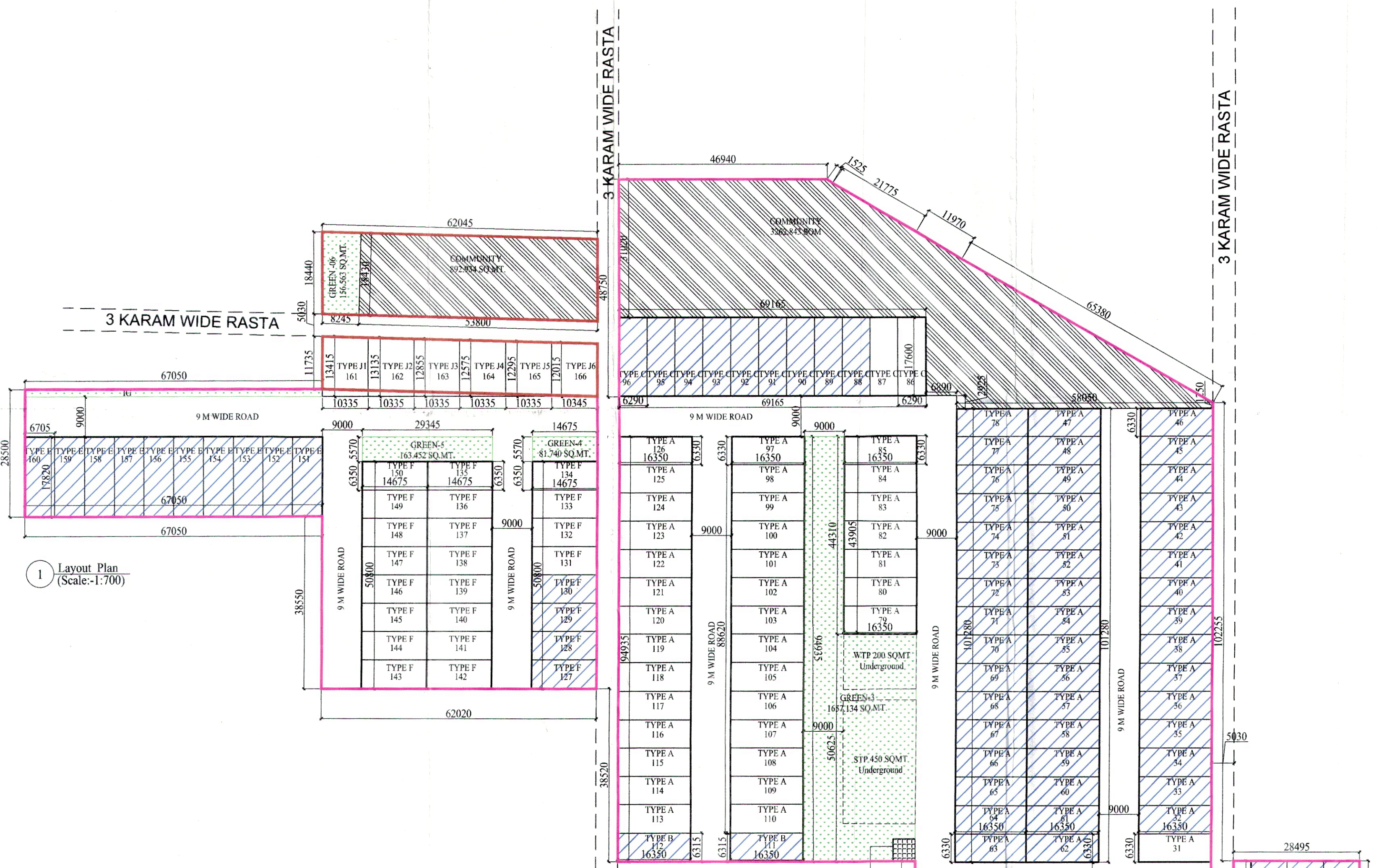
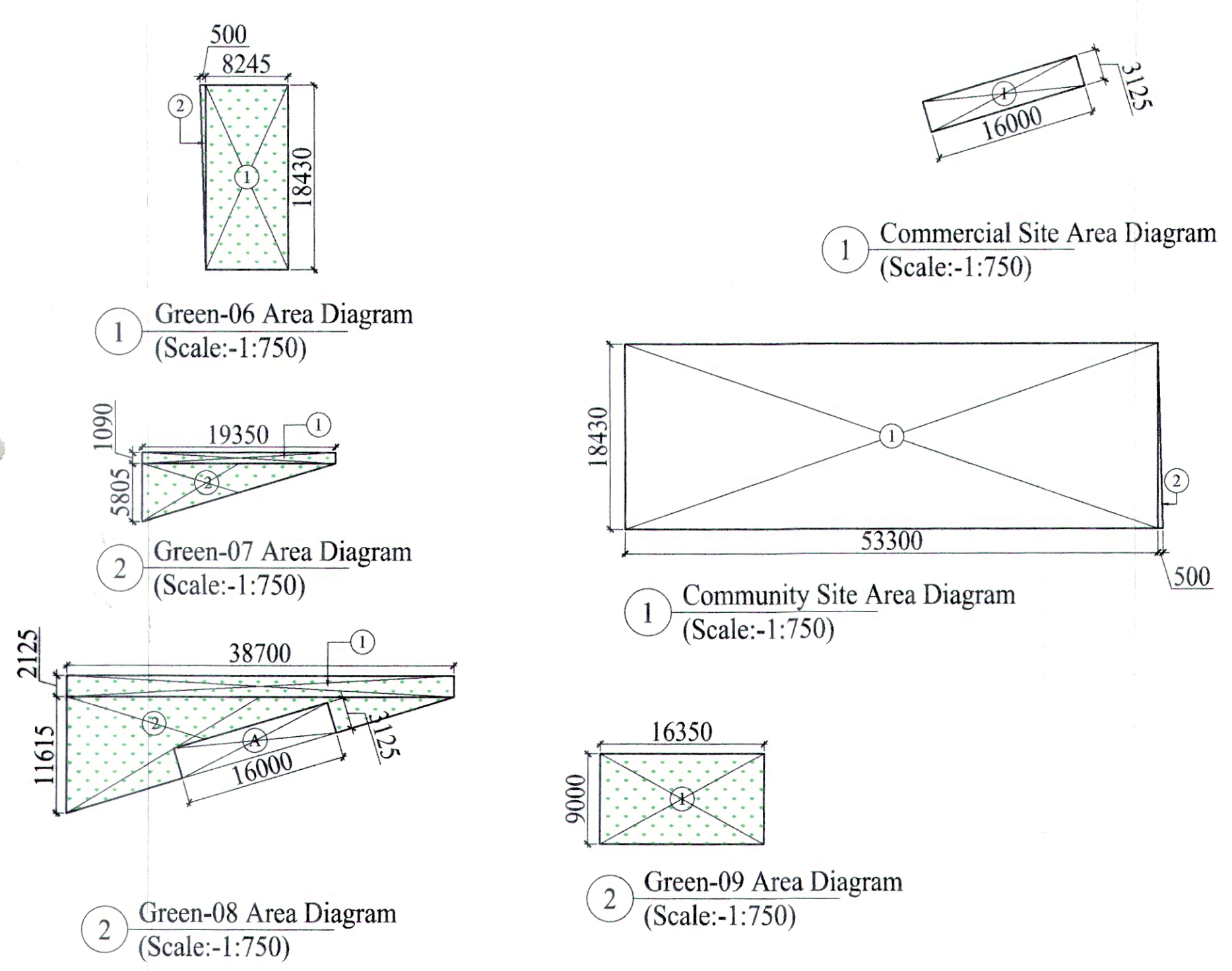


SUBMISSION DRAWING

NOTE - WE WILL MAINTAIN GREEN OVER STP & UGT TILL COMPLETION.

LEGENDS

	GREEN SPACE
	COMMERCIAL
	COMMUNITY
	EXISTING BOUNDARY LINE
	EXTENDED BOUNDARY LINE
	FROZEN PLOT
	SERVICES



AREA STATEMENT

PARTICULARS	PHASE-01	PHASE-02	TOTAL	Acres	Percentage
A TOTAL AREA OF THE SCHEME	8.0625	2.20625	10.26875		
B NET PLANNED AREA FOR PLANNING	8.0625	2.20625	10.26875		
C PERMISSIBLE COMMUNITY AREA	0.806	0.221	1.027	10.00%	
D PERMISSIBLE COMMERCIAL AREA	0.322	0.088	0.411	4.00%	
E PERMISSIBLE AREA UNDER PLOTS	4.9181	1.3458	6.2639	61.00%	
F PROPOSED COMMUNITY AREA	0.8064	0.2206	1.0270	10.00%	
G AREA UNDER LG	0.0407				
H PROPOSED COMMERCIAL AREA	0.3225	0.0124	0.3349	3.26%	
I PROPOSED AREA UNDER PLOTS	4.2811	1.4771	5.7582	56.07%	
J TOTAL SALEBLE AREA (H+I)	4.6036	1.4895	6.0931	59.34%	

AREA UNDER PLOTS

TYPE	SIZE	AREA	TOTAL PLOTS	AREA IN PHASE -01	AREA IN PHASE -02	TOTAL AREA	MAX. FAR @ 2	MAX.GR.CO V. @ 66%
	A B C=A X B D	E=C X D	F=C X D	G=C X 2				
Type A	6.330 x 16.350	103.496	83	8590.127	-	8590.127	206.99	68.31
Type B	6.315 x 16.350	103.250	2	206.501	-	206.501	206.50	68.15
Type C	6.290 x 17.600	110.704	11	1217.744	-	1217.744	221.41	73.06
Type D	8.515 x 16.350	139.220	18	2505.965	-	2505.965	278.44	91.89
Type E	6.705 x 17.820	119.483	10	1194.831	-	1194.831	238.97	78.86
Type F	6.350 x 14.675	93.186	24	2236.470	-	2236.470	186.37	61.50
Type G	8.175 x 14.000	114.450	12	1373.400	-	1373.400	228.90	75.54
Type H	7.675 x 19.350	148.511	35	5197.894	5197.894	5197.894	297.02	98.02
Type J1	13.275 x 10.335	137.197	1	137.197	137.197	137.197	274.39	90.55
Type J2	12.995 x 10.335	134.303	1	-	134.303	134.303	268.61	88.64
Type J3	12.715 x 10.335	131.410	1	-	131.410	131.410	262.82	86.73
Type J4	12.435 x 10.335	128.516	1	-	128.516	128.516	257.03	84.82
Type J5	12.155 x 10.335	125.622	1	-	125.622	125.622	251.24	82.91
Type J6	11.875 x 10.345	122.847	1	-	122.847	122.847	245.69	81.08
TOTAL			201	17325.037	5977.788	23302.825		
				4.2811	1.4771	5.7582		

DENSITY CALCULATION : PHASE -01 & PHASE -02

TOTAL DENSITY	=	201	x	13.50	@	Person's per Plot
	=	2713.5	+	10.2688	Acres	
	=	264.25	PPA	Against 400 PPA permissible		
			SAY =	265 PPA		

AREA UNDER GREEN

PERMISSIBLE GREEN	0.7702 Acres	7.50% of Total area of the Scheme
GREEN-1	0.0800	0.0800 Acres
GREEN-2	0.0706	0.0706 Acres
GREEN-3	0.4021	0.4021 Acres
GREEN-4	0.0202	0.0202 Acres
GREEN-5	0.0404	0.0404 Acres
GREEN-6	0.0387	0.0387 Acres
GREEN-7	0.0191	0.0191 Acres
GREEN-8	0.0635	0.0635 Acres
GREEN-9	0.0364	0.0364 Acres
TOTAL	0.6132	0.1576
		0.7709
		7.51%

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	1.0269	Acres	10% of Total area of the Scheme
PROVIDED AREA	=	1.0269	Acres	10.00

To be read with Licence No. 93 of 2023 Dated 28/12/2023

This layout plan for additional area measuring 2.20625 acres in addition to Licence No. 54 of 2022 for an area measuring 8.0625 acres thereby making total area measuring 10.26875 acres (Drawing No. 9197 Dated 01-05-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by GLS InfraProjects Pvt. Ltd. falling in, sector-9, Jhajjar 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 General, 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 DGTC for the modification of layout plans of the colony.
- That the revenue area 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 DGTC, 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 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 General, 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 3(3)(a)(iii) 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 HSPV 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.22/52/2005-5P 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 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(YAJAN CHAUDHARY) ATP(HQ)

(DIVYA DODRA) DTP (HQ)

(HITESH SHARMA) STP(M)

(SITENDER SHARMA) STP(M)

(T.L. SATYAPRAKASH, IAS) DGTCP (HR)

(DINESH KUMAR) PA (HQ)

(VARINDER KUMAR) AD (HQ)

SUBMISSION DRAWING

PRINCIPAL ARCHITECT:



K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

For GLS INFRAPROJECTS PVT. LTD.

Authorised Signatory

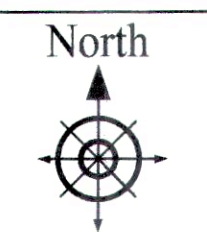
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OWNER:

GLS INFRAPROJECTS PVT. LTD.

PROJECT: LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY DDJAY FOR AN ADDITIONAL AREA MEASURING 2.20625 ACRE IN ADDITION TO LICENCE NO. 54 OF 2022 DATED 06.05.2022 AREA MEASURING 8.0625 ACRES THEREBY TOTAL AREA MEASURING 10.26875 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE BADSA, SECTOR-09, TEHSIL & DISTRICT JHAJJAR HARYANA, BEING DEVELOPED BY M/S GLS INFRA PROJECTS PVT. LTD.

DRAWING TITLE: LAYOUT PLAN



SCALE: 1:700 @ A1

DATE: 28.12.2022