

## Directorate of Town & Country Planning, Haryana

Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

To

✓ Himalayan Builders and Promoters Ltd.,  
B-507, Ansal Sushant City, Panipat.

Memo No. LC-5144/JE(SB)/2026/ 13840

Dated: 22-04-26

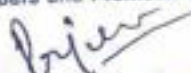
**Subject:** Request for approval of service plan/estimates of Licence No. 190 of 2023 dated 15.09.2023 granted for setting up Industrial Plotted Colony over an area measuring 36.325 acres in the revenue estate of village Garhi Multan, Tehsil Gharaunda, District Karnal.

**Reference:** Chief Administrator, HSVP, Panchkula office memo no. 408673 dated 26.12.2025.

The Service Plan/Estimates in respect of Licence No. 190 of 2023 dated 15.09.2023 granted for setting up Industrial Plotted Colony over an area measuring 36.325 acres in the revenue estate of village Garhi Multan, Tehsil Gharaunda, District Karnal are hereby approved subject to the following terms & conditions: -

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Administrator, HSVP, Panchkula office memo dated 26.12.2025.
2. That you shall pay the cost of infrastructure beyond 500 mtr of urbanizable limit made available by various agencies/ Department of the State Government, including infrastructure sought and availed, if any.
3. That you shall pay applicable External Development Charges as and when the site comes in 500 mtrs of urbanizable limits for the services like water supply, sewerage, storm water drainage, roads, bridges, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI shall also be provided by you and fire safety certificate shall also be

For Himalayan Builders and Promoters Ltd.

  
Authorized Signatory

obtained from the competent authority before undertaking any construction. You shall be solely responsible for fire safety arrangement.

7. All technical notes and comments incorporated in the estimates in two sets will also be applicable. A copy of these is also appended as Annexure-A.

Note (I):-

That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, The Air (Prevention and Control of Pollution) Act, 1981 and The Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office.

DA/As Above.



(Babita Gupta)

District Town Planner

For Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No LC-5144/JE(SB)/2026/

Dated:

A copy is forwarded to the following for information and necessary action please:-

1. The Chief Administrator, HSVP, Panchkula with reference to their office memo no. CA/HSVP/CE-I/II/ACE(HQ)/EE(W)/SDE(W-3)/2025/408673 dated 26.12.2025.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Karnal.

/

(Babita Gupta)

District Town Planner

For Director, Town & Country Planning  
Haryana, Chandigarh

For Himalayan Builders and Promoters Ltd.



Authorized Signatory

That this Layout Plan for area measuring 36.325 acres (Drawing No. DGCP/9610 Dated: 15/09/23) in respect of Industrial Plotted Colony in the revenue estate of Village Gadhi Multan, Tehsil Gharanda & District Karnal being developed by Himalayan Builders & Promoters Pvt. Ltd. is hereby approved subject to the following conditions:-

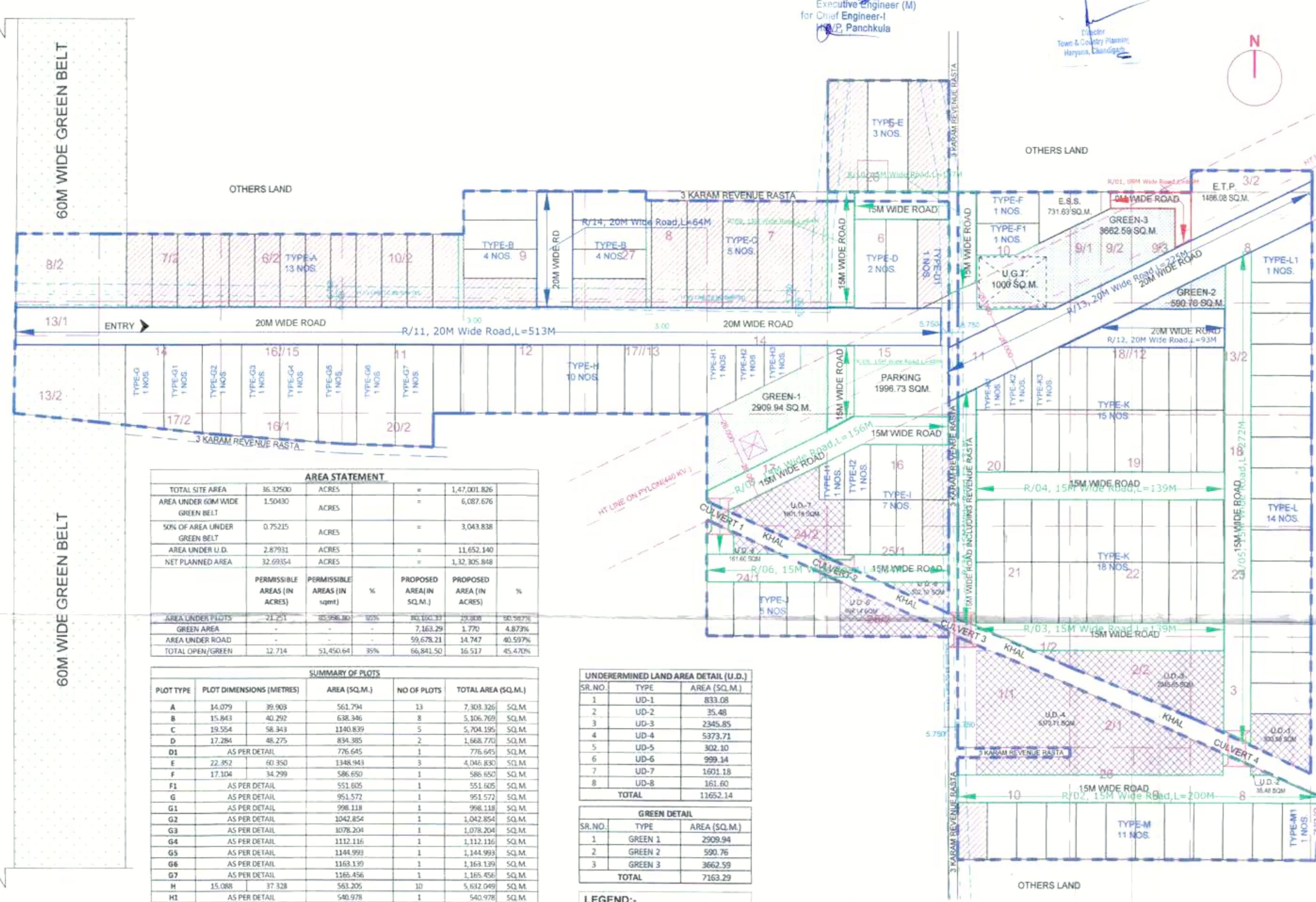
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the demarcation plans as per site of all the Industrial sites shall be approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
3. That the high-tension lines passing (if any) in the colony area shall have to be suitably aligned or right of way along the layout 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 DGCP, Haryana for the modification of layout plans of the colony.
5. That the revenue rasta 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 DGCP, 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider 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 colonizer. Any excess area over and above the permissible under industrial use shall be deemed to be open space.
9. A plot which derives an access from less than 12 metres wide road would mean a minimum clear width of 17 metres between the plots.
10. 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 30(3)(b) of the Act No. 8 of 1975.
11. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
12. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 12.9.2020 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site if applicable.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
14. That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
15. For short term of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour.
16. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
17. That the 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.
18. That the colonizer/owner shall submit the layout plan for approval and when norms pertaining to parking provided in the layout plan.
19. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

RAJESH KUMAR (ATP) (H-2)  
 (+SHISHU SHARMA) (ATP) (H-2)  
 (SUNITA SETHI) (ATP) (H-2)  
 (T. SATYAPRAKASH) (IAS) (DGCP) (H-2)

1. (T. SATYAPRAKASH) (IAS) (DGCP) (H-2)

Checked subject to Comments  
 In forwarding letter No. 408623  
 Dt-26/12/2023 and notes  
 Attached with the estimate  
 Executive Engineer (M)  
 for Chief Engineer-I  
 HVP, Panchkula

TO KARNAL  
 G.T. ROAD  
 TO PANIPAT



| AREA STATEMENT                 |          |       |   |              |         |
|--------------------------------|----------|-------|---|--------------|---------|
| TOTAL SITE AREA                | 36.32500 | ACRES | = | 1,47,001.826 |         |
| AREA UNDER 60M WIDE GREEN BELT | 1.50430  | ACRES | = | 6,087.676    |         |
| 50% OF AREA UNDER GREEN BELT   | 0.75215  | ACRES | = | 3,043.838    |         |
| AREA UNDER U.D.                | 2.87931  | ACRES | = | 11,652.140   |         |
| NET PLANNED AREA               | 32.09354 | ACRES | = | 1,32,305.848 |         |
| PERMISSIBLE AREAS (IN ACRES)   |          |       |   |              |         |
| GREEN AREA                     | 21.201   |       |   | 86,160.33    | 58.587% |
| AREA UNDER ROAD                | -        |       |   | 7,163.29     | 4.873%  |
| TOTAL OPEN/GREEN               | 12.714   |       |   | 51,450.64    | 35.46%  |

| SUMMARY OF PLOTS |                          |              |             |                    |
|------------------|--------------------------|--------------|-------------|--------------------|
| PLOT TYPE        | PLOT DIMENSIONS (METRES) | AREA (SQ.M.) | NO OF PLOTS | TOTAL AREA (SQ.M.) |
| A                | 14.079 x 39.909          | 561.794      | 13          | 7,303.326          |
| B                | 15.843 x 40.292          | 638.346      | 8           | 5,106.769          |
| C                | 19.554 x 58.343          | 1140.839     | 5           | 5,704.195          |
| D                | 17.284 x 48.275          | 834.385      | 2           | 1,668.770          |
| D1               | AS PER DETAIL            | 776.645      | 1           | 776.645            |
| E                | 22.852 x 60.350          | 1348.943     | 3           | 4,046.830          |
| F                | 17.104 x 34.299          | 586.650      | 1           | 586.650            |
| F1               | AS PER DETAIL            | 551.605      | 1           | 551.605            |
| G                | AS PER DETAIL            | 951.572      | 1           | 951.572            |
| G1               | AS PER DETAIL            | 798.118      | 1           | 798.118            |
| G2               | AS PER DETAIL            | 1042.854     | 1           | 1,042.854          |
| G3               | AS PER DETAIL            | 1078.204     | 1           | 1,078.204          |
| G4               | AS PER DETAIL            | 1112.116     | 1           | 1,112.116          |
| G5               | AS PER DETAIL            | 1144.999     | 1           | 1,144.999          |
| G6               | AS PER DETAIL            | 1163.139     | 1           | 1,163.139          |
| G7               | AS PER DETAIL            | 1165.456     | 1           | 1,165.456          |
| H                | 15.088 x 37.328          | 563.205      | 10          | 5,632.049          |
| H1               | AS PER DETAIL            | 540.978      | 1           | 540.978            |
| H2               | AS PER DETAIL            | 417.090      | 1           | 417.090            |
| H3               | AS PER DETAIL            | 369.999      | 1           | 369.999            |
| I                | 14.376 x 25.834          | 428.606      | 7           | 3,000.242          |
| I1               | AS PER DETAIL            | 399.276      | 1           | 399.276            |
| I2               | AS PER DETAIL            | 404.916      | 1           | 404.916            |
| J                | 14.901 x 29.900          | 445.540      | 5           | 2,227.700          |
| K                | 15.226 x 33.656          | 512.445      | 33          | 16,910.725         |
| K1               | AS PER DETAIL            | 236.382      | 1           | 236.382            |
| K2               | AS PER DETAIL            | 349.200      | 1           | 349.200            |
| K3               | AS PER DETAIL            | 461.859      | 1           | 461.859            |
| L                | 16.711 x 33.748          | 563.563      | 14          | 7,895.480          |
| L1               | AS PER DETAIL            | 841.101      | 1           | 841.101            |
| M                | 16.389 x 30.796          | 504.716      | 11          | 5,551.872          |
| M1               | AS PER DETAIL            | 610.216      | 1           | 610.216            |
| TOTAL            |                          |              | 132         | 80,160.327         |

| UNDERMINED LAND AREA DETAIL (U.D.) |      |              |
|------------------------------------|------|--------------|
| S.R.NO.                            | TYPE | AREA (SQ.M.) |
| 1                                  | UD-1 | 833.08       |
| 2                                  | UD-2 | 35.48        |
| 3                                  | UD-3 | 2345.85      |
| 4                                  | UD-4 | 5373.71      |
| 5                                  | UD-5 | 302.10       |
| 6                                  | UD-6 | 999.14       |
| 7                                  | UD-7 | 1001.18      |
| 8                                  | UD-8 | 161.60       |
| TOTAL                              |      | 11652.14     |

| GREEN DETAIL |         |              |
|--------------|---------|--------------|
| S.R.NO.      | TYPE    | AREA (SQ.M.) |
| 1            | GREEN 1 | 2909.94      |
| 2            | GREEN 2 | 590.76       |
| 3            | GREEN 3 | 3662.59      |
| TOTAL        |         | 7163.29      |

LEGEND:-  
 --- SITE BOUNDARY  
 GREEN/PARK AREA  
 U.D. (UNDERMINED LAND)  
 FROZEN PLOTS DUE TO 11 KV HT LINES

## LAYOUT PLAN

| S.NO. | SYMBOL | DESCRIPTION   |
|-------|--------|---------------|
| 01    |        | 09M WIDE ROAD |
| 02    |        | 15M WIDE ROAD |
| 03    |        | 20M WIDE ROAD |

**PROPOSED PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 36.325 ACRES IN THE REVENUE ESTATE OF VILLAGE - GADHI MULTAN, TEHSIL-GHARAUNDA, DISTRICT- KARNAL, BEING DEVELOPED BY HIMALAYAN BUILDERS & PROMOTERS LIMITED.**

CLIENT:-

ARCHITECT :-

Ar. PANKAJ NEGI  
 CA/2016/00636  
 Mob. 9469999677  
 email-arpankajnegi@gmail.com

ARCHITECTURE PLAN  
 WORKING DRAWING  
 INTERIOR DESIGN  
 VALUATION  
 TURNKEY PROJECT  
 FURNITURE DESIGN  
 VASTU CONSULTANT  
 ENGINEERING DRAWING  
 STRUCTURE DRAWING

**VASTU DECORE**  
 We Design Your Dreams

## ROAD LAYOUT PLAN

ARCHITECTS ,INTERIORS ,CONSTRUCTION  
 SCO-7,2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL  
 CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR,PUNJAB  
 E-mail:- vastudecore@hotmail.com  
 MOB. +91-7015875179, 9915725569  
 This drawing is the property of the consultants. no part of this shall be used, copied or reproduced without their written permission

That this Layout Plan for area measuring 36.325 acres (Drawing No. DGTCP/9610 Dated: 15/09/23) in respect of Industrial Plotted Colony in the revenue estate of Village Gadhi-Multan, Tehsil Gharanda & District Karnal, being developed by Himalayan Builders & Promoters Pvt. Ltd. is 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 demarcation plans as per site of all the industrial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
- That the high-tension lines passing (if any) 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 DGTCP, Haryana for the modification of layout plans of the colony.
- That the colonizer shall abide by the directions of the DGTCP, 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 wider section road if applicable.
- That green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
- Any roads and open and above the permissible under industrial use shall be deemed to be open space.
- Any plot, which does not have access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- 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 1(1)(a)(ii) of the Act No. 6 of 1975.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority, shall be binding in this regard.
- That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1531 (E) Dated 4.9.2005 issued by Ministry of Environment and Forest, Government of India before starting the construction of development works at site if applicable.
- That the rain water harvesting system, shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
- That the layout plan of residential plots/flats, preference shall be given to the industry owners/ executive workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour.
- That the colonizer shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 12/2005-SP/Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall submit the layout plan for approval as and when norms pertaining to parking provided in the layout plan.
- That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lights for its campus as well as building.

For Himatsyan Builders and Promoters Ltd.

Superintending Engineer  
HSVP Circle, KARNAL

Executive Engineer  
HSVP Division Karnal

(T.L. SATAPRAKASH, IAS)  
DGTCP (H)

## SEWER LAYOUT PLAN

ARCHITECTS, INTERIORS, CONSTRUCTION

SCO-7, 2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL,

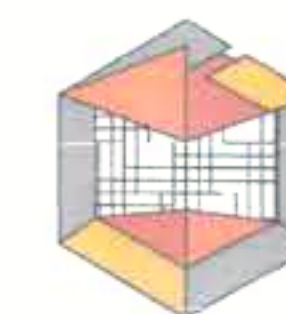
CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB

E-mail:- vastudecore@hotmail.com

MOB. +91-7015875179, 9915725569

This drawing is the property of the consultants. No part of this shall be used, copied or reproduced without their written permission

**VASTU DECORE**  
We Design Your Dreams



## LAYOUT PLAN

## LEGEND:

| S.NO. | SYMBOL | DESCRIPTION              |
|-------|--------|--------------------------|
| 01    |        | SEWERAGE MANHOLE         |
| 02    |        | 200/250 MM SEWERAGE LINE |
| 03    |        | S.T.P. OVER FLOW LINE    |

## LEGEND:

|  |                                    |
|--|------------------------------------|
|  | SITE BOUNDARY                      |
|  | GREENPARK AREA                     |
|  | U.D. (UNDETERMINED LAND)           |
|  | FROZEN PLOTS DUE TO 11 KV HT LINES |

| S.R. NO.     | TYPE | AREA (SQ.M.)    |
|--------------|------|-----------------|
| 1            | UD-1 | 833.08          |
| 2            | UD-2 | 35.48           |
| 3            | UD-3 | 2345.85         |
| 4            | UD-4 | 5373.71         |
| 5            | UD-5 | 302.10          |
| 6            | UD-6 | 999.14          |
| 7            | UD-7 | 1601.18         |
| 8            | UD-8 | 161.60          |
| <b>TOTAL</b> |      | <b>11652.14</b> |

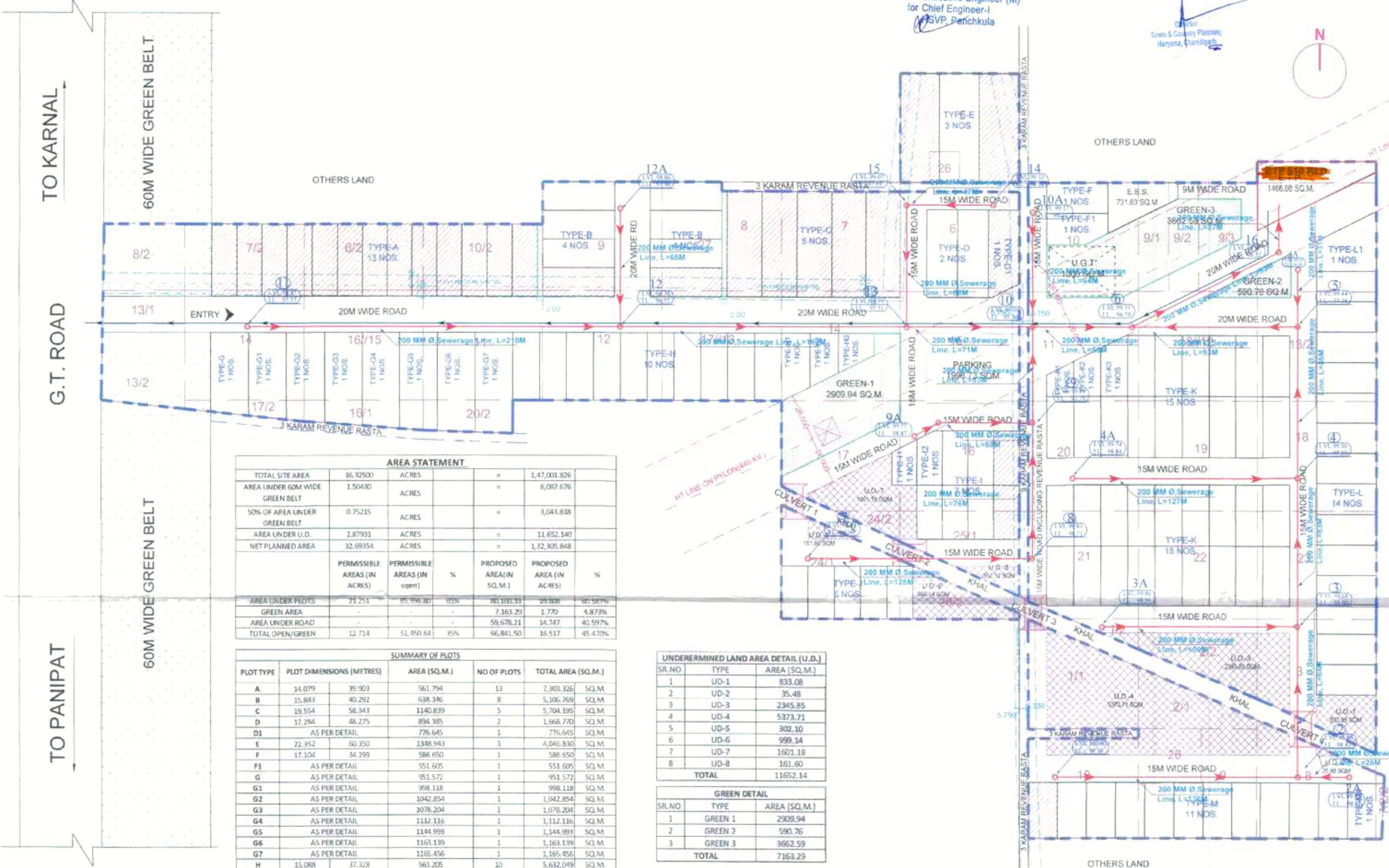
| S.R. NO.     | TYPE    | AREA (SQ.M.)   |
|--------------|---------|----------------|
| 1            | GREEN 1 | 2909.94        |
| 2            | GREEN 2 | 590.76         |
| 3            | GREEN 3 | 3662.59        |
| <b>TOTAL</b> |         | <b>7163.29</b> |

| AREA STATEMENT                 |                              |          |                           |              |         |
|--------------------------------|------------------------------|----------|---------------------------|--------------|---------|
| TOTAL SITE AREA                | 36.32500                     | ACRES    | =                         | 1,47,001.826 |         |
| AREA UNDER 60M WIDE GREEN BELT | 1.50430                      | ACRES    | =                         | 6,087.676    |         |
| 50% OF AREA UNDER GREEN BELT   | 0.75215                      | ACRES    | =                         | 3,043.838    |         |
| AREA UNDER U.D.                | 2.87991                      | ACRES    | =                         | 11,652.140   |         |
| NET PLANNED AREA               | 32.69354                     | ACRES    | =                         | 1,32,305.848 |         |
|                                | PERMISSIBLE AREAS (IN ACRES) | %        | PROPOSED AREAS (IN SQ.M.) | %            |         |
| AREA UNDER PLOTS               | 21.251                       | 85.99680 | 85,105.15                 | 85.99680     |         |
| GREEN AREA                     | -                            | -        | 7,163.29                  | 4.879%       |         |
| AREA UNDER ROAD                | 59.67821                     | 34.747   | 40.597%                   |              |         |
| TOTAL OPEN/GREEN               | 12.734                       | 51.45064 | 35%                       | 96,841.50    | 45.470% |

| SUMMARY OF PLOTS |                          |              |             |                    |
|------------------|--------------------------|--------------|-------------|--------------------|
| PLOT TYPE        | PLOT DIMENSIONS (METRES) | AREA (SQ.M.) | NO OF PLOTS | TOTAL AREA (SQ.M.) |
| A                | 24.079                   | 39.903       | 13          | 7,393.326          |
| B                | 15.843                   | 40.292       | 8           | 5,106.768          |
| C                | 19.554                   | 58.343       | 5           | 5,704.195          |
| D                | 17.784                   | 48.275       | 2           | 1,668.770          |
| D1               | AS PER DETAIL            | 776.645      | 1           | 776.645            |
| E                | 22.352                   | 60.350       | 3           | 4,040.830          |
| F                | 17.104                   | 34.299       | 1           | 586.650            |
| F1               | AS PER DETAIL            | 551.605      | 1           | 551.605            |
| G                | AS PER DETAIL            | 951.572      | 1           | 951.572            |
| G1               | AS PER DETAIL            | 998.118      | 1           | 998.118            |
| G2               | AS PER DETAIL            | 1042.854     | 1           | 1,042.854          |
| G3               | AS PER DETAIL            | 1078.204     | 1           | 1,078.204          |
| G4               | AS PER DETAIL            | 1112.116     | 1           | 1,112.116          |
| G5               | AS PER DETAIL            | 1144.993     | 1           | 1,144.993          |
| G6               | AS PER DETAIL            | 1163.139     | 1           | 1,163.139          |
| G7               | AS PER DETAIL            | 1165.456     | 1           | 1,165.456          |
| H                | 15.089                   | 37.328       | 10          | 5,632.099          |
| H1               | AS PER DETAIL            | 548.078      | 1           | 548.078            |
| H2               | AS PER DETAIL            | 417.090      | 1           | 417.090            |
| H3               | AS PER DETAIL            | 369.999      | 1           | 369.999            |
| I                | 14.576                   | 29.814       | 7           | 5,000.242          |
| I1               | AS PER DETAIL            | 309.276      | 1           | 309.276            |
| I2               | AS PER DETAIL            | 404.916      | 1           | 404.916            |
| J                | 14.903                   | 29.900       | 5           | 2,227.700          |
| K                | 15.226                   | 33.656       | 33          | 16,910.728         |
| K1               | AS PER DETAIL            | 236.382      | 1           | 236.382            |
| K2               | AS PER DETAIL            | 349.200      | 1           | 349.200            |
| K3               | AS PER DETAIL            | 461.359      | 1           | 461.359            |
| L                | 16.711                   | 33.748       | 14          | 7,891.480          |
| L1               | AS PER DETAIL            | 841.101      | 1           | 841.101            |
| M                | 16.389                   | 30.796       | 11          | 5,553.872          |
| M1               | AS PER DETAIL            | 610.216      | 1           | 610.216            |
| <b>TOTAL</b>     |                          |              | <b>132</b>  | <b>80,160.327</b>  |
|                  |                          |              |             | <b>19.8081</b>     |

Checked subject to Comments  
in forwarding letter No. 48673  
Dated 12/12/2025 and notes  
Attached with the estimate

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



**PROPOSED PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 36.325 ACRES IN THE REVENUE ESTATE OF VILLAGE - GADHI MULTAN, TEHSIL-GHARAUNDA, DISTRICT- KARNAL, BEING DEVELOPED BY HIMALAYAN BUILDERS & PROMOTERS LIMITED.**

CLIENT:-

ARCHITECT :-

Ar. PANKAJ NEGI  
CA/2015/68636  
Mob. 9468089877  
email-arpnkajnegi@gmail.com

ARCHITECTURE PLAN  
WORKING DRAWING  
INTERIOR DESIGN  
VALUATION  
TURNKEY PROJECT  
FURNITURE DESIGN  
VASTU CONSULTANT  
ENGINEERING DRAWING  
STRUCTURE DRAWING

**VASTU DECORE**  
We Design Your Dreams

Checked subject to Comments  
In forwarding letter No. 408613  
Dt. 8/6/2023 and notes  
Attached with the estimate

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

LC-5144

To be read with License No. 190 of 2023 Dated 15/09/2023

That this Layout Plan for area measuring 36.325 acres (Drawing No. DGTC/P/9610 Dated: 15/09/23) in respect of Industrial Plotted Colony in the revenue estate of Village Gadhi Multan, Tehsil Gharaunda & District Karnal being developed by Himalayan Builders & Promoters Pvt. Ltd. is hereby approved subject to the following conditions:-

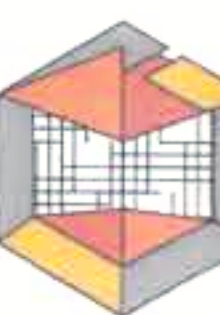
- That this Layout Plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plans as per site of all the industrial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
- That the high-tension lines passing (if any) in the colony area shall have to be suitably aligned or right of way along the line 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 DGTC/HSVP 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 DGTC/HSVP 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 wider sector road if applicable.
- That green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer.
- Any areas under and above the permissible under industrial use shall be deemed to be open space.
- Any plot, which derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres across the road.
- The portion of the sector/development plan reads/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(1)(a)(iii) of the Act No. 6 of 1975.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the colonizer shall obtain the Clearance/HOC as per the provisions of the Notification No. S.O. 1533 (F) Dated 04.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
- For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour.
- That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 12/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the 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.
- That the colonizer/owner shall submit the layout plan for approval as and when norms pertaining to parking provided in the layout plan.
- That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as parking.

RAJESH KUMAR (M)  
ATP (HQ)  
SHASHI SHARMA  
GTP (HQ)  
SUNITA SETHI  
STP (HQ)  
RUPA SINGH  
SIP (HQ)  
T.L. SATAPRAKASH (AS)  
DGTC (HQ)

Superintending Engineer  
HSVP Circle, Karnal

Executive Engineer  
HSVP Division, Karnal

For Himalayan Builders and Promoters Ltd.



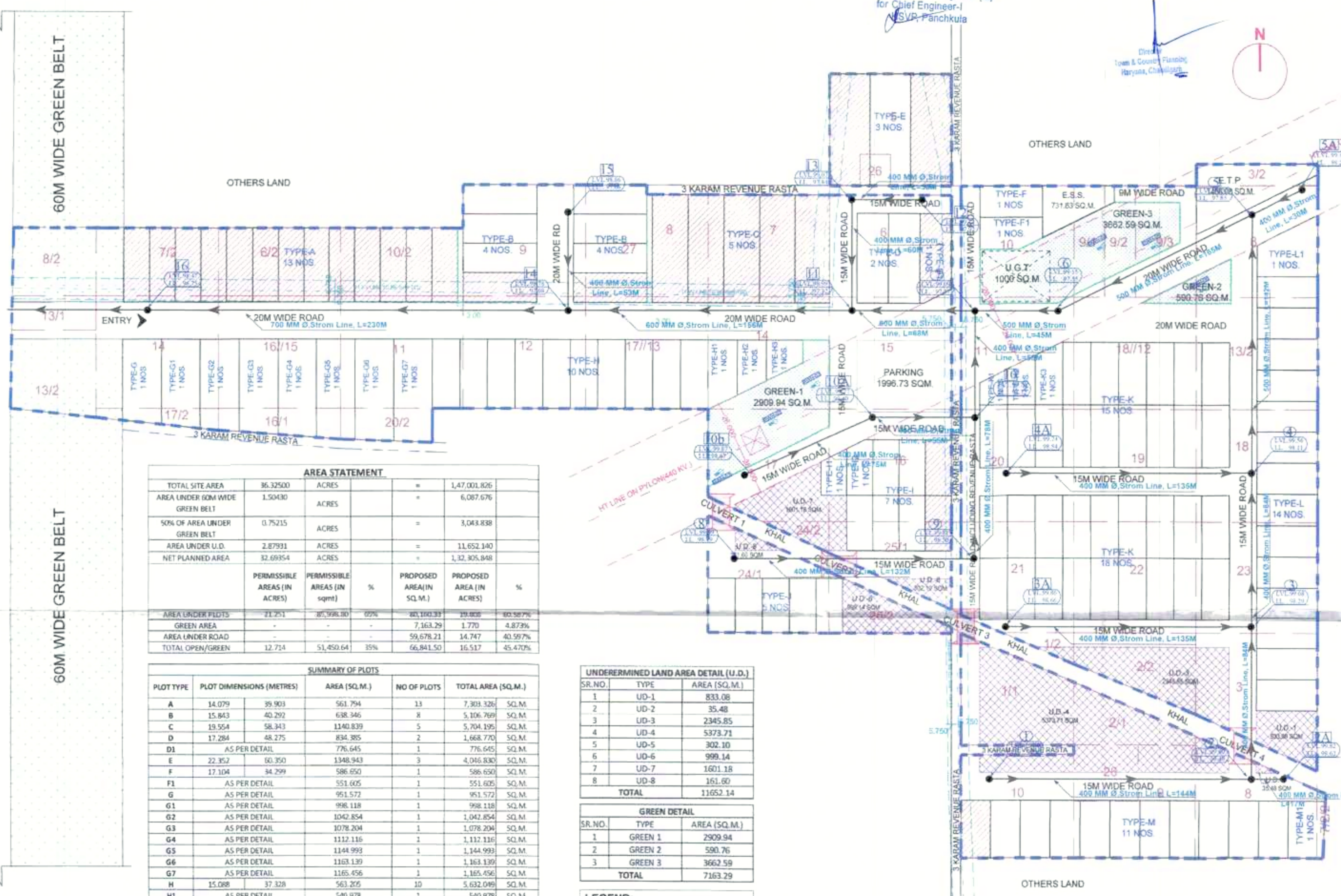
**VASTU DECORE**  
We Design Your Dreams

ARCHITECTS, INTERIORS, CONSTRUCTION  
SCO-7, 2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL,  
CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB

E-mail:- vastudecore@hotmail.com

MOB. +91-7015875179, 9915725569

This drawing is the property of the consultants. No part of this shall be used, copied or reproduced without their written permission



| AREA STATEMENT                 |          |        |                          |              |         |
|--------------------------------|----------|--------|--------------------------|--------------|---------|
| TOTAL SITE AREA                | 36.32500 | ACRES  | =                        | 1,47,001.806 |         |
| AREA UNDER 60M WIDE GREEN BELT | 1.50430  | ACRES  | =                        | 6,087.676    |         |
| 50% OF AREA UNDER GREEN BELT   | 0.75215  | ACRES  | =                        | 3,043.838    |         |
| AREA UNDER U.D.                | 2.87931  | ACRES  | =                        | 11,652.140   |         |
| NET PLANNED AREA               | 32.69554 | ACRES  | =                        | 1,32,805.848 |         |
| PERMISSIBLE AREAS (IN SQ.M.)   |          | %      | PROPOSED AREA (IN SQ.M.) |              | %       |
| AREA UNDER PLOTS               | 21.251   | 65.00% | 80,190.33                | 24.82%       | 80.587% |
| GREEN AREA                     | -        | -      | 7,163.29                 | 1.77%        | 4.873%  |
| AREA UNDER ROAD                | -        | -      | 59,678.21                | 14.74%       | 40.597% |
| TOTAL OPEN/GREEN               | 12.734   | 35.06% | 66,841.50                | 16.51%       | 45.470% |

| SUMMARY OF PLOTS |                          |              |             |                    |
|------------------|--------------------------|--------------|-------------|--------------------|
| PLOT TYPE        | PLOT DIMENSIONS (METRES) | AREA (SQ.M.) | NO OF PLOTS | TOTAL AREA (SQ.M.) |
| A                | 14.079 x 39.903          | 561.794      | 13          | 7,303.326          |
| B                | 15.843 x 40.292          | 638.346      | 8           | 5,106.769          |
| C                | 19.554 x 58.343          | 1,140.839    | 5           | 5,704.195          |
| D                | 17.284 x 48.275          | 834.385      | 2           | 1,668.770          |
| D1               | AS PER DETAIL            | 776.645      | 1           | 776.645            |
| E                | 22.352 x 60.350          | 1,348.943    | 3           | 4,046.830          |
| F                | 17.104 x 34.299          | 588.850      | 1           | 588.850            |
| F1               | AS PER DETAIL            | 551.605      | 1           | 551.605            |
| G                | AS PER DETAIL            | 951.572      | 1           | 951.572            |
| G1               | AS PER DETAIL            | 996.118      | 1           | 996.118            |
| G2               | AS PER DETAIL            | 1,042.854    | 1           | 1,042.854          |
| G3               | AS PER DETAIL            | 1,078.204    | 1           | 1,078.204          |
| G4               | AS PER DETAIL            | 1,112.116    | 1           | 1,112.116          |
| G5               | AS PER DETAIL            | 1,144.993    | 1           | 1,144.993          |
| G6               | AS PER DETAIL            | 1,163.139    | 1           | 1,163.139          |
| G7               | AS PER DETAIL            | 1,165.456    | 1           | 1,165.456          |
| H                | 15.088 x 37.328          | 563.205      | 10          | 5,632.049          |
| H1               | AS PER DETAIL            | 540.978      | 1           | 540.978            |
| H2               | AS PER DETAIL            | 417.090      | 1           | 417.090            |
| H3               | AS PER DETAIL            | 369.999      | 1           | 369.999            |
| I                | 14.376 x 29.834          | 428.606      | 7           | 3,000.242          |
| I1               | AS PER DETAIL            | 309.276      | 1           | 309.276            |
| I2               | AS PER DETAIL            | 404.916      | 1           | 404.916            |
| J                | 14.901 x 29.900          | 445.540      | 5           | 2,227.700          |
| K                | 15.226 x 33.656          | 512.446      | 33          | 16,910.736         |
| K1               | AS PER DETAIL            | 236.382      | 1           | 236.382            |
| K2               | AS PER DETAIL            | 349.200      | 1           | 349.200            |
| K3               | AS PER DETAIL            | 461.859      | 1           | 461.859            |
| L                | 16.711 x 33.748          | 563.963      | 14          | 7,895.480          |
| L1               | AS PER DETAIL            | 841.101      | 1           | 841.101            |
| M                | 16.389 x 30.796          | 504.716      | 11          | 5,551.872          |
| M1               | AS PER DETAIL            | 610.216      | 1           | 610.216            |
| TOTAL            |                          |              | 132         | 80,190.33          |

| UNDERDETERMINED LAND AREA DETAIL (U.D.) |      |              |
|-----------------------------------------|------|--------------|
| S.R.NO.                                 | TYPE | AREA (SQ.M.) |
| 1                                       | UD-1 | 833.08       |
| 2                                       | UD-2 | 35.48        |
| 3                                       | UD-3 | 2,345.85     |
| 4                                       | UD-4 | 5,373.71     |
| 5                                       | UD-5 | 302.10       |
| 6                                       | UD-6 | 999.14       |
| 7                                       | UD-7 | 1,601.18     |
| 8                                       | UD-8 | 161.00       |
| TOTAL                                   |      | 11,652.14    |

| GREEN DETAIL |         |              |
|--------------|---------|--------------|
| S.R.NO.      | TYPE    | AREA (SQ.M.) |
| 1            | GREEN 1 | 2,909.94     |
| 2            | GREEN 2 | 590.76       |
| 3            | GREEN 3 | 3,662.59     |
| TOTAL        |         | 7,163.29     |

| LEGEND:- |                                    |
|----------|------------------------------------|
|          | SITE BOUNDARY                      |
|          | GREEN/PARK AREA                    |
|          | U.D. (UNDETERMINED LAND)           |
|          | FROZEN PLOTS DUE TO 11 KV HT LINES |

| LEGEND: |                                   |
|---------|-----------------------------------|
| S.NO.   | DESCRIPTION                       |
| 01      | STORM WATER MH                    |
| 02      | 400/500/600 MM Ø STORM WATER LINE |
| 03      | RAIN WATER HARVESTING PIT'S       |

## LAYOUT PLAN

**PROPOSED PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 36.325 ACRES IN THE REVENUE ESTATE OF VILLAGE - GADHI MULTAN, TEHSIL- GHARAUNDA, DISTRICT- KARNAL, BEING DEVELOPED BY HIMALAYAN BUILDERS & PROMOTERS LIMITED.**

CLIENT:-

ARCHITECT :-

Ar. PANKAJ NEGI  
Ar. PANKAJ NEGI  
CA/2015/60634  
Mob. 9468069877  
email-arpankajnegi@gmail.com

ARCHITECTURE PLAN  
WORKING DRAWING  
INTERIOR DESIGN  
VALUATION  
TURNKEY PROJECT  
FURNITURE DESIGN  
VASTU CONSULTANT  
ENGINEERING DRAWING  
STRUCTURE DRAWING

ARCHITECTS, INTERIORS, CONSTRUCTION  
SCO-7, 2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL,  
CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB  
E-mail:- vastudecore@hotmail.com  
MOB. +91-7015875179, 9915725569  
This drawing is the property of the consultants. No part of this shall be used, copied or reproduced without their written permission

To be read with License No. 190 of 2023 Dated 15/09/2023

That this Layout Plan for area measuring 36.325 acres (Drawing No. DGTCPI/9610 Dated: 15/09/23) in respect of Industrial Plotted Colony in the revenue estate of Village Gadhi-Multan, Tehsil Gharunda & District-Karnal being developed by Himalayan Builders & Promoters Pvt. Ltd. is 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 demarcation plans as per site of all the Industrial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
- That the high-tension lines passing (if any) 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 DGTCPI, Haryana 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 DGTCPI, 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 an amenity/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- As per the plots provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. As a means of access over and above the permissible under industrial use shall be deemed to be open space.
- As per the plots will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres through the plots.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable when form part of the licensed area shall be transferred free of cost to the government on the lines of section 103(1)(b) of the Act No. 8 of 1975.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2004 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
- For the use of residential plots/Pots, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour.
- That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 12/22/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.02.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall submit the layout plan for approval as and when norms pertaining to parking provided in the layout plan.
- That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

RAJESH KUMAR (HQP)  
ASHISH SHARMA (HQP)  
SUNITA SETHI (HQP)  
RANJAN SINGH (HQP)  
T.L. SATI APRAKASH, IAS (HQP)

Checked subject to Comments  
In forwarding letter No. 4086/23  
Dy. 26/12/23 and notes  
Attached with the estimate

Executive Engineer (M)  
for Chief Engineer-I  
HVP, Panohkula

OTHERS LAND

OTHERS LAND

## LAYOUT PLAN

## LEGEND:

| S.NO. | SYMBOL | DESCRIPTION                    |
|-------|--------|--------------------------------|
| 01    |        | 100 MM Ø FLUSHING WATER SUPPLY |
| 02    |        | 25 MM Ø GARDEN HYDRANT LINE    |

## LEGEND:-

|  |                                    |
|--|------------------------------------|
|  | SITE BOUNDARY                      |
|  | GREEN/PARK AREA                    |
|  | U.D. (UNDETERMINED LAND)           |
|  | FROZEN PLOTS DUE TO 11 KV HT LINES |

| AREA STATEMENT                 |                              |                              |     |                          |        |
|--------------------------------|------------------------------|------------------------------|-----|--------------------------|--------|
| TOTAL SITE AREA                | 36.32500                     | ACRES                        | =   | 1,47,001.826             |        |
| AREA UNDER 60M WIDE GREEN BELT | 1.50430                      | ACRES                        | =   | 6,087.676                |        |
| 50% OF AREA UNDER GREEN BELT   | 0.75215                      | ACRES                        | =   | 3,043.838                |        |
| AREA UNDER U.D.                | 2.87931                      | ACRES                        | =   | 11,652.140               |        |
| NET PLANNED AREA               | 32.69354                     | ACRES                        | =   | 1,32,305.848             |        |
|                                | PERMISSIBLE AREAS (IN ACRES) | PERMISSIBLE AREAS (IN SQ.M.) | %   | PROPOSED AREA (IN SQ.M.) | %      |
| AREA UNDER PLOTS               | 21.251                       | 85,998.200                   | 65% | 85,280.159               | 65.98% |
| AREA UNDER ROAD                | -                            | -                            | -   | 7,185.29                 | 4.87%  |
| TOTAL OPEN/GREEN               | 12.724                       | 51,450.64                    | 35% | 92,465.45                | 45.47% |

| SUMMARY OF PLOTS |                          |              |             |                    |
|------------------|--------------------------|--------------|-------------|--------------------|
| PLOT TYPE        | PLOT DIMENSIONS (METRES) | AREA (SQ.M.) | NO OF PLOTS | TOTAL AREA (SQ.M.) |
| A                | 14.079                   | 39.903       | 563.794     | 7,303.326          |
| B                | 15.843                   | 40.292       | 638.346     | 5,106.759          |
| C                | 19.554                   | 58.343       | 1140.839    | 5,704.195          |
| D                | 17.284                   | 48.275       | 834.305     | 1,668.770          |
| D1               | AS PER DETAIL            | 776.645      | 1           | 776.645            |
| E                | 22.352                   | 60.350       | 1348.943    | 4,046.838          |
| F                | 17.104                   | 34.299       | 586.650     | 1                  |
| F1               | AS PER DETAIL            | 551.605      | 1           | 551.605            |
| G                | AS PER DETAIL            | 951.572      | 1           | 951.572            |
| G1               | AS PER DETAIL            | 998.118      | 1           | 998.118            |
| G2               | AS PER DETAIL            | 1042.854     | 1           | 1,042.854          |
| G3               | AS PER DETAIL            | 1078.204     | 1           | 1,078.204          |
| G4               | AS PER DETAIL            | 1112.116     | 1           | 1,112.116          |
| G5               | AS PER DETAIL            | 1144.993     | 1           | 1,144.993          |
| G6               | AS PER DETAIL            | 1163.139     | 1           | 1,163.139          |
| G7               | AS PER DETAIL            | 1165.456     | 1           | 1,165.456          |
| H                | 15.088                   | 37.328       | 561.205     | 10                 |
| H1               | AS PER DETAIL            | 540.978      | 1           | 540.978            |
| H2               | AS PER DETAIL            | 417.090      | 1           | 417.090            |
| H3               | AS PER DETAIL            | 366.999      | 1           | 366.999            |
| I                | 14.376                   | 29.814       | 428.006     | 7                  |
| I1               | AS PER DETAIL            | 309.276      | 1           | 309.276            |
| I2               | AS PER DETAIL            | 404.916      | 1           | 404.916            |
| J                | 14.901                   | 29.900       | 445.540     | 5                  |
| J1               | AS PER DETAIL            | 512.446      | 33          | 16,910.726         |
| K                | 15.226                   | 33.656       | 512.446     | 33                 |
| K1               | AS PER DETAIL            | 236.382      | 1           | 236.382            |
| K2               | AS PER DETAIL            | 349.200      | 1           | 349.200            |
| K3               | AS PER DETAIL            | 461.859      | 1           | 461.859            |
| L                | 16.711                   | 33.748       | 563.969     | 14                 |
| L1               | AS PER DETAIL            | 841.101      | 1           | 841.101            |
| M                | 16.389                   | 30.796       | 504.716     | 11                 |
| M1               | AS PER DETAIL            | 610.216      | 1           | 610.216            |
| TOTAL            |                          |              | 132         | 92,465.45          |

| UNDERMINED LAND AREA DETAIL (U.D.) |      |              |
|------------------------------------|------|--------------|
| S.R.NO.                            | TYPE | AREA (SQ.M.) |
| 1                                  | UD-1 | 833.06       |
| 2                                  | UD-2 | 35.48        |
| 3                                  | UD-3 | 2345.85      |
| 4                                  | UD-4 | 5378.71      |
| 5                                  | UD-5 | 302.10       |
| 6                                  | UD-6 | 999.14       |
| 7                                  | UD-7 | 1601.18      |
| 8                                  | UD-8 | 161.60       |
| TOTAL                              |      | 11652.14     |

| GREEN DETAIL |         |              |
|--------------|---------|--------------|
| S.R.NO.      | TYPE    | AREA (SQ.M.) |
| 1            | GREEN 1 | 2909.94      |
| 2            | GREEN 2 | 590.76       |
| 3            | GREEN 3 | 3662.59      |
| TOTAL        |         | 7163.29      |

**PROPOSED PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 36.325 ACRES IN THE REVENUE ESTATE OF VILLAGE - GADHI MULTAN, TEHSIL-GHARAUNDA, DISTRICT- KARNAL, BEING DEVELOPED BY HIMALAYAN BUILDERS & PROMOTERS LIMITED.**

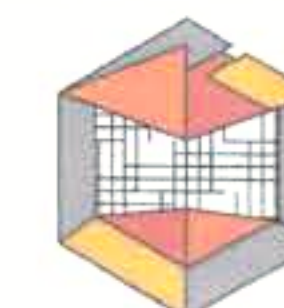
CLIENT:-

ARCHITECT :-

Ar. PANKAJ NEGI  
CA/2016/8836  
Mob. 946969677  
email-arpnkanegi@gmail.com

ARCHITECTURE PLAN  
WORKING DRAWING  
INTERIOR DESIGN  
VALUATION  
TURNKEY PROJECT  
FURNITURE DESIGN  
VASTU CONSULTANT  
ENGINEERING DRAWING  
STRUCTURE DRAWING

## FLUSHING WATER SUPPLY LAYOUT PLAN



**VASTU DECORE**  
We Design Your Dreams

ARCHITECTS, INTERIORS, CONSTRUCTION

SCO-7.2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL

CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB

E-mail:- vastudecore@hotmail.com

MOB. +91-7015875179, 9915725569

This drawing is the property of the consultants. no part of this shall be used, copied or reproduced without their written permission

This Layout Plan for area measuring 36.325 acres (Drawing No. DGTC/9610 Dated: 15/09/23) in respect of Industrial Plotted Colony in the revenue estate of Village Gadhi Multan, Tehsil Gharaunda & District Karnal being developed by Himalayan Builders & Promoters Pvt. Ltd. is hereby approved subject to the following conditions:-

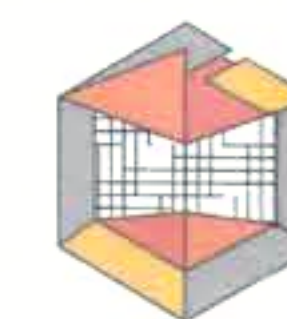
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plans as per site of all the industrial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
- That the high tension lines passing (if any) 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 DGTC, Haryana 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 DGTC, 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 wider sector road if applicable.
- As green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
- Any excess area over and above the permissible under industrial use shall be deemed to be open space.
- Any plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- 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 33(a)(iii) of the Act No. 8 of 1975.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land and HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (F) Dated 04.09.2005 issued by Ministry of Environment and Forests, Government of India before starting the construction/execution of development works at site if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
- For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitory/ hostels for the industrial workers/labour.
- That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 12/52/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the 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.
- That the colonizer/owner shall submit the layout plan for approval as and when norms pertaining to parking provided in the layout plan.
- That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

For Himalayan Builders and Promoters Ltd.  
 (ASHISH SHARMA) DTP (HQ)  
 (GURITA SETHI) STP (HQ)  
 (T.L. SATHI) AMKASH, (KS) DGTC (HQ)

Superintending Engineer  
 HSVP Circle, KARNAL  
 Executive Engineer  
 HSVP Division Karnal

For Himalayan Builders and Promoters Ltd.

## DOMESTIC WATER SUPPLY LAYOUT PLAN



**VASTU DECORE**  
 We Design Your Dreams

ARCHITECTS, INTERIORS, CONSTRUCTION

SCO-7, 2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL  
 CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB

E-mail:- vastudecore@hotmail.com

MOB. +91-7015875179, 9915725569

This drawing is the property of the consultants. no part of this shall be used, copied or reproduced without their written permission

Checked subject to Comments  
 In forwarding letter No. 406673  
 Dt. 26/12/2023 and notes  
 Attached with the estimate

Executive Engineer (M)  
 for Chief Engineer-I  
 H.P. Panchkula

Director  
 Town & Country Planning  
 Haryana, Chandigarh

TO KARNAL

G.T. ROAD

TO PANIPAT

60M WIDE GREEN BELT

60M WIDE GREEN BELT

| AREA STATEMENT                 |          |           |       |              |
|--------------------------------|----------|-----------|-------|--------------|
| TOTAL SITE AREA                | 36.32500 | ACRES     | =     | 1,47,001.825 |
| AREA UNDER 60M WIDE GREEN BELT | 1.50430  | ACRES     | =     | 6,087.676    |
| 50% OF AREA UNDER GREEN BELT   | 0.75215  | ACRES     | =     | 3,043.838    |
| AREA UNDER U.D.                | 2.87991  | ACRES     | =     | 11,652.140   |
| NET PLANNED AREA               | 32.69354 | ACRES     | =     | 1,32,305.948 |
| PERMISSIBLE AREAS (IN ACRES)   |          |           |       |              |
| PERMISSIBLE AREAS (IN SQ.M.)   |          |           |       |              |
| PROPOSED AREA (IN ACRES)       |          |           |       |              |
| PROPOSED AREA (IN SQ.M.)       |          |           |       |              |
| AREA UNDER PLOTS               | 22.251   | 85,998.10 | 0.55% | 80,180.33    |
| GREEN AREA                     | -        | -         | -     | 7,163.29     |
| AREA UNDER ROAD                | -        | -         | -     | 59,678.21    |
| TOTAL OPEN/GREEN               | 12.714   | 51,450.64 | 35%   | 66,841.50    |

| SUMMARY OF PLOTS |                          |              |             |                    |
|------------------|--------------------------|--------------|-------------|--------------------|
| PLOT TYPE        | PLOT DIMENSIONS (METRES) | AREA (SQ.M.) | NO OF PLOTS | TOTAL AREA (SQ.M.) |
| A                | 14.079                   | 39.903       | 13          | 7,393.326          |
| B                | 15.843                   | 40.292       | 8           | 5,106.769          |
| C                | 19.554                   | 58.343       | 5           | 5,704.195          |
| D                | 17.284                   | 48.275       | 2           | 1,668.770          |
| D1               | AS PER DETAIL            | 776.645      | 1           | 776.645            |
| E                | 22.352                   | 60.350       | 3           | 4,046.830          |
| F                | 17.104                   | 34.299       | 1           | 586.650            |
| F1               | AS PER DETAIL            | 551.605      | 1           | 551.605            |
| G                | AS PER DETAIL            | 951.572      | 1           | 951.572            |
| G1               | AS PER DETAIL            | 996.118      | 1           | 996.118            |
| G2               | AS PER DETAIL            | 1042.854     | 1           | 1,042.854          |
| G3               | AS PER DETAIL            | 1076.204     | 1           | 1,076.204          |
| G4               | AS PER DETAIL            | 1112.116     | 1           | 1,112.116          |
| G5               | AS PER DETAIL            | 1144.993     | 1           | 1,144.993          |
| G6               | AS PER DETAIL            | 1163.139     | 1           | 1,163.139          |
| G7               | AS PER DETAIL            | 1165.456     | 1           | 1,165.456          |
| H                | 15.088                   | 37.328       | 10          | 5,632.049          |
| H1               | AS PER DETAIL            | 540.978      | 1           | 540.978            |
| H2               | AS PER DETAIL            | 417.090      | 1           | 417.090            |
| H3               | AS PER DETAIL            | 369.999      | 1           | 369.999            |
| I                | 14.976                   | 29.814       | 7           | 5,000.242          |
| I1               | AS PER DETAIL            | 369.276      | 1           | 369.276            |
| I2               | AS PER DETAIL            | 404.916      | 1           | 404.916            |
| J                | 14.903                   | 29.900       | 5           | 2,227.700          |
| K                | 15.226                   | 33.656       | 33          | 16,910.726         |
| K1               | AS PER DETAIL            | 236.382      | 1           | 236.382            |
| K2               | AS PER DETAIL            | 349.200      | 1           | 349.200            |
| K3               | AS PER DETAIL            | 461.859      | 1           | 461.859            |
| L                | 16.711                   | 33.748       | 24          | 7,895.480          |
| L1               | AS PER DETAIL            | 841.101      | 1           | 841.101            |
| M                | 16.389                   | 30.796       | 11          | 5,551.872          |
| M1               | AS PER DETAIL            | 610.216      | 1           | 610.216            |
| TOTAL            |                          |              | 132         | 19,808.2           |

| UNDERMINED LAND AREA DETAIL (U.D.) |      |              |
|------------------------------------|------|--------------|
| SR.NO.                             | TYPE | AREA (SQ.M.) |
| 1                                  | UD-1 | 833.08       |
| 2                                  | UD-2 | 35.48        |
| 3                                  | UD-3 | 2345.85      |
| 4                                  | UD-4 | 5373.71      |
| 5                                  | UD-5 | 302.10       |
| 6                                  | UD-6 | 999.34       |
| 7                                  | UD-7 | 1601.18      |
| 8                                  | UD-8 | 161.60       |
| TOTAL                              |      | 11652.14     |

| GREEN DETAIL |         |              |
|--------------|---------|--------------|
| SR.NO.       | TYPE    | AREA (SQ.M.) |
| 1            | GREEN 1 | 2909.94      |
| 2            | GREEN 2 | 590.76       |
| 3            | GREEN 3 | 3662.59      |
| TOTAL        |         | 7163.29      |

| LEGEND:- |                                    |
|----------|------------------------------------|
| ---      | SITE BOUNDARY                      |
| ---      | GREEN/PARK AREA                    |
| ---      | U.D. (UNDERMINED LAND)             |
| ---      | FROZEN PLOTS DUE TO 11 KV HT LINES |

| LEGEND: |        |                                      |
|---------|--------|--------------------------------------|
| S.NO.   | SYMBOL | DESCRIPTION                          |
| 01      | ---    | 100 MM Ø DOMESTIC WATER SUPPLY       |
| 02      | ---    | 100 MM Ø HSVP SUPPLY LINE TO UGT     |
| 03      | ---    | 150 MM Ø TUBEWELL SUPPLY LINE TO UGT |
| 04      | ---    | TUBE WELL                            |
| 05      | ---    | EXTRNL FIRE HYDRANT                  |

## LAYOUT PLAN

**PROPOSED PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 36.325 ACRES IN THE REVENUE ESTATE OF VILLAGE - GADHI MULTAN, TEHSIL-GHARAUNDA, DISTRICT- KARNAL, BEING DEVELOPED BY HIMALAYAN BUILDERS & PROMOTERS LIMITED.**

CLIENT:-

*[Signature]*

ARCHITECT :-

Ar. PANKAJ NEGI  
 CA/2015/00634  
 Mob. 946609877  
 email-arpankajnegi@gmail.com

ARCHITECTURE PLAN  
 WORKING DRAWING  
 INTERIOR DESIGN  
 VALUATION  
 TURNKEY PROJECT  
 FURNITURE DESIGN  
 VASTU CONSULTANT  
 ENGINEERING DRAWING  
 STRUCTURE DRAWING

ARCHITECTS, INTERIORS, CONSTRUCTION

SCO-7, 2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL  
 CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB

E-mail:- vastudecore@hotmail.com

MOB. +91-7015875179, 9915725569

This drawing is the property of the consultants. no part of this shall be used, copied or reproduced without their written permission