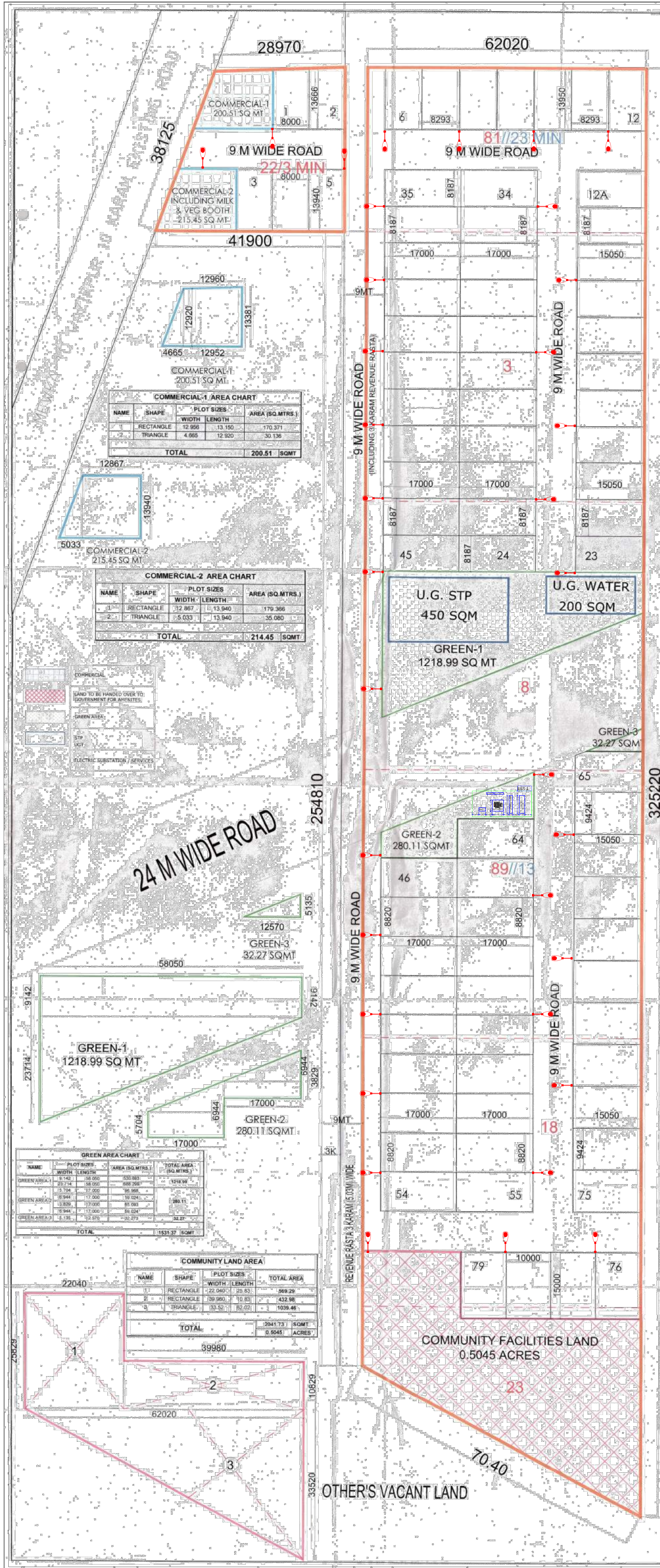


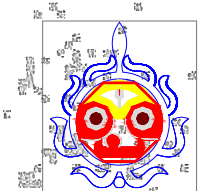


AREA STATEMENT							
TOTAL PLOT AREA	5.04514		ACRES OR	20416.92	SQ. MTRS.		
PERMISSIBLE				PROPOSED			
PLANNED AREA	5.04514		ACRES	SQ.MTRS.	%	ACRES	SQ. MTRS.
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	3.0775	12454.3241	52.84%	2.666	10787.93
COMMERCIAL AREA	4.00	%	0.2018	816.6770	2.04%	0.1028	415.96
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			

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)

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 2023 Dated 17/04/2023

This layout plan for an area measuring 5.04514 acres (Drawing No. 9175 Dated 14/07/23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal San 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 in 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 HCP 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 HCP, 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 at 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licenced area 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 313(a)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the condition 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 Photo-voltaic 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. Haryana-03-36860-2023-2016 issued by Haryana Government, Ministry of Energy department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) (DTP(HQ)) (HITESH SHARMA) (STP(HQ)) (PANKAJ BEDI) (ATP(HQ)) (DINESH KUMAR) (CA(HQ)) (L. SATYAPRAMASH, 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
936, Sector-14, Gurgaon

GLS INFRAPROJECTS PVT. LTD.
Authorized Signatory

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

DRAWING TITLE
SITE & LAYOUT PLAN

STREET LIGHT

NORTH

SCALE

1 : 500

