

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		3.8375	15529.787
PERMISSIBLE G.C.	35.00%	1.343	5435.425
PERMISSIBLE F.A.R.	1.500		23294.680
PROPOSED G.C.	35.00%		5435.403
PROPOSED F.A.R.	1.500		23294.585
TOTAL NO. OF PLOTS			53
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GOUND COVERAGE			4.286

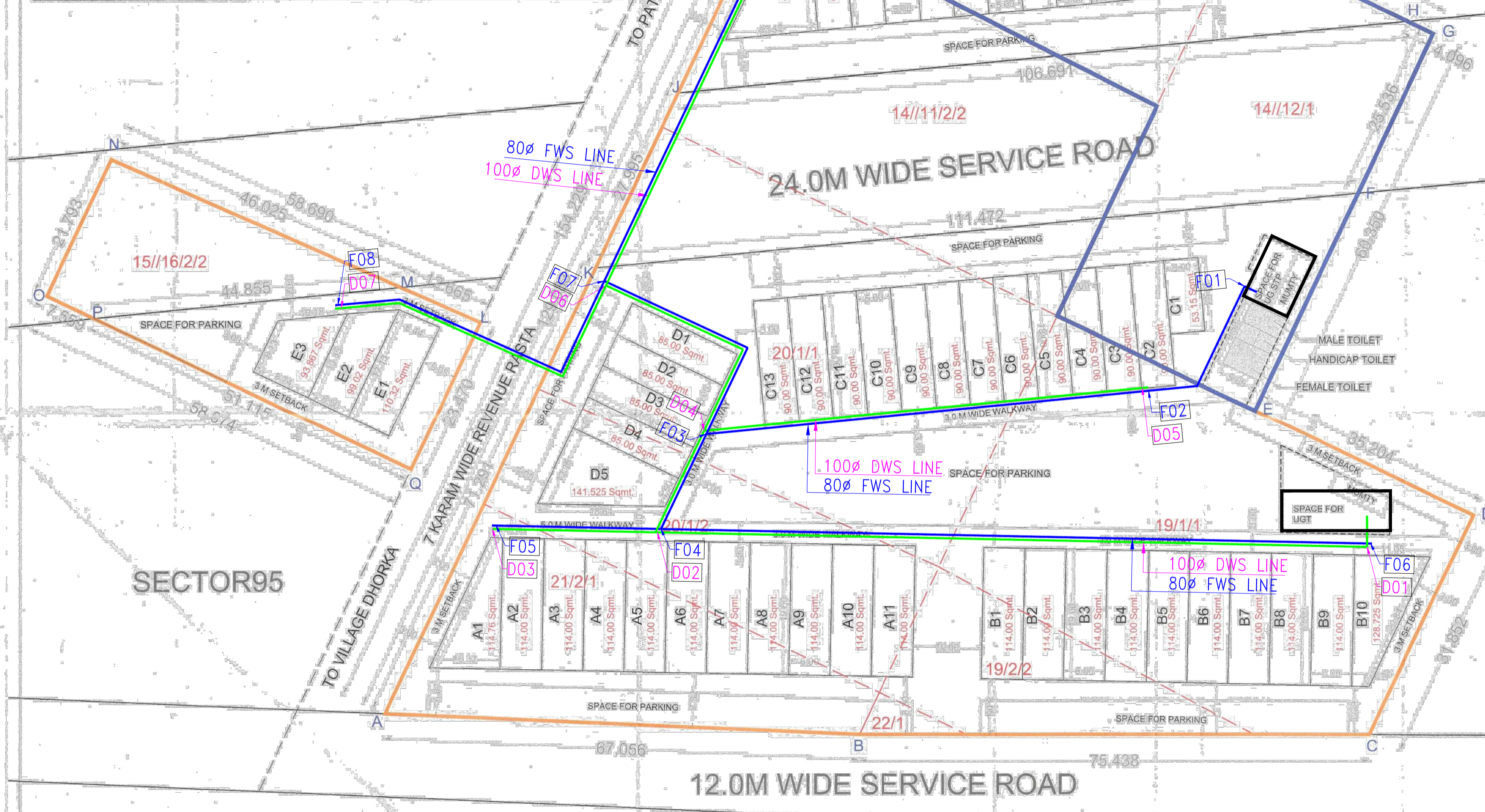
WATER SUPPLY LEGEND:-	
	VALVE
	DWS-DOMESTIC WATER SUPPLY(Ductile Iron K7)
	FWS-FLUSHING WATER SUPPLY(upvc sh 80)
	R.C.C HUME PIPE FOR ROAD CORISING
	GARDEN HYDRANT
	FIRE HYDRANT
	AIR RELEASE VALVE

To be read with Licence No. 145 of 2023 Dated 11/07/2023

This layout plan for an additional area 0.88125 acres in the Commercial Plotted Colony area measuring 2.95625 acres (Licence No. 103 of 2021 dated 08-12-2021), thereby making total site measuring 3.8375 acres (Drawing No. DTCP-95-39) dated 08-12-2021, comprising of licence which issued in respect Commercial Plotted Colony being developed by GLS InfraProjects Pvt. Ltd, Sector-95, Gurugram Manesar Urban Complex 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
- That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per IS norms.
- That for proper planning and integration 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.
- That no property/plot shall derive access directly from the carriage-way of 30 metres or more wide sector road if applicable.
- 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, Town and Country planning, Haryana or Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or Development Authority/colonizer in accordance with terms and conditions of the agreements of the licences.
- 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(3)(iii) of the Act No.8 of 1975.
- That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1333 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- That the colonizer/owner shall use only Compact Fluorescent lamps 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 issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) DTP(HQ)
 (HITESH SHARMA) STP(M)HQ
 (P. P. SINGH) ETP(HR)
 (T. SATYAPRAKASH, IAS) DTGCP(HR)
 (PANKAJ BENIWAL) ATP(HQ)
 (DINESH KUMAR) PA(HQ)



BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R.
BLOCK-A	A1-A11	11	35.00%	1.500
BLOCK-B	B1-B10	10	35.00%	1.500
BLOCK-C	C1-C13	13	35.00%	1.500
BLOCK-D	D1-D5	5	35.00%	1.500
BLOCK-E	E1-E3	3	35.00%	1.500
BLOCK-F	F1-F11	11	35.00%	1.500
TOTAL		53	35.00%	1.500
FACTOR			35.00%	1.500
BALANCE				

UTILITY BLOCK - FREE FROM GROUND COVERAGE, F.A.R.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
UTILITY BLOCK	58.18	11	58.18

BLOCK-A AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
A1	IRREGULAR	114.76	1	114.76
A2	IRREGULAR	114.00	1	114.00
A3	IRREGULAR	114.00	1	114.00
A4	IRREGULAR	114.00	1	114.00
A5	IRREGULAR	114.00	1	114.00
A6	IRREGULAR	114.00	1	114.00
A7	IRREGULAR	114.00	1	114.00
A8	IRREGULAR	114.00	1	114.00
A9	IRREGULAR	114.00	1	114.00
A10	IRREGULAR	114.00	1	114.00
A11	IRREGULAR	114.00	1	114.00
TOTAL		1141.76	11	1254.76

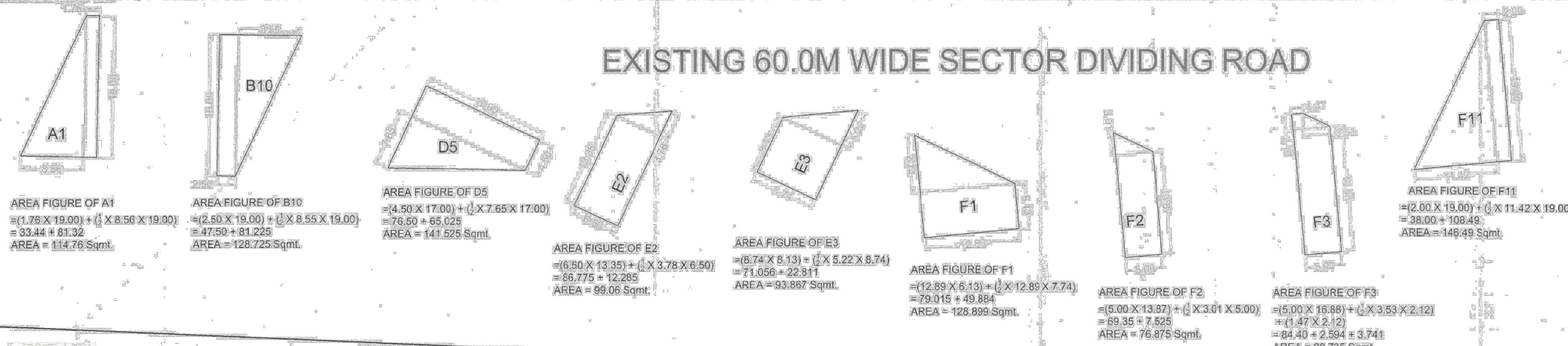
BLOCK-B AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
B1	IRREGULAR	114.00	1	114.00
B2	IRREGULAR	114.00	1	114.00
B3	IRREGULAR	114.00	1	114.00
B4	IRREGULAR	114.00	1	114.00
B5	IRREGULAR	114.00	1	114.00
B6	IRREGULAR	114.00	1	114.00
B7	IRREGULAR	114.00	1	114.00
B8	IRREGULAR	114.00	1	114.00
B9	IRREGULAR	114.00	1	114.00
B10	IRREGULAR	114.00	1	114.00
TOTAL		1140.00	10	1154.72

BLOCK-C AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
C1	IRREGULAR	114.00	1	114.00
C2	IRREGULAR	114.00	1	114.00
C3	IRREGULAR	114.00	1	114.00
C4	IRREGULAR	114.00	1	114.00
C5	IRREGULAR	114.00	1	114.00
C6	IRREGULAR	114.00	1	114.00
C7	IRREGULAR	114.00	1	114.00
C8	IRREGULAR	114.00	1	114.00
C9	IRREGULAR	114.00	1	114.00
C10	IRREGULAR	114.00	1	114.00
C11	IRREGULAR	114.00	1	114.00
C12	IRREGULAR	114.00	1	114.00
C13	IRREGULAR	114.00	1	114.00
TOTAL		1482.00	13	1482.00

BLOCK-D AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
D1	IRREGULAR	141.525	1	141.525
D2	IRREGULAR	85.00	1	85.00
D3	IRREGULAR	85.00	1	85.00
D4	IRREGULAR	85.00	1	85.00
D5	IRREGULAR	85.00	1	85.00
TOTAL		541.525	5	541.525

BLOCK-E AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
E1	IRREGULAR	86.02	1	86.02
E2	IRREGULAR	86.02	1	86.02
E3	IRREGULAR	86.02	1	86.02
TOTAL		258.06	3	258.06

BLOCK-F AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
F1	IRREGULAR	128.89	1	128.89
F2	IRREGULAR	89.35	1	89.35
F3	IRREGULAR	84.40	1	84.40
F4	IRREGULAR	90.735	1	90.735
F5	IRREGULAR	95.00	1	95.00
F6	IRREGULAR	95.00	1	95.00
F7	IRREGULAR	95.00	1	95.00
F8	IRREGULAR	95.00	1	95.00
F9	IRREGULAR	95.00	1	95.00
F10	IRREGULAR	95.00	1	95.00
F11	IRREGULAR	146.49	1	146.49
TOTAL		1107.999	11	1107.999



(2.95625 ACRES) ALREADY LICENSE NO-103 OF 2021

(0.88125 ACRES) PROPOSED ADDITIONAL AREA

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

DEVELOPER:-
GLS INFRAPROJECTS PVT. LTD.

PROJECT:-
 REVISED & PROPOSED SITE PLAN OF PLOTTED COMMERCIAL COLONY ON LAND AREA MEASURING 3.8375 (EXISTING LICENSE NO-103 OF 2021 DATED-08-12-2021 ON AREA - 2.95625 ACRES & PROPOSED AREA - 0.88125 ACRES) SITUATED IN THE REVENUE ESTATE OF VILLAGE DHORKA, SECTOR-95, DISTT. GURUGRAM, HARYANA
 GLS INFRAPROJECTS PVT. LTD.

For GLS INFRAPROJECTS PVT. LTD.

 VIMAL BAJAJ
 Architect, CA/96/1791
 938, Sector-14, Gurgaon

OWNER/AUTH. SIGNATURE ARCHITECT'S SIGNATURE
 DRAWING TITLE WATER SUPPLY LAYOUT
 SITE PLAN
 DRAWING NO. A-1 SCALE: 1 : 400