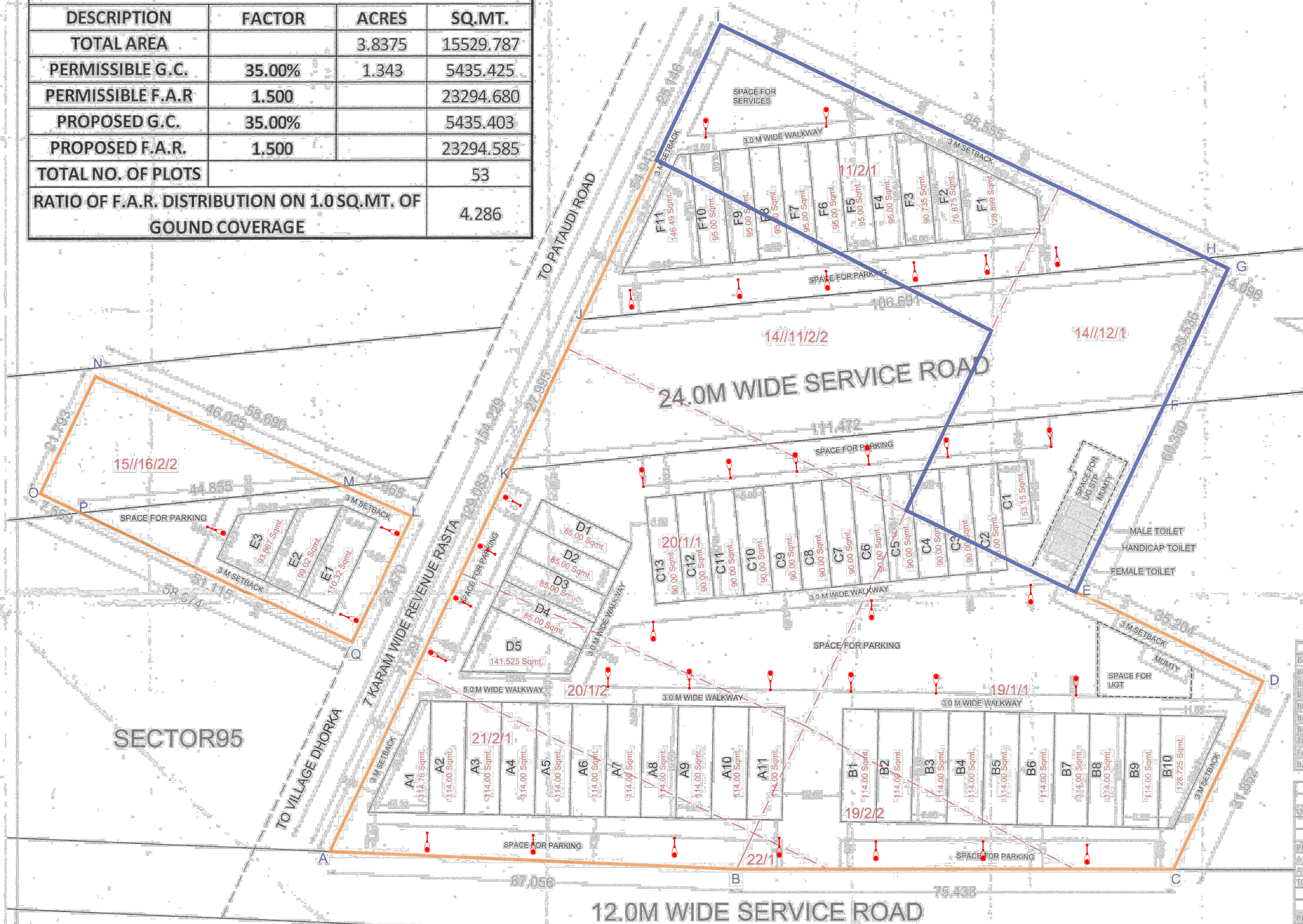


AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		3.8375	15529.787
PERMISSIBLE G.C.	35.00%	1.343	5435.425
PERMISSIBLE F.A.R	1.500		23294.680
PROPOSED G.C.	35.00%		5435.403
PROPOSED F.A.R.	1.500		23294.585
TOTAL NO. OF PLOTS			53
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GOUND COVERAGE		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









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

Mansarovar 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 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 rate 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 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 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.

Energy Conservation Building Codes.

 (NARENDER KUMAR) DTP(HQ)	 (HITESH SHARMA) STP(M)HQ	 (P. P. SINGH) CTD(HR)	 (T. L. SATYAPRAKASH, IAS) DGTCT(HR)
 (PANKAJ BENIWAL) AT(HQ)	 (DINESH KUMAR) PA(HQ)		

BLOCK SUMMARY				
BLOCKNAME	PLOTNO	NO. OF PLOTS	PROPOSED G.C.	PROPOSED P.A.
BLOCK A	AL-111	11	1,254,760	5,377,575
BLOCK B	BL-110	10	1,143,725	4,948,830
BLOCK C	CL-115	13	1,133,150	4,856,310
BLOCK D	DL-152	21	481,525	2,063,635
BLOCK E	EL-153	5	303,225	1,299,675
BLOCK F	FL-111	11	1,107,939	4,748,510
TOTAL		53	5,435,403	23,294,535
FACTOR			35.00%	11.50
BAIANCE				

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	1147.5	1	1147.5
A2 TO A11	600 x 1900	1140	10	11400
TOTAL			11	12547.5

BLOCK-B AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA
BT 70 B9	500 X 1900	950.00		950.00
B10	IRREGULAR	128.725		128.72
TOTAL			10	1154.72

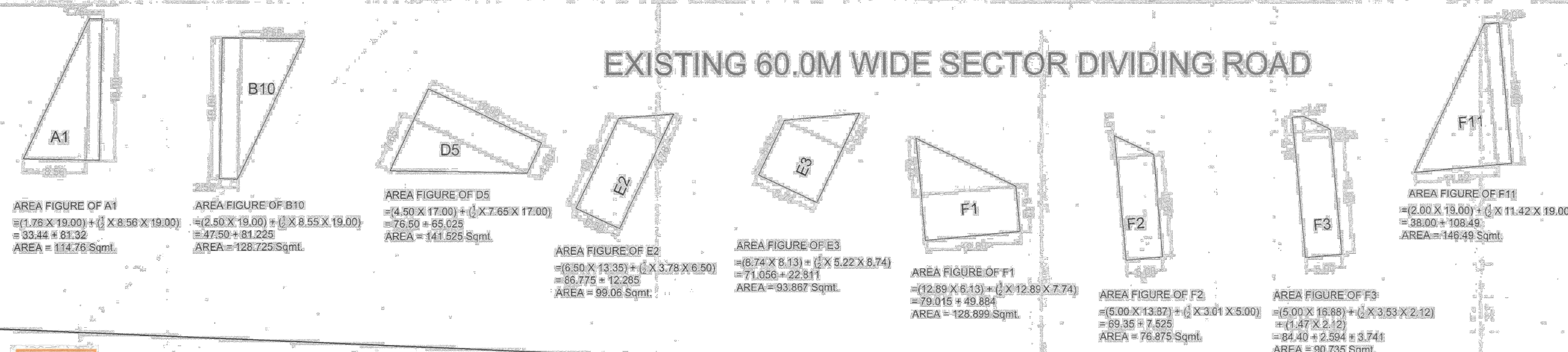
BLOCK AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. M.)	NO. OF PLOTS	TOTAL AREA
1	500' X 100'	50,000	1	50,000
2	500' X 100'	50,000	1	50,000
3	500' X 100'	50,000	1	50,000
4	500' X 100'	50,000	1	50,000
5	500' X 100'	50,000	1	50,000
6	500' X 100'	50,000	1	50,000
7	500' X 100'	50,000	1	50,000
8	500' X 100'	50,000	1	50,000
9	500' X 100'	50,000	1	50,000
10	500' X 100'	50,000	1	50,000
11	500' X 100'	50,000	1	50,000
12	500' X 100'	50,000	1	50,000
13	500' X 100'	50,000	1	50,000
14	500' X 100'	50,000	1	50,000
15	500' X 100'	50,000	1	50,000
16	500' X 100'	50,000	1	50,000
17	500' X 100'	50,000	1	50,000
18	500' X 100'	50,000	1	50,000
19	500' X 100'	50,000	1	50,000
20	500' X 100'	50,000	1	50,000
21	500' X 100'	50,000	1	50,000
22	500' X 100'	50,000	1	50,000
23	500' X 100'	50,000	1	50,000
24	500' X 100'	50,000	1	50,000
25	500' X 100'	50,000	1	50,000
26	500' X 100'	50,000	1	50,000
27	500' X 100'	50,000	1	50,000
28	500' X 100'	50,000	1	50,000
29	500' X 100'	50,000	1	50,000
30	500' X 100'	50,000	1	50,000
31	500' X 100'	50,000	1	50,000
32	500' X 100'	50,000	1	50,000
33	500' X 100'	50,000	1	50,000
34	500' X 100'	50,000	1	50,000
35	500' X 100'	50,000	1	50,000
36	500' X 100'	50,000	1	50,000
37	500' X 100'	50,000	1	50,000
38	500' X 100'	50,000	1	50,000
39	500' X 100'	50,000	1	50,000
40	500' X 100'	50,000	1	50,000
41	500' X 100'	50,000	1	50,000
42	500' X 100'	50,000	1	50,000
43	500' X 100'	50,000	1	50,000
44	500' X 100'	50,000	1	50,000
45	500' X 100'	50,000	1	50,000
46	500' X 100'	50,000	1	50,000
47	500' X 100'	50,000	1	50,000
48	500' X 100'	50,000	1	50,000
49	500' X 100'	50,000	1	50,000
50	500' X 100'	50,000	1	50,000
51	500' X 100'	50,000	1	50,000
52	500' X 100'	50,000	1	50,000
53	500' X 100'	50,000	1	50,000
54	500' X 100'	50,000	1	50,000
55	500' X 100'	50,000	1	50,000
56	500' X 100'	50,000	1	50,000
57	500' X 100'	50,000	1	50,000
58	500' X 100'	50,000	1	50,000
59	500' X 100'	50,000	1	50,000
60	500' X 100'	50,000	1	50,000
61	500' X 100'	50,000	1	50,000
62	500' X 100'	50,000	1	50,000
63	500' X 100'	50,000	1	50,000
64	500' X 100'	50,000	1	50,000
65	500' X 100'	50,000	1	50,000
66	500' X 100'	50,000	1	50,

BLOCK D AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA
51 TO 64	8 DOX 12 00	82 00	1	82 00
65	18 DOX 9 CAR	144 525	1	144 525

BLOCK-E AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA
1	REGULAR	110.17	1	110.17
2	IRREGULAR	99.06	2	99.06

TOTAL	U X S B				303.24
BLOCK F AREA DETAIL					
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO.OF PLOTS	TOTAL AREA	
F-1	CIRCULAR	128.99	1	128.99	

03	REGULAR	36.875	1	36.875
04	REGULAR	90.735	1	90.735
04 TO 140	3.00 X 19.00	85.00	1	85.00
01	REGULAR	146.49	1	146.49
TOTAL			4	117.99



(2.95625 ACRES) ALREADY LICENSE NO-103 OF 2021

12.0M WIDE SERVICE ROAD

DEVELOPER:-
GLS INFRAPROJECTS PVT. LTD.

PROJECT:-
REVISED & PROPOSED SITE PLAN OF PLOTTED
COMMERCIAL COLONY ON LAND AREA MEASURING 3.837
(EXISTING LICENSE NO-103 OF 2021 DATED- 08-12-2021) OF
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		ARCHITECT'S SIGNATURE	
DRAWING TITLE		STREET LIGHT PLAN	
SITE PLAN			
DRAWING NO.	A-1	SCALE :	1 : 400