOT						18.0	
TOTAL POPULATION					PERSONS	1422	
DENSITY	240-400	PPA				281.86	

PLUMBING LEGEND:-	
	STORM MANHOLE (9100 & ABOVE)
	ST- STORM WATER LINE (RCC/CP2)
	RAIN WATER HARVESTING PIT

OTHER'S VACANT LAND
MEP CONSULTANT:

BEHERA ASSOCIATES PVT. LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH: 011-40583898 MOB: 9811911853
EMAIL: behera.associates@gmail.com

To be read with Licence No. 88 of 2022 Dated 17/04/2023

This Layout plan for an area measuring 5.04514 acres (Drawing No. 9175 Dated 19-04-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sh. Tilak Raj S/O Sh. Rishal Singh in collaboration with GLS Infra Projects Pvt. Ltd., Sector-92, Gurugram 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 DTP 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 DTP, 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 road if applicable.
- 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, 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 30(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 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.
- 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 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.
- That the colonizer/owner shall strictly comply with the directions in the vide Notification No. 2022-0-3-0200 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) (DTP/HQ)
(HITESH SHARMA) (STP/HQ)
(PANKAJ BEHRA) (ATP/HQ)
(DINESH KUMAR) (PA/HQ)
(S. SATYAPRAKASH, IAS) (DG, TCP/HQ)

DETAIL OF TOTAL NO OF PLOTS					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO. OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1	8.000	13.666	108.525	1	108.53
2	8.000	13.666	110.395	1	110.40
3 TO 5	8.000	13.940	111.520	3	334.56
6 TO 12	8.293	13.950	115.687	7	809.81
12A TO 23	8.187	15.050	123.214	11	1355.36
24 TO 45	8.187	17.000	139.179	22	3061.94
46 TO 64	8.820	17.000	149.940	19	2848.86
65	8.411	15.050	140.572	1	140.57
66 TO 75	9.424	15.050	141.831	10	1418.31
76 TO 79	10.000	15.000	150.000	4	600.00
TOTAL				79	10788.33

PROJECT NAME & ADDRESS:
LAYOUT PLAN PROPOSED FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY AREA MEASURING 5.04514 ACRES BELONGING TO SH. TILAK RAJ, S/O RISHAL SINGH IN COLLABORATION WITH M/S GLS INFRAPROJECTS PVT. LTD. FALLING IN THE REVENUE ESTATE OF VILLAGE WAZIRPUR, SECTOR-92, GURUGRAM, HARYANA

DEVELOPED BY:
M/S GLS INFRAPROJECTS PVT. LTD.

VIMAL BAJAJ
Architect CA/96/19791
536, Sector-14, Gurgaon

GLS INFRAPROJECTS PVT. LTD.
Authorized Signatory

ARCHITECT'S SIGNATURE: _____ OWNER'S SIGNATURE: _____

DRAWING TITLE: **SITE & LAYOUT PLAN** NORTH

SCALE: **1 : 500**

PROJECT :- PROPOSED "AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 5.04514 ACRES SEC-92, GURUGRAM HARYANA"
TITLE :- STORM WATER DRAINAGE - HYDRAULIC DESIGN CHART.

S.No	Line No.	Length In mtr.	Pipe dia (mm)	Slope (mm) 1 in	Fall in mtr.	Road level at Start	Invert Level at Start	Road level at End	Invert Level at End	
1	R-01	R-03	34	400	450	0.08	100.00	98.60	100.00	98.52
2	R-02	R-03	13	400	450	0.03	100.00	98.60	100.00	98.57
3	R-03	OUT	117	400	450	0.26	100.00	98.52	100.00	98.26
4	R-04	OUT	79	400	450	0.18	100.00	98.60	100.00	98.42
5	R-05	R-07	97	400	450	0.22	100.00	98.60	100.00	98.38
6	R-06	R-07	11	400	450	0.02	100.00	98.60	100.00	98.58
7	R-07	R-09	44	400	450	0.10	100.00	98.38	100.00	98.29
8	R-08	R-09	26	400	450	0.06	100.00	98.60	100.00	98.54
9	R-09	OUT	132	400	450	0.29	100.00	98.29	100.00	97.99

COMMERCIAL-1 AREA CHART

NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS.)
		WIDTH	LENGTH	
1	RECTANGLE	12.956	13.150	170.371
2	TRIANGLE	4.665	12.920	30.136
TOTAL				200.51 SQMT

COMMERCIAL-2 AREA CHART

NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS.)
		WIDTH	LENGTH	
1	RECTANGLE	12.867	13.940	179.366
2	TRIANGLE	5.033	13.940	35.080
TOTAL				214.45 SQMT

GREEN AREA CHART

NAME	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
	WIDTH	LENGTH		
GREEN AREA-1	8.142	158.050	1289.893	1218.99
GREEN AREA-2	5.704	17.000	96.968	280.11
GREEN AREA-3	6.944	17.000	118.048	32.27
GREEN AREA-4	3.829	17.000	65.093	
GREEN AREA-5	6.944	17.000	118.048	
GREEN AREA-6	5.135	12.570	64.523	
TOTAL			1531.37 SQMT	

COMMUNITY LAND AREA

NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	RECTANGLE	22.040	25.83	568.29
2	RECTANGLE	39.980	10.83	432.98
3	TRIANGLE	33.52	62.02	1039.46
TOTAL				2041.73 SQMT 0.5045 ACRES