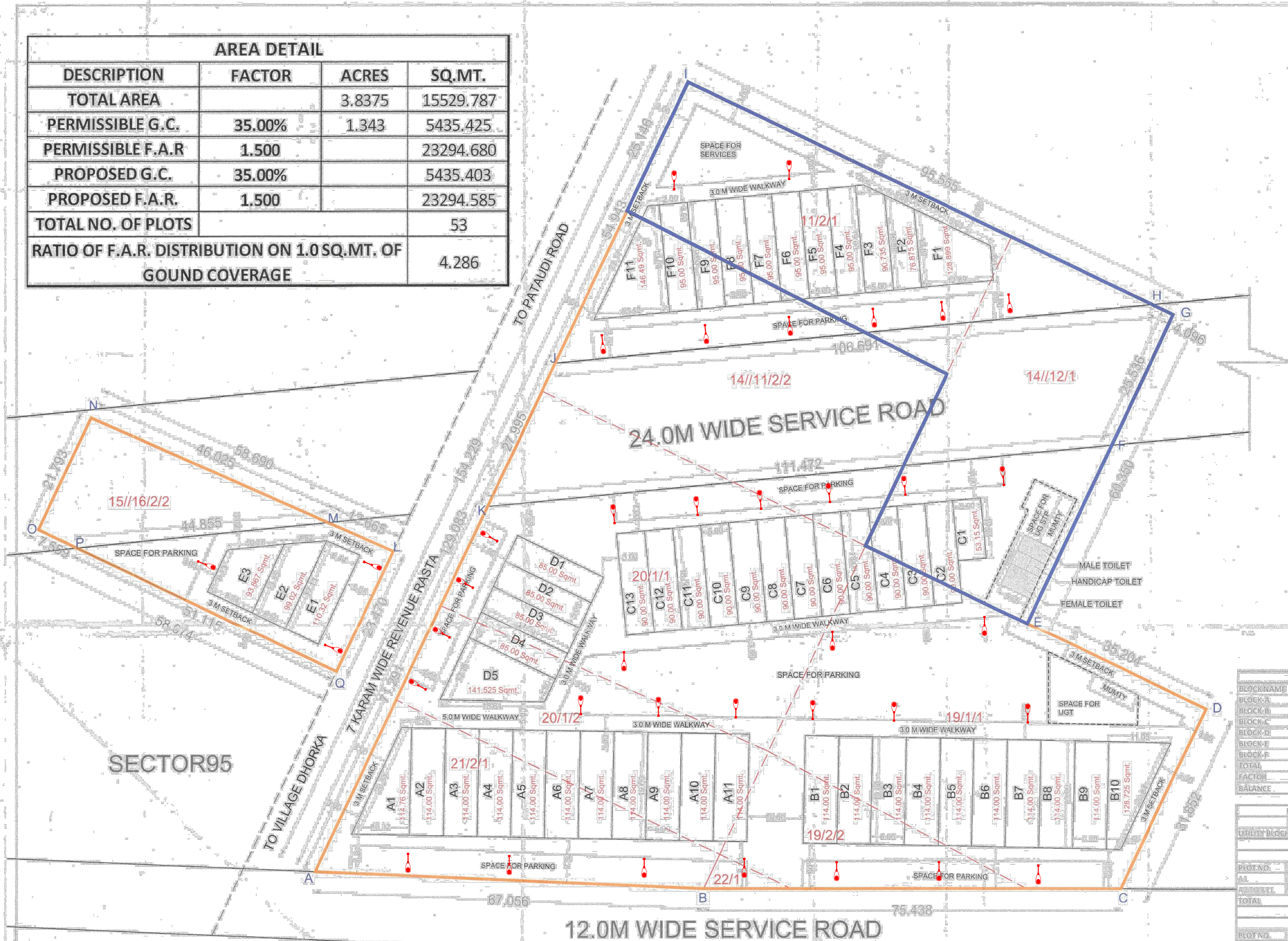


AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		3.8375	15529.787
PERMISSIBLE G.C.	35.00%	1.343	5435.425
PERMISSIBLE F.A.R.	1.500		23294.680
PROPOSED G.C.	35.00%		5435.403
PROPOSED F.A.R.	1.500		23294.585
TOTAL NO. OF PLOTS			53
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE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



- To be read with Licence No. 145 of 2023 Dated 11/07/2023
- That 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 area 3.8375 acres (Drawing No. DGTCP-7372 dated 2-7-23) comprised 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 IST 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 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)(ii) 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) CTP(HQ)

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

(PANKAJ BENIWAL) ATP(HQ)

(DINESH KUMAR) PA(HQ)

BLOCK SUMMARY				
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R.
BLOCK-A	A1-A11	11	1254.760	3372.543
BLOCK-B	B1-B10	10	1140.000	2948.821
BLOCK-C	C1-C13	13	1133.150	2856.381
BLOCK-D	D1-D5	5	141.525	2093.675
BLOCK-E	E1-E3	3	303.244	1299.619
BLOCK-F	F1-F11	11	1107.999	2748.561
TOTAL		53	5435.403	23294.585
FACTOR			35.00%	1.500
BALANCE			0.077	0.095

UTILITY BLOCK - FREE FROM GROUND COVERAGE, F.A.R.			
UTILITY BLOCK	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
UTILITY BLOCK	5.00 X 9.00	45.00	1
TOTAL		45.00	1

BLOCK-A AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
A1	IRREGULAR	114.76	1	114.760
A2	IRREGULAR	114.00	1	114.000
TOTAL		114.76	2	228.760

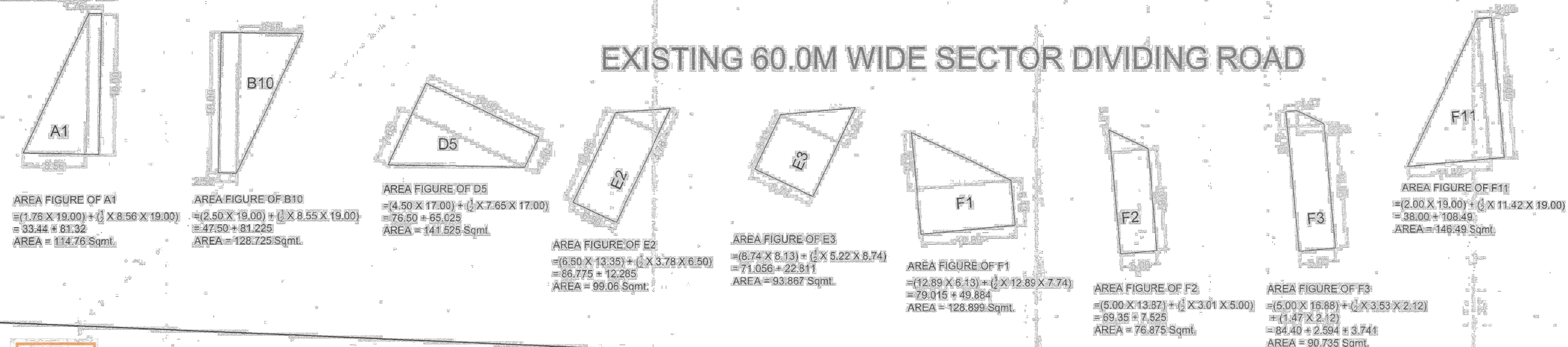
BLOCK-B AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
B1-B10	IRREGULAR	114.00	10	1140.000
TOTAL		114.00	10	1140.000

BLOCK-C AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
C1	IRREGULAR	83.35	1	83.350
C2-C13	IRREGULAR	109.80	12	1317.600
TOTAL		118.15	13	1400.950

BLOCK-D AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
D1-D5	IRREGULAR	82.00	5	410.000
TOTAL		141.525	5	410.000

BLOCK-E AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
E1	IRREGULAR	103.12	1	103.120
E2	IRREGULAR	99.00	1	99.000
E3	IRREGULAR	99.99	1	99.990
TOTAL		303.244	3	303.244

BLOCK-F AREA DETAIL				
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
F1	IRREGULAR	128.899	1	128.899
F2	IRREGULAR	96.875	1	96.875
F3	IRREGULAR	90.735	1	90.735
F4-F11	IRREGULAR	89.00	7	623.000
TOTAL		146.909	11	1107.999



(2.95625 ACRES) ALREADY LICENSE NO-103 OF 2021

(0.88125 ACRES) PROPOSED ADDITIONAL AREA

12.0M WIDE SERVICE ROAD

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

ARCHITECT'S SIGNATURE

DRAWING TITLE

ELECTRICITY PLAN

SITE PLAN

DRAWING NO. A-1

SCALE: 1 : 400