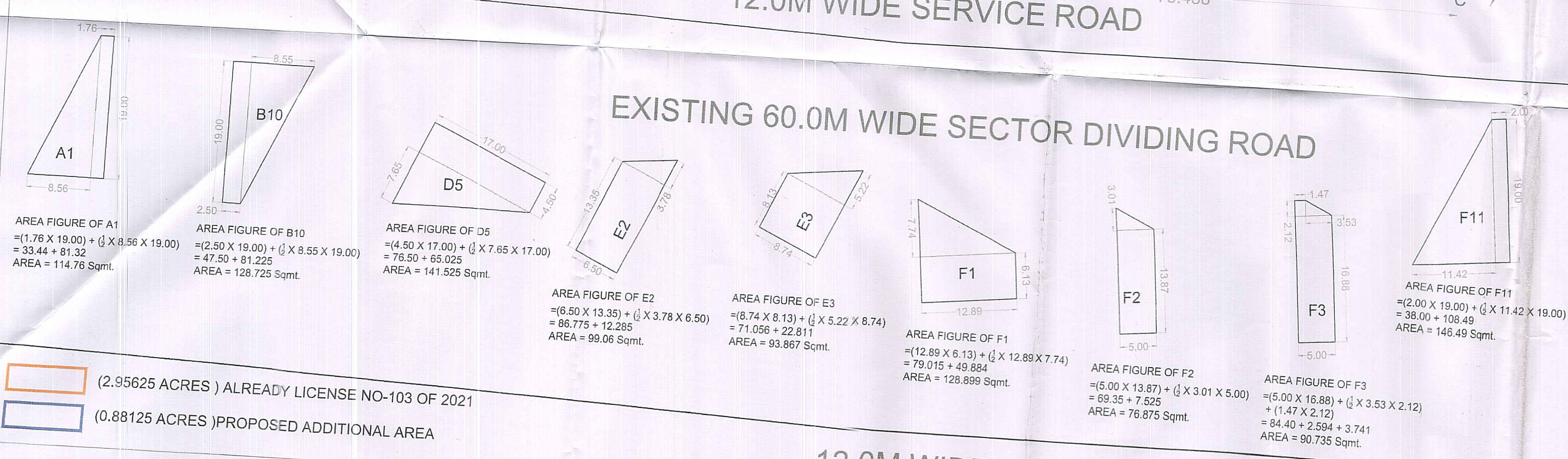
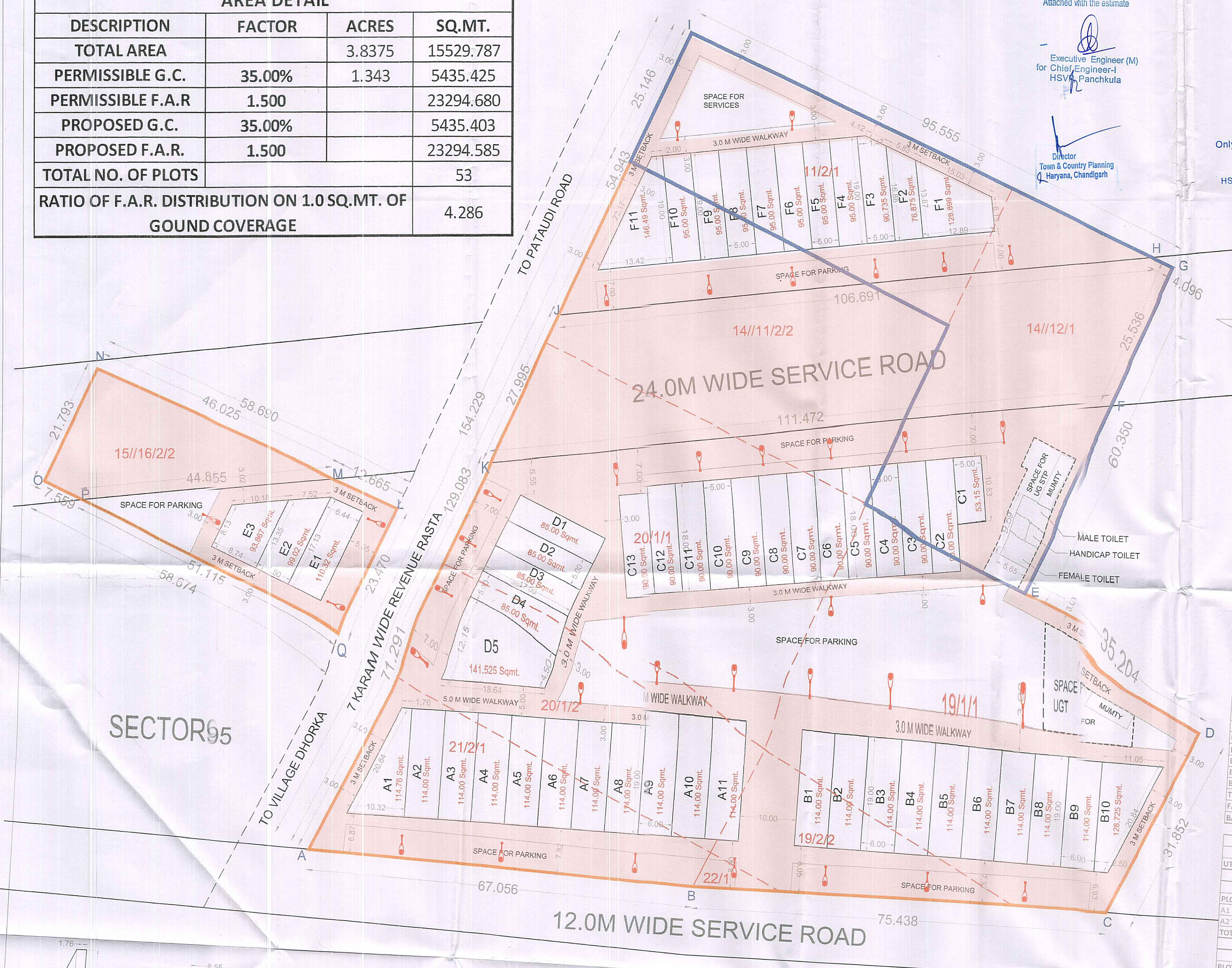


AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		3.8375	15529.787
PERMISSIBLE G.C.	35.00%	1.343	5435.425
PERMISSIBLE F.A.R	1.500		23294.680
PROPOSED G.C.	35.00%		5435.403
PROPOSED F.A.R.	1.500		23294.585
TOTAL NO. OF PLOTS			53
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE	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



Checked subject to Comments  
 In forwarding letter No. 57825  
 Dt. 05/03/2024...and notes  
 Attached with the estimate

Executive Engineer (M)  
 for Chief Engineer-I  
 HSVP, Panchkula

Director  
 Town & Country Planning  
 Haryana, Chandigarh

Superintending Engineer,  
 HSVP Gurugram

Only For Service Plan Estimate

Executive Engineer  
 HSVP, Division No. V, Gurugram

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-7399 dated 27/07/23) comprised of licence which is 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 ISI 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 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)(a)(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. 1533 (E) Dated 14.9.2005 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. 2252/2005-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 by Haryana Government Renewable Energy Department for enforcement of the dated 31.03.2016 issued Codes.

(NARENDER KUMAR)  
 DTP (H)

(HITESH SHARMA)  
 STP (M) HQ

(P. P. SINGH)  
 CTP (H)

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

(PANKAJ BENT)  
 ATP (H)

(DINESH KUMAR)  
 PA (HQ)

BLOCK SUMMARY			
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.
BLOCK-A	A1-A11	11	1254.760
BLOCK-B	B1-B10	10	1154.725
BLOCK-C	C1-C13	13	1133.150
BLOCK-D	D1-D5	5	481.525
BLOCK-E	E1-E3	3	303.244
BLOCK-F	F1-F11	11	1107.999
TOTAL		53	5435.403
FACTOR			35.00%
BALANCE			0.022

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

BLOCK-A AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
A1	IRREGULAR	114.76	1
A2 TO A11	6.00 X 19.00	114.00	10
TOTAL		114.00	11

BLOCK-B AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
B1 TO B9	6.00 X 19.00	114.00	9
B10	IRREGULAR	128.725	1
TOTAL		128.725	10

BLOCK-C AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
C1	5.00 X 10.63	53.15	1
C2-C13	5.00 X 18.00	90.00	12
TOTAL		143.15	13

BLOCK-D AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
D1 TO D4	5.00 X 17.00	85.00	4
D5	IRREGULAR	141.525	1
TOTAL		141.525	5

BLOCK-E AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
E1	6.44 X 17.13	110.317	1
E2	IRREGULAR	99.06	1
E3	IRREGULAR	93.867	1
TOTAL		303.244	3

BLOCK-F AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
F1	IRREGULAR	128.899	1
F2	IRREGULAR	76.875	1
F3	IRREGULAR	90.735	1
F4 TO F10	5.00 X 19.00	95.00	7
F11	IRREGULAR	146.49	1
TOTAL		1107.999	11

For DESIGN AND CONSULTANTS  
 FIRE FIGHTING / FIRE ALARM  
 VENTILATION / ELECTRICAL CONSULTANT

VIMAL BAJAJ  
 Architect CA/96/19791  
 938, Sector-14, Gurugram

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  
 SITE PLAN ROAD PLAN  
 DRAWING NO.