

| 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     |

Checked subject to Comments  
In forwarding letter No. 57025  
Dt. 07/02/2024 and notes  
Attached with the estimate

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

Superintending Engineer,  
HSVP Circle, Gurugram

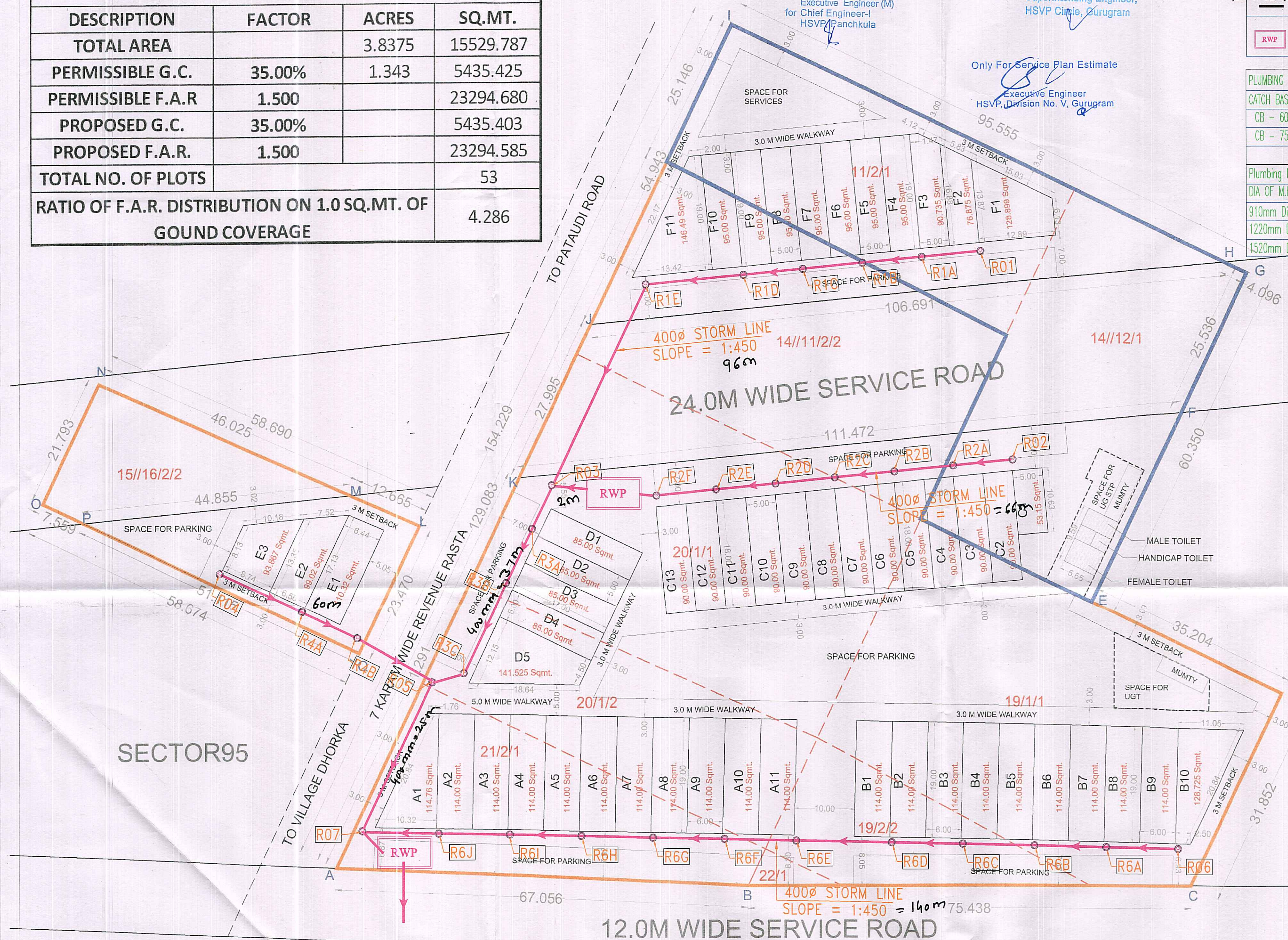
Only For Service Plan Estimate  
Executive Engineer  
HSVP, Division No. V, Gurugram

| PLUMBING LEGEND:- |                                   |
|-------------------|-----------------------------------|
|                   | STORM MANHOLE (910mm & ABOVE)     |
|                   | STORM CATCH BASIN                 |
|                   | ST-Storm WATER LINE (RCC N/3)     |
|                   | 150mm RAIN WATER PIPE (FROM PLOT) |
|                   | RAIN WATER HARVESTING PIT         |

| PLUMBING NOTE FOR STORM WATER :- |                  |
|----------------------------------|------------------|
| 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 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. DTGCP-7397 dated 14/12/2023) 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 roads 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 the 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 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)  
(PANKAJ BENTIWAL) ATP(HQ)  
(HITESH SHARMA) STP(M)HQ  
(DINESH KUMAR) PA(HQ)  
(P.P. SINGH) DTP(HQ)  
(T.L. SATYAPRAKASH, IAS) DTGCP(HQ)



| BLOCK SUMMARY |          |              |               |                |
|---------------|----------|--------------|---------------|----------------|
| BLOCK NAME    | PLOT NO. | NO. OF PLOTS | PROPOSED G.C. | PROPOSED F.A.R |
| BLOCK-A       | A1-A11   | 11           | 1254.760      | 5377.543       |
| BLOCK-B       | B1-B10   | 10           | 1154.725      | 4948.821       |
| BLOCK-C       | C1-C13   | 13           | 1133.150      | 4856.357       |
| BLOCK-D       | D1-D5    | 5            | 481.525       | 2063.679       |
| BLOCK-E       | E1-E3    | 3            | 303.244       | 1299.618       |
| BLOCK-F       | F1-F11   | 11           | 1107.999      | 4748.567       |
| TOTAL         |          | 53           | 5435.403      | 23294.585      |
| FACTOR        |          |              | 35.00%        | 1.500          |
| BALANCE       |          |              | 0.022         | 0.095          |

| UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R. |           |               |            |
|----------------------------------------------------|-----------|---------------|------------|
| UTILITY BLOCK                                      | PLOT SIZE | AREA (SQ.MT.) | TOTAL AREA |
| 5.65 X 9.59                                        | 54.18     | 1             | 54.18      |

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

| BLOCK-B AREA DETAIL |              |               |            |
|---------------------|--------------|---------------|------------|
| PLOT NO.            | PLOT SIZE    | AREA (SQ.MT.) | TOTAL AREA |
| 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.) | TOTAL AREA |
| 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.) | TOTAL AREA |
| 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.) | TOTAL AREA |
| 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.) | TOTAL AREA |
| 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         |

MEP CONSULTANT:  
BEHERA & ASSOCIATES PVT. LTD.  
F-623a, LADO SARAI  
BEHIND CNG FILLING STATION  
NEW DELHI - 110030  
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EMAIL:behera.associates@gmail.com

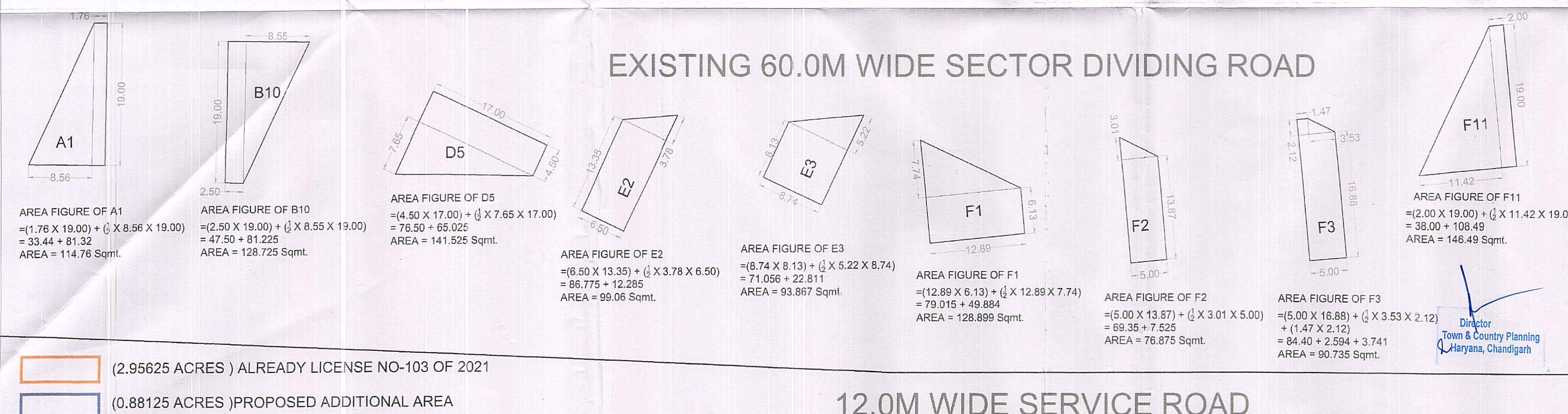
DEVELOPER:-  
GLS INFRAPROJECTS PVT. LTD.  
PROJECT:-  
REVISED & PROPOSED SITE PLAN OF PLOTTED COMMERCIAL COLONY ON LAND AREA MEASURING 3.8375 (EXISTING LICENSE NO-103 OF 2021 DATED- 08-12-2021 ON AREA - 2.95625 ACRES & PROPOSED AREA - 0.88125 ACRES) SITUATED IN THE REVENUE ESTATE OF VILLAGE DHORKA, SECTOR-95, DISTT. GURUGRAM, HARYANA  
GLS INFRAPROJECTS PVT. LTD.

For GLS INFRAPROJECTS PVT. LTD.  
VIMAL BAJAJ  
Architect CA/96/19791  
938, Sector-14, Gurgaon

OWNER/AUTH. SIGNATURE ARCHITECT'S SIGNATURE

DRAWING TITLE SITE PLAN STORM LAYOUT

DRAWING NO. A-1 SCALE: 1 : 400



(2.95625 ACRES) ALREADY LICENSE NO-103 OF 2021  
(0.88125 ACRES) PROPOSED ADDITIONAL AREA

12.0M WIDE SERVICE ROAD