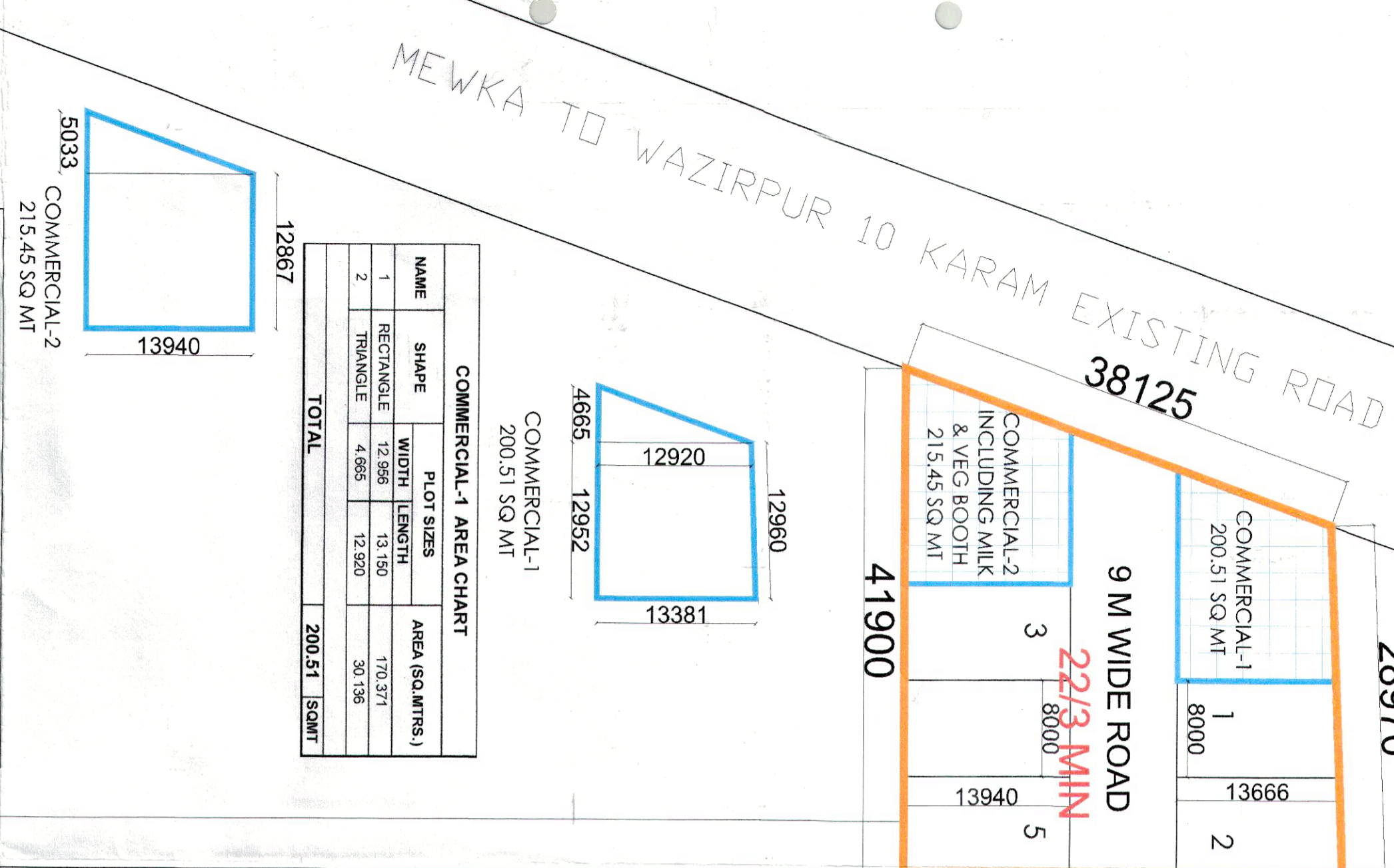
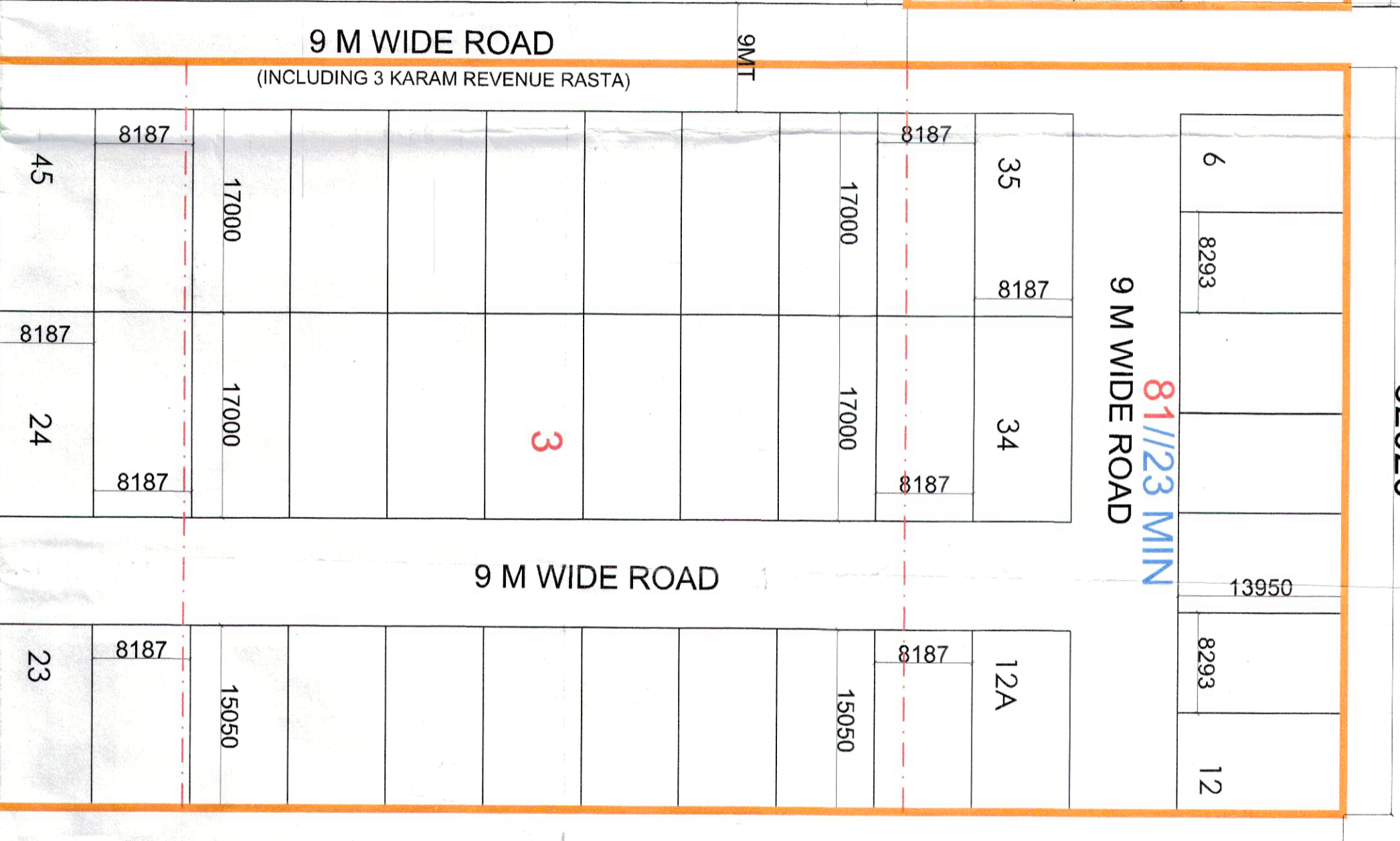


AREA STATEMENT					
TOTAL PLOT AREA	5.04514	ACRES OR 20416.92	SQ. MTRS.	PROPOSED	
PLANNED AREA	5.04514	ACRES	SQ. MTRS	%	ACRES
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	3,0775	12454.3241	52.84%
COMMERCIAL AREA	4.00	%	0.2018	816.6770	2.04%
AREA FOR COMMON FACILITIES	10.00	%	0.5045	2041.6925	10%
MIN GREEN AREA	7.5	%	0.3784	1531.2894	7.5%
NO. OF PLOTS					79
OCCUPANCY PER DWELLING PLOT					18.0
TOTAL POPULATION					1422
DENSITY					281.66

OTHERS VACANT LAND



COMMERCIAL-1 AREA CHART

NAME	SHAPE	WIDTH	LENGTH	AREA (SQ.MTRS.)
1	RECTANGLE	12.867	13.940	179.396
2	TRIANGLE	5.033	13.940	35.080
<b>TOTAL</b>				<b>214.45</b>

COMMERCIAL-2 AREA CHART

NAME	SHAPE	WIDTH	LENGTH	AREA (SQ.MTRS.)
1	RECTANGLE	12.867	13.940	179.396
2	TRIANGLE	5.033	13.940	35.080
<b>TOTAL</b>				<b>214.45</b>

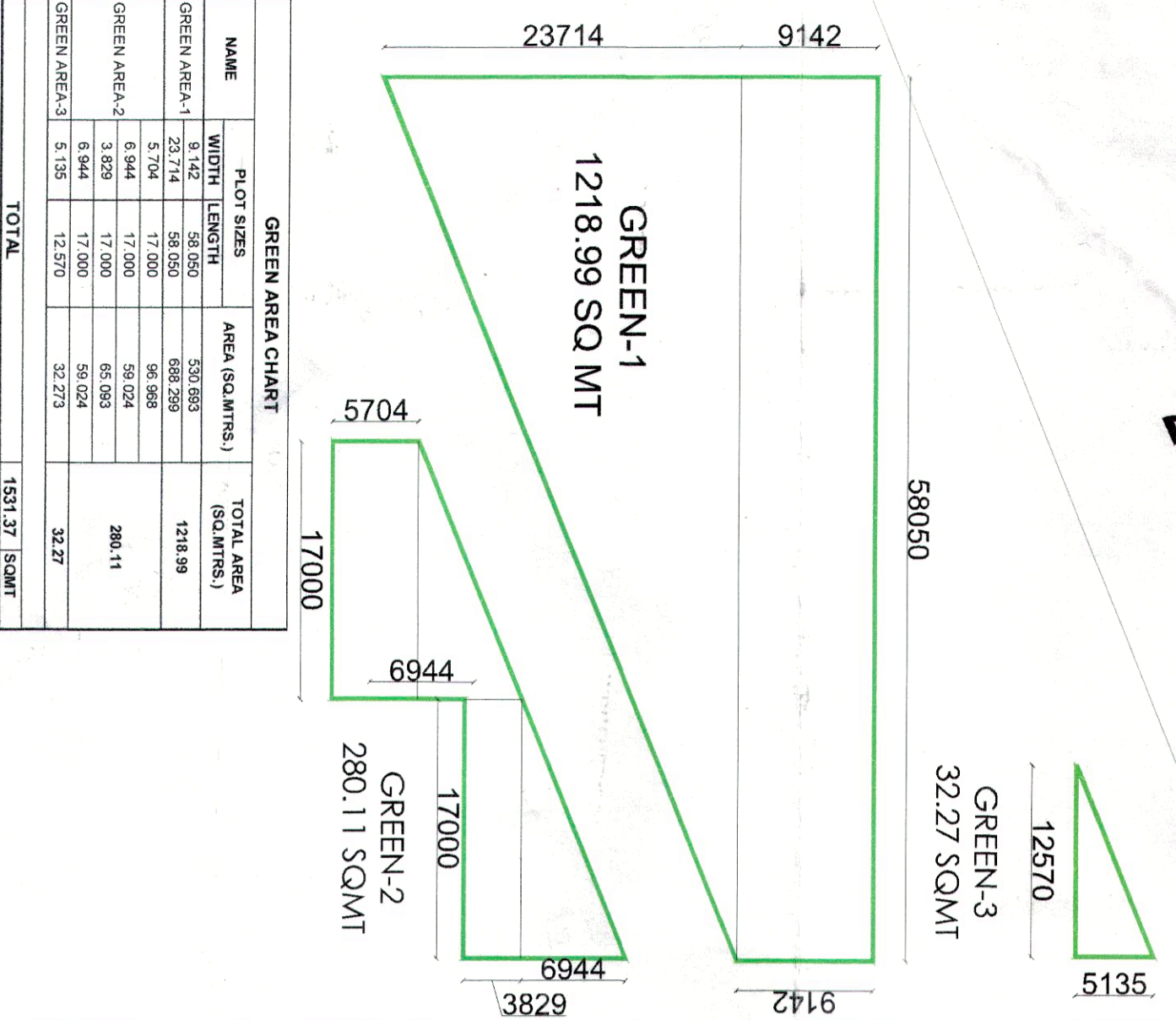
DETAIL OF TOTAL NO OF PLOTS

PLOT NO.	PLOT SIZE	AREA IN SQ.MTRS.	NO. OF PLOTS	AREA IN SQ.MTRS.
1	8.000	108.525	1	108.53
2	8.000	13.666	1	110.40
3 TO 5	8.000	13.940	3	334.56
6 TO 12	8.293	13.950	7	809.81
12A TO 23	8.187	15.050	11	1355.36
24 TO 45	8.187	17.000	22	3061.94
46 TO 64	8.820	17.000	19	2848.86
65	8.411	15.050	1	140.57
66 TO 75	9.424	15.050	10	1418.31
76 TO 79	10.000	15.000	4	600.00
<b>TOTAL</b>			<b>79</b>	<b>10788.33</b>

1. To be read with Licence No. B8 of 2022 dated 17/04/2023

2. That this layout plan for an area measuring 5.04514 acres (Drawing No. 9175 dated 19-01-23) comprised of licence area which is issued in respect of Affordable Residential Plotted Colony (Under Open Dwell Janu Awas Yojna) being developed by Sh. Triak Raj S/O Sh. Rishi Singh in collaboration with G/S M/s 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.
- 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 Haryana Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and interpretation of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP 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 DTCP, 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.
- No property/plot shall derive access directly from the carriage way, 30 metres or wider.
- All the road 7.5 metres wide in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed areas 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 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 shall be provided in the layout plan. The reserved area shall be transferred free of cost to the government in the line of Section 11(1) of the Haryana Urban Development Authority Act, 1976.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through gate 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 Renewable Energy Department, Haryana Govt. dated 21/03/2016 issued by Haryana Government.
- That the colonizer/owner shall strictly comply with the directions of the Haryana Department for enforcement of the Energy Conservation Building Codes.

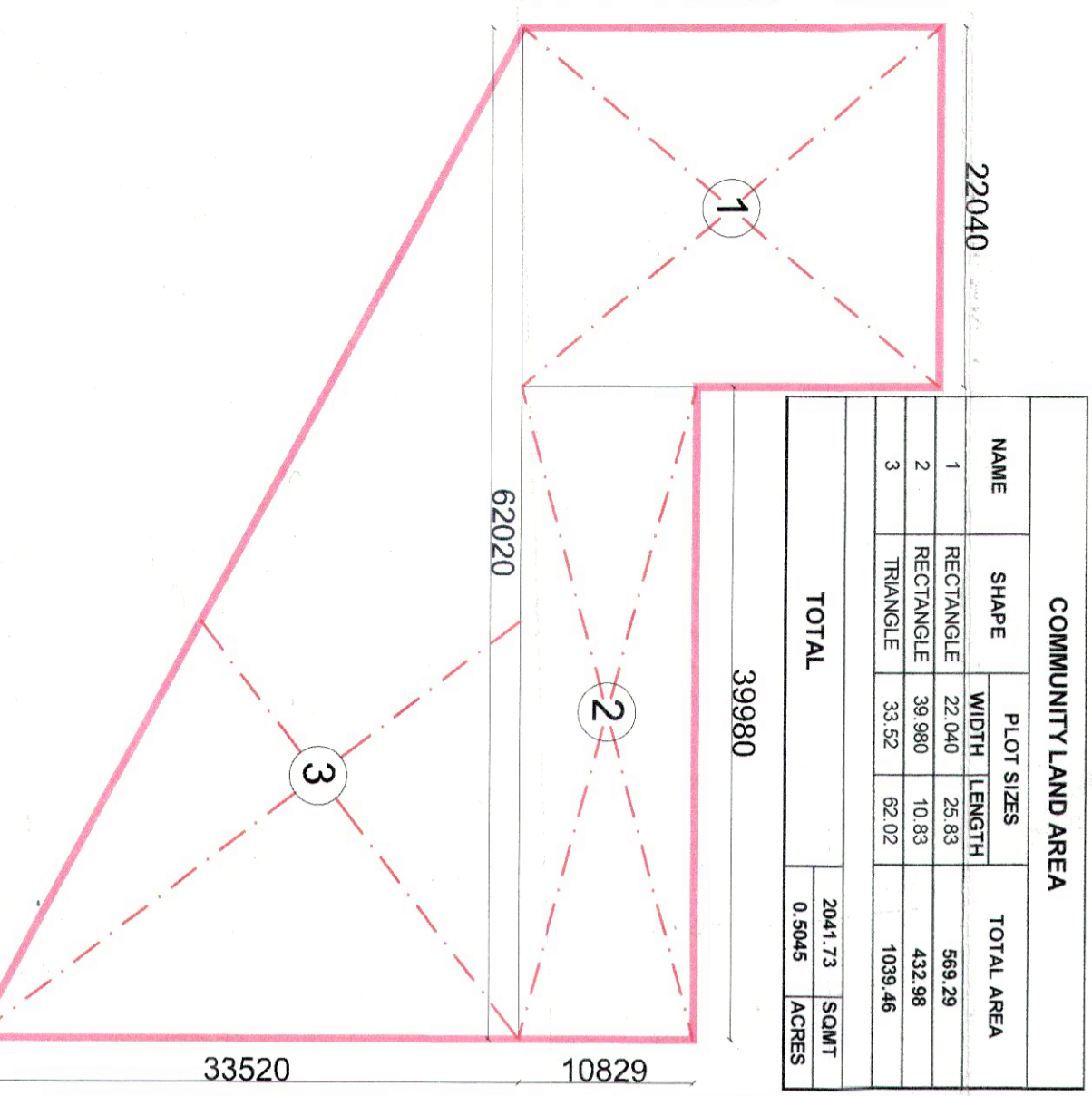


GREEN AREA CHART

NAME	WIDTH	LENGTH	AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
GREEN AREA-1	5.142	58.050	298.699	1218.99
GREEN AREA-2	5.704	17.000	96.968	
GREEN AREA-3	6.944	17.000	96.024	388.11
GREEN AREA-4	3.829	17.000	65.093	
GREEN AREA-5	5.135	12.270	59.273	12.27
<b>TOTAL</b>				<b>1513.37</b>

COMMUNITY LAND AREA

NAME	SHAPE	WIDTH	LENGTH	TOTAL AREA
1	RECTANGLE	22.040	25.83	568.29
2	RECTANGLE	30.980	10.83	433.98
3	TRIANGLE	33.52	62.02	1039.48
<b>TOTAL</b>				<b>2041.73</b>



PROJECT NAME & ADDRESS :  
**M/S GLS INFRAPROJECTS PVT. LTD.**

DEVELOPED BY

ARCHITECTS SIGNATURE : *VINAY K BAJAJ*  
 Architect: CA/96/19791  
 996, Sector-14, Gurugram

OWNERS SIGNATURE : *[Signature]*  
 M/S GLS INFRAPROJECTS PVT. LTD.  
 Authorised Signatory

DRAWING TITLE : **SITE & LAYOUT PLAN**

SCALE : **1 : 500**

NORTH :