

PLUMBING LEGEND:-	
	SEWER MANHOLE(910ø & ABOVE)
	SEWER MANHOLE
	SW-SEWER LINE(DWC SNG)
	150ø SOIL & WASTE WATER PIPE(FROM PLOT)
SEWER MANHOLE SIZE :-	
DIA OF M.H	DEPTH OF MH
910mm Dia	900 TO 1650
1220mm Dia	1650 TO 2300
1520mm Dia	2300 & ABOVE

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

That this layout plan for an additional area of 0.88125 acres in the Commercial Plotted Colony area measuring 2.95625 acres (Licence No. 103 of 2021 dated 08.12.2021), thereby marked total site measuring 4.8375 acres (Drawing No. DGTCP-95-57 dated 8-7-23), comprised of licence which is issued in area 3.8735 acres (Drawing No. DGTCP-95-57) being developed by GLS Infraprojects Pvt. Ltd, Sector-95, Gurugram respect Commercial Plotted Colony being developed by GLS Infraprojects Pvt. Ltd, Sector-95, Gurugram

Manesar Urban Compact hereby approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 13 and the bilateral agreement.
2. That the plotted area of the licence shall not exceed as allowed under Commercial Plotted Colony under policy dated 06.03.2019 and its amendment from time to time.
3. 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 ISI norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCPR for the modification of layout plans of the colony.
5. That the revenue raster falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCPR, Haryana and accordingly shall make necessary internal changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal roads circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage-way of 30 metres or more wide sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony 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 norms and conditions of the agreements of the licences.
9. 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 expiry of section 3(3)(a)(ii) of the Act No.8 of 1975.
10. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (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.
11. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
12. That the provision of solar lighting system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
13. That the colonizer/owner shall use only Compact Fluorescent lamps (fiting for internal lighting) as well as Campus lighting.
14. That the colonizer/owner shall ensure the installation of Solar photovoltaic Power Plant as per the provisions of order No.22/2025-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
15. 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.

dated 31.03/2016 issued by Haryana Government, Haryana
Energy Conservation Building Codes.

(Signature)
(NARENDER KUMAR)
DTP(HQ)

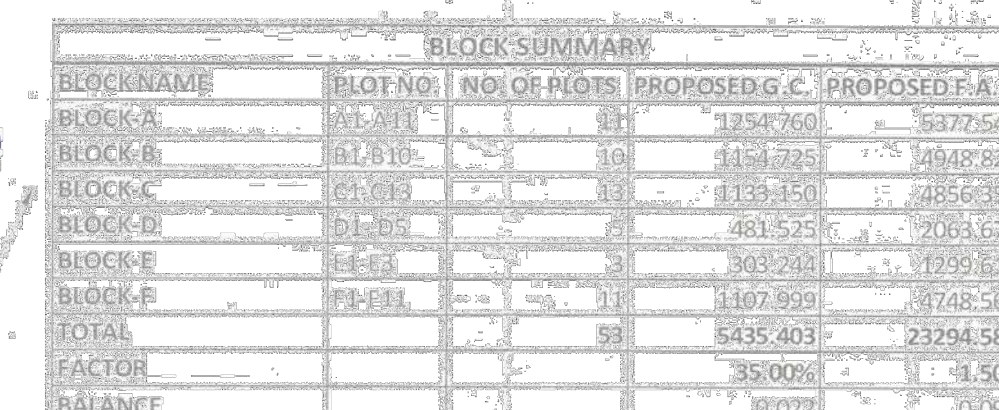
(Signature)
(HITESH SHARMA)
SIP(M)HQ

(Signature)
(P. P. SINGH)
CTP(HR)

(Signature)
(T.L. SATYAPRAKASH, IAS)
DGCTP(HR)

(Signature)
(PANKAJ BENIWAL)
DTP(HQ)

(Signature)
(DINESH KUMAR)
PA(HQ)



UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.				
	PLOT SIZE	AREA (SQ.M)	NO.OF PLOTS	TOTAL AREA
UTILITY BLOCK	5.65 X 9.59	54.18	1	54.18

BLOCK-A AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. M.)	NO. OF PLOTS	TOTAL AREA
A1	IRREGULAR	11476		11476
A200A11	600'x1900'	11400	30	342000
TOTAL			31	125476

BLOCK-B AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. M.)	NO. OF PLOTS	TOTAL AREA
BT/03	550.1900	114.90	9	1025.25
BT/04	166.0000	178.725	9	178.725
TOTAL			10	1154.725

BLOCK AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA
C1	550' X 100'	55,000	12	5,54,400
C2/C3	550' X 1800'	99,000	12	1,080,000
TOTAL			24	1,133.15

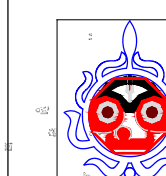
BLOCK 4 AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA
130404	500x1700	8500	1	8400
03	REGULAR	141525	1	141525
TOTAL			2	148152

BLOCK-P AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA(SQ. MT.)	NO. OF PLOTS	TOTAL AREA
1	1/4 AC 1993	10,017	1	10,017
2	1/4 AC 1994	9906	1	9,906
3	1/4 AC 1995	9906	1	9,906
4	1/4 AC 1996	9906	1	9,906
5	1/4 AC 1997	9906	1	9,906
6	1/4 AC 1998	9906	1	9,906
7	1/4 AC 1999	9906	1	9,906
8	1/4 AC 2000	9906	1	9,906
9	1/4 AC 2001	9906	1	9,906
10	1/4 AC 2002	9906	1	9,906
11	1/4 AC 2003	9906	1	9,906
12	1/4 AC 2004	9906	1	9,906
13	1/4 AC 2005	9906	1	9,906
14	1/4 AC 2006	9906	1	9,906
15	1/4 AC 2007	9906	1	9,906
16	1/4 AC 2008	9906	1	9,906
17	1/4 AC 2009	9906	1	9,906
18	1/4 AC 2010	9906	1	9,906
19	1/4 AC 2011	9906	1	9,906
20	1/4 AC 2012	9906	1	9,906
21	1/4 AC 2013	9906	1	9,906
22	1/4 AC 2014	9906	1	9,906
23	1/4 AC 2015	9906	1	9,906
24	1/4 AC 2016	9906	1	9,906
25	1/4 AC 2017	9906	1	9,906
26	1/4 AC 2018	9906	1	9,906
27	1/4 AC 2019	9906	1	9,906
28	1/4 AC 2020	9906	1	9,906
29	1/4 AC 2021	9906	1	9,906
30	1/4 AC 2022	9906	1	9,906
31	1/4 AC 2023	9906	1	9,906
32	1/4 AC 2024	9906	1	9,906
33	1/4 AC 2025	9906	1	9,906
34	1/4 AC 2026	9906	1	9,906
35	1/4 AC 2027	9906	1	9,906
36	1/4 AC 2028	9906	1	9,906
37	1/4 AC 2029	9906	1	9,906
38	1/4 AC 2030	9906	1	9,906
39	1/4 AC 2031	9906	1	9,906
40	1/4 AC 2032	9906	1	9,906
41	1/4 AC 2033	9906	1	9,906
42	1/4 AC 2034	9906	1	9,906
43	1/4 AC 2035	9906	1	9,906
44	1/4 AC 2036	9906	1	9,906
45	1/4 AC 2037	9906	1	9,906
46	1/4 AC 2038	9906	1	9,906
47	1/4 AC 2039	9906	1	9,906
48	1/4 AC 2040	9906	1	9,906
49	1/4 AC 2041	9906	1	9,906
50	1/4 AC 2042	9906	1	9,906
51	1/4 AC 2043	9906	1	9,906
52	1/4 AC 2044	9906	1	9,906
53	1/4 AC 2045	9906	1	9,906
54	1/4 AC 2046	9906	1	9,906
55	1/4 AC 2047	9906	1	9,906
56	1/4 AC 2048	9906	1	9,906
57	1/4 AC 2049	9906	1	9,906
58	1/4 AC 2050	9906	1	9,906
59	1/4 AC 2051	9906	1	9,906
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241	1/4 AC 2233	9906	1	9,906
242	1/4 AC 2234	9906	1	9,906
243	1/4 AC 2235	9906	1	9,906
244	1/4 AC 2236	9906</		

TOTAL				303.24
BLOCK AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA
F-1	IRREGULAR	128.89	1	128.89
F-2	IRREGULAR	174.35	1	174.35

LN	REGULAR	90.735	1.000	90.735
F4TOF40	5.00 X 19.00	95.00	7	665.00
FN	REGULAR	146.49	1	146.49
TOTAL			8	1107.99

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.

Authorised Signatory

OWNER/AUTH. SIGNATURE _____

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

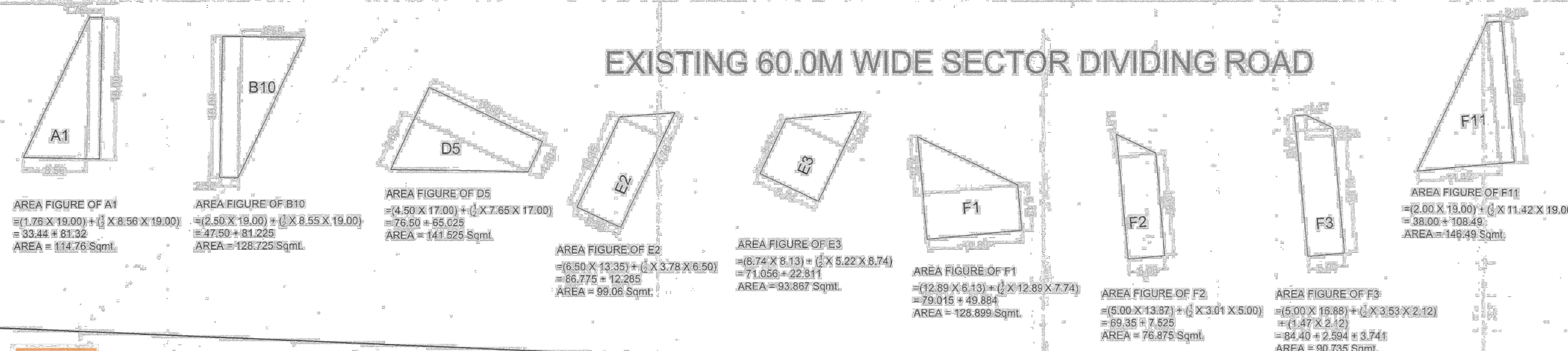
DRAWING TITLE

1000

DRAWING TITLE

SITE PLAN SEWER LAYOUT

DRAWING NO.



12.0M WIDE SERVICE ROAD