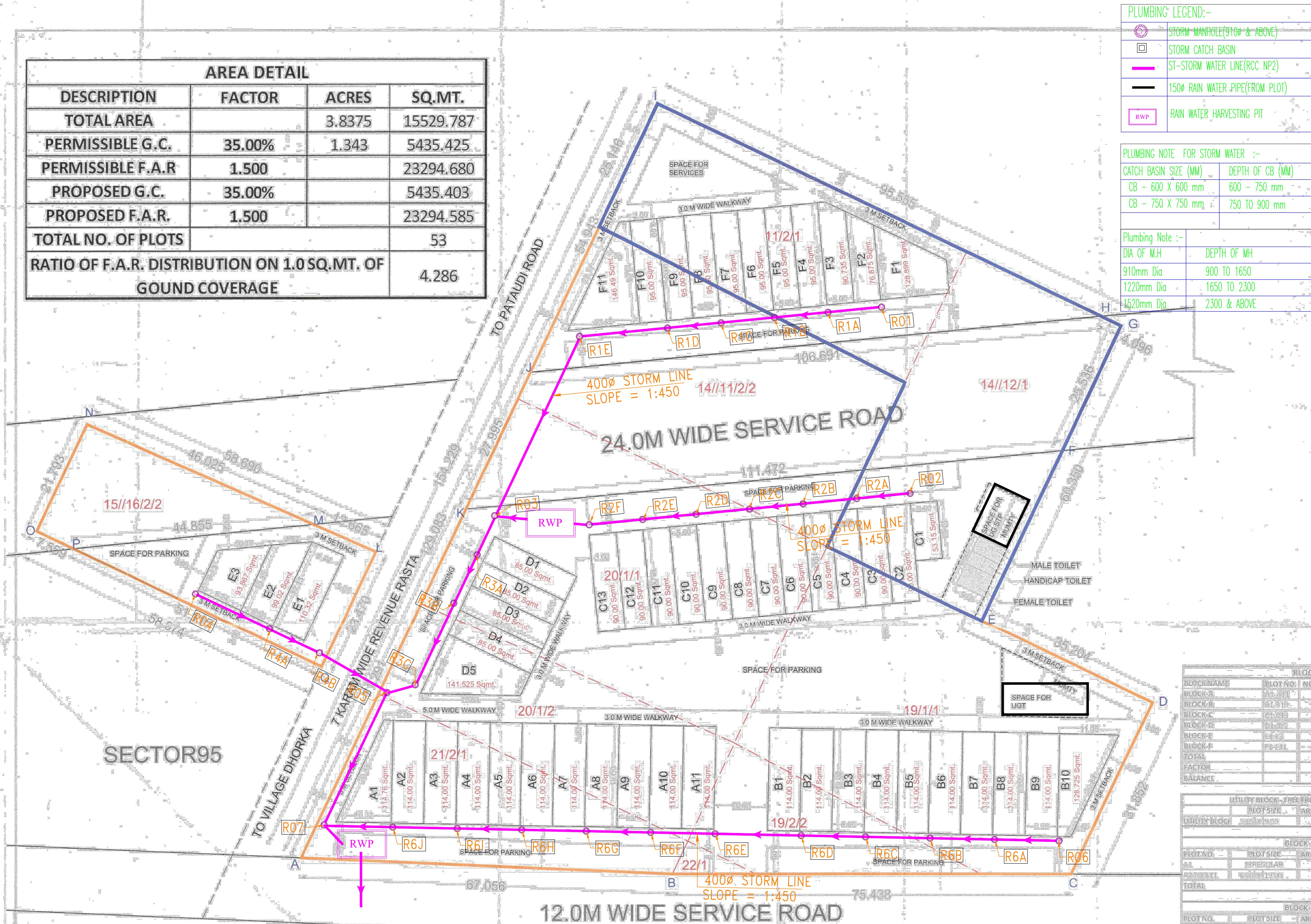


AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		3.8375	15529.787
PERMISSIBLE G.C.	35.00%	1.343	5435.425
PERMISSIBLE F.A.R	1.500		23294.680
PROPOSED G.C.	35.00%		5435.403
PROPOSED F.A.R.	1.500		23294.585
TOTAL NO. OF PLOTS			53
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE	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



PLUMBING LEGEND:-	
	STORM MANHOLE (9100 & ABOVE)
	STORM CATCH BASIN
	ST-STORM WATER LINE (RCC NP2)
	1500 RAIN WATER PIPE (FROM PLOT)
	RAIN WATER HARVESTING PIT

CATCH BASIN SIZE (MM)	DEPTH OF CB (MM)
CB – 600 X 600 mm	600 – 750 mm
CB – 750 X 750 mm	750 TO 900 mm

Plumbing Note :-	
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 making total site area 3.8375 acres (Drawing No. DGTRC-95-97 dated 24-5-21) comprised of licence which issued to the Commercial Plotted Colony being developed by GLS Infraprojects Pvt. Ltd, Sector-95, Gurugram respect Urban Complex 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 11 and the bilateral agreement.
2. 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.
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 DTCF for the modification of layout plans of the colony.
5. That the revenue road 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 DTCF, Haryana and accordingly shall make necessary internal 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.
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 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 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 lines 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 (C) 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 water heating 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 (fitting 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.22/52/2005-5power 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.

31.03.2016 issued by Haryana Government, Narenda
Energy Conservation Building Code.

(Signature)
(NARENDER KUMAR)
DTP(HQ)

(Signature)
(HITESH SHARMA)
STP(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)

BLOCK SUMMARY				
BLOCKNAME	BLOT NO.	NO OF PLOTS	PROPOSED G.C.	PROPOSED F.A.I.
BLOCK A	BL-A-1	01	1354.760	5377.554
BLOCK B	BL-B-1	10	1143.225	4048.828
BLOCK C	BL-C-1	03	1139.350	2856.350
BLOCK D	BL-D-5	01	461.525	2063.676
BLOCK E	BL-E-3	01	303.244	1299.611
BLOCK F	BL-F-1	01	1107.999	4748.562
TOTAL		26	535.003	23294.584
FACTOR			35.0000	1.50
BALANCE			00077	00000

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.				
	PLOT SIZE	AREA (SQ. MT)	NO. OF PLOTS	TOTAL AREA
UTILITY BLOCK	5.63 X 9.59	54.18	1	54.18

BLOCK-A AREA DETAIL				
PLAT NO.	PLAT SIZE	AREA (SQ. FT.)	NO. OF PLOTS	TOTAL AREA
A-1	IRREGULAR	114.76	1	114.76
A-2 TO A-11	660 FT. X 190 FT.	1254.00	10	1254.00
TOTAL		1368.76	11	1368.76

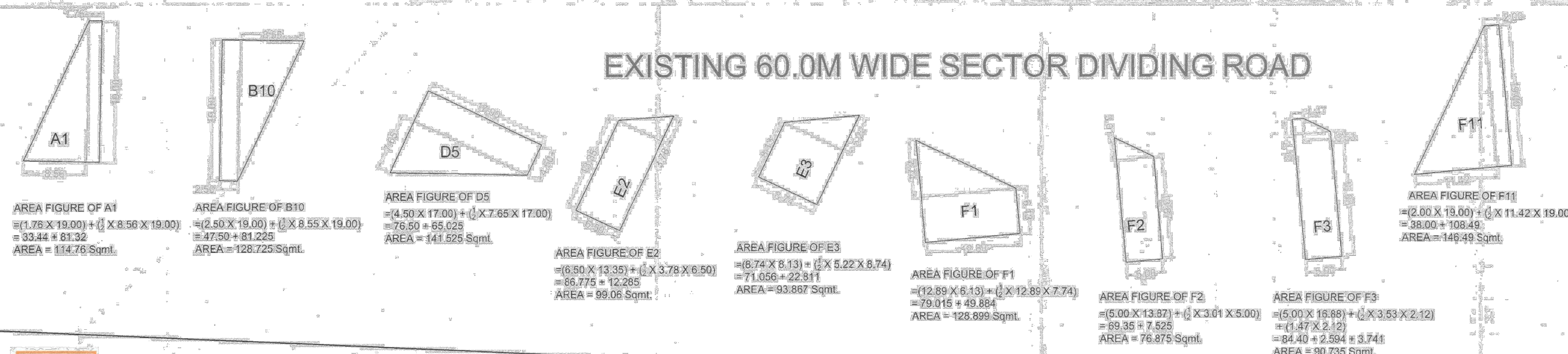
BLOCK-B AREA DETAIL				
PLOT NO.	PLOTSIZE	AREA(SQ. MT.)	NO. OF PLOTS	TOTAL AREA
B-10-19	100 X 19.00	174.00	1	1026.00
B-10	IRREGULAR	178.72	1	128.72
TOTAL			10	1154.72

BLOCK AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA
1	300' X 10.63	3189	1	3189.00
2	550' X 18.00	9900	1	9900.00
TOTAL			2	13089.00

BLOCK D AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA
PLDQ-D4	500 X 17.00	8500	1	8400
D5	IRREGULAR	1141.525	1	1141.52
TOTAL			5	1481.52

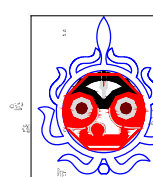
BLOCK E AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. FT.)	NO. OF PLOTS	TOTAL AREA
E1	REGULAR	110,417	1	110,417
E2	IRREGULAR	99,062	2	99,062
E3	IRREGULAR	93,862	1	93,862
TOTAL				303,241

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	86.875	1	86.875
F-3	IRREGULAR	90.735	1,000	90,735



(2.95625 ACRES) ALREADY LICENSE NO-103 OF 2021

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, DIST. GURUGRAM, HARYANA
GLS INFRAPROJECTS PVT. LTD.

For GIS INFRAPROJECTS PVT. LTD.

Authorised Signatory

OWNER/AUTH. SIGNATURE _____

VIMAL BAJA
Architect CA/96/1979
028 Sector-14, Gurgaon

OWNER/AUTH. SIGNATURE _____ ARCHITECT'S SIGNATURE _____

DRAWING TITLE SITE PLAN STORM LAYOUT

DRAWING NO. A-1 SCALE: 1:400