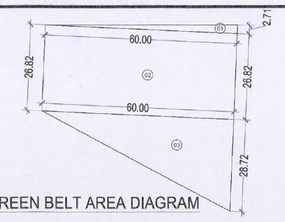
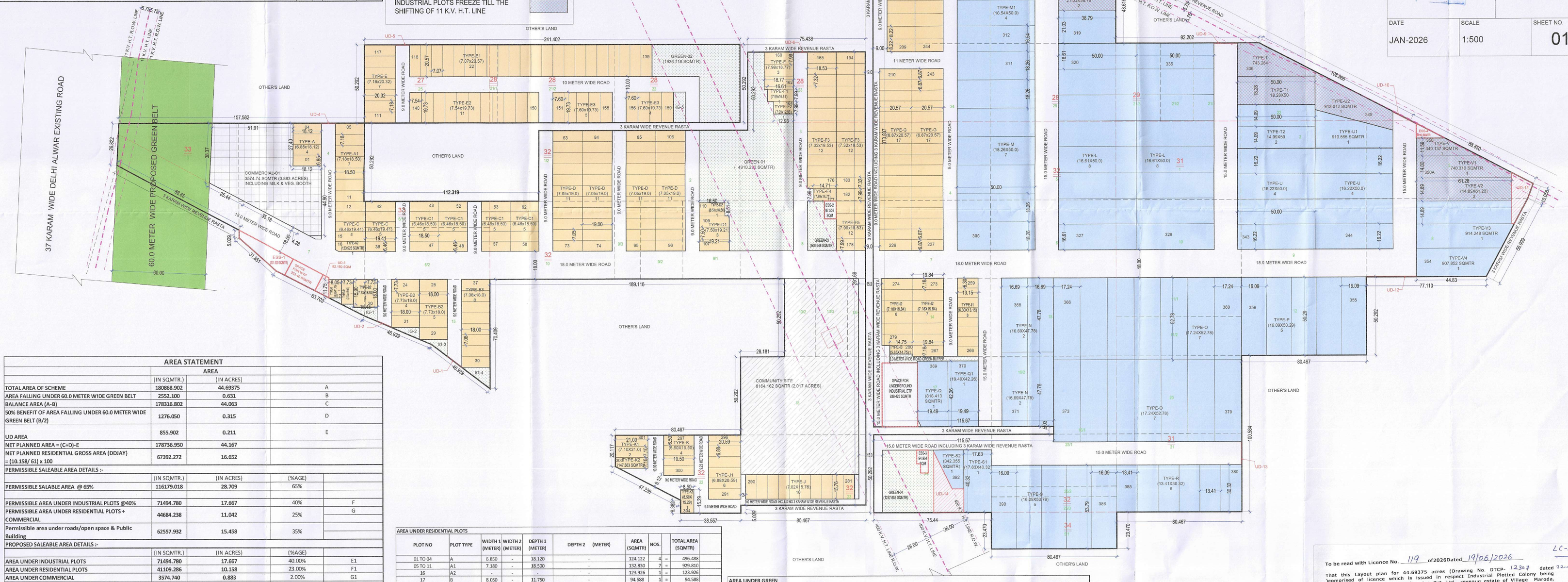


GREEN BELT AREA DIAGRAM

AREA FALLING UNDER 60 METER WIDE PROPOSED GREEN BELT								
	TYPE	WIDTH (METER)	DEPTH (METER)	FROMULA	AREA (SQMTR)	NOS.		TOTAL AREA (SQMTR)
	1	2.710	60.000	(2.71x60.0)/2=	81.300	1	=	81.300
	2	26.820	60.000	(26.70x57.720)	1609.200	1	=	1609.200
	3	28.720	60.000	(28.72x60.0)/2=	861.600	1	=	861.600
				TOTAL	3			2552.100 SQMTR
					OR			0.631 ACRES

LEGENDS :-

- AREA FALLING UNDER 60.0 METER WIDE PROPOSED GREEN BELT
- DDJAY RESIDENTIAL PLOTS
- INDUSTRIAL PLOTS
- DDJAY GREEN AREA
- COMMERCIAL
- COMMUNITY SITES
- RESIDENTIAL PLOTS FREEZE TILL THE SHIFTING OF 11 K.V. H.T. LINE
- INDUSTRIAL PLOTS FREEZE TILL THE SHIFTING OF 11 K.V. H.T. LINE



PROJECT TITLE

PROPOSED LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY AREA MEASURING 44.69375 ACRES IN THE REVENUE ESTATE OF VILLAGE MARORA, TEHSIL & DISTRICT NUH, BEING DEVELOPED BY NEW SOHNA WAREHOUSING PVT. LTD.

SHEET TITLE :

LAYOUT PLAN

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

NEW SOHNA WAREHOUSING PVT. LTD. AUTHORISED SIGNATORY

DATE	SCALE	SHEET NO.
JAN-2026	1:500	01

AREA STATEMENT

	AREA (IN SQMTR.)	AREA (IN ACRES)	
TOTAL AREA OF SCHEME	180868.902	44.69375	A
AREA FALLING UNDER 60.0 METER WIDE GREEN BELT	2552.100	0.631	B
BALANCE AREA (A-B)	178316.802	44.063	C
50% BENEFIT OF AREA FALLING UNDER 60.0 METER WIDE GREEN BELT (B/2)	1276.050	0.315	D
UD AREA	855.902	0.211	E
NET PLANNED AREA = (C+D)-E	178736.950	44.167	
NET PLANNED RESIDENTIAL GROSS AREA (DDJAY) = (10.158/ 61) x 100	67392.272	16.652	
PERMISSIBLE SALEABLE AREA DETAILS :-			
	(IN SQMTR.)	(IN ACRES)	(%AGE)
PERMISSIBLE SALABLE AREA @ 65%	116179.018	28.709	65%
PERMISSIBLE AREA UNDER INDUSTRIAL PLOTS @40%	71494.780	17.667	40%
PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS + COMMERCIAL	44684.238	11.042	25%
Permissible area under roads/open space & Public Building	62557.932	15.458	35%
PROPOSED SALEABLE AREA DETAILS :-			
	(IN SQMTR.)	(IN ACRES)	(%AGE)
AREA UNDER INDUSTRIAL PLOTS	71494.780	17.667	40.00%
AREA UNDER RESIDENTIAL PLOTS	41109.286	10.158	23.00%
AREA UNDER COMMERCIAL	3574.740	0.883	2.00%
TOTAL PROPOSED SALABLE AREA (E1+F1+G1)	116178.806	28.708	65.00%
PROP. area under roads/open space & Public Building	62558.144	15.459	35.00%

AREA UNDER INDUSTRIAL PLOTS

PLOT NO	PLOT TYPE	WIDTH 1 (METER)	WIDTH 2 (METER)	DEPTH 1 (METER)	DEPTH 2 (METER)	AREA (SQMTR)	NOS.		TOTAL AREA (SQMTR)
320 TO 335	L	16.610	-	50.000	-	830.500	16	=	13288.000
317	L1 (IRR)	-	-	-	-	593.900	1	=	593.900
318 TO 319	L2	21.030	-	36.790	-	773.694	2	=	1547.388
305 TO 311	M	18.260	-	50.000	-	913.000	7	=	6391.000
312 TO 315	M1	16.540	-	50.000	-	827.000	4	=	3308.000
316	M2 (IRR)	-	-	-	-	824.358	1	=	824.358
367 TO 368 & 371 TO 372	N	16.690	-	47.780	-	797.448	4	=	3189.792
360 TO 366 & 373 TO 379	O	17.240	-	52.780	-	909.927	14	=	12738.978
355 TO 359	P	16.090	-	50.290	-	809.166	5	=	4045.830
369	Q (IRR)	-	-	-	-	818.413	1	=	818.413
370	Q1	19.490	-	42.260	-	823.647	1	=	823.647
380 TO 385	R	13.410	-	30.320	-	406.591	6	=	2439.546
386 TO 390	S	16.090	-	53.790	-	865.481	5	=	4327.405
391	S1	17.630	-	40.320	-	710.842	1	=	710.842
392	S2	-	-	-	-	342.355	1	=	342.355
336	T	-	-	-	-	743.284	1	=	743.284
337	T1	18.280	-	50.000	-	914.000	1	=	914.000
338 TO 339	T2	14.090	-	50.000	-	704.500	2	=	1409.000
340 TO 347	U	16.220	-	50.000	-	811.000	8	=	6488.000
348	U1	-	-	-	-	910.565	1	=	910.565
349	U2	-	-	-	-	913.012	1	=	913.012
350	V	-	-	-	-	340.137	1	=	340.137
350 A	V1	-	-	-	-	740.310	1	=	740.310
351 TO 352	V2	14.890	-	61.280	-	912.459	2	=	1824.918
353	V3	-	-	-	-	914.248	1	=	914.248
354	V4	-	-	-	-	907.852	1	=	907.852
						TOTAL	89		71494.780 SQMTR
							OR		17.667 ACRES

AREA FOR COMMERCIAL

PERMISSIBLE COMMERCIAL 2% OF 44.167 Acre (2% OF 178736.950 SQMTR)	=	3574.740	
	OR	0.88300	ACRES
	OR	2.00	%
TOTAL PROPOSED COMMERCIAL-01 AREA	=	3574.740	SQMTR
	OR	0.88300	ACRES
	OR	2.00	%

AREA UNDER RESIDENTIAL PLOTS

PLOT NO	PLOT TYPE	WIDTH 1 (METER)	WIDTH 2 (METER)	DEPTH 1 (METER)	DEPTH 2 (METER)	AREA (SQMTR)	NOS.		TOTAL AREA (SQMTR)
01 TO 04	A	6.850	-	18.120	-	124.122	4	=	496.488
05 TO 11	A1	7.180	-	18.500	-	132.830	7	=	929.810
16	A2	-	-	-	-	123.926	1	=	123.926
17	B	8.050	-	11.750	-	94.588	1	=	94.588
18	B1	7.730	-	15.900	-	122.907	1	=	122.907
19 TO 29	B2	7.730	-	18.000	-	139.140	11	=	1530.540
30 TO 37	B3	7.080	-	18.000	-	127.440	8	=	1019.520
12 TO 15 & 38 TO 42	C	6.460	-	19.410	-	125.389	9	=	1128.501
43 TO 62	C1	6.460	-	18.500	-	119.510	20	=	2390.200
63 TO 106	D	7.050	-	19.000	-	133.950	44	=	5893.800
107 TO 109	D1	7.500	-	19.210	-	144.075	3	=	432.225
110	D2	8.510	-	16.500	-	140.415	1	=	140.415
111 TO 117	E	7.180	-	20.320	-	145.898	7	=	1021.286
118 TO 139	E1	7.070	-	20.570	-	145.430	22	=	3199.460
140 TO 150	E2	7.540	-	19.730	-	148.754	11	=	1636.404
151 TO 159	E3	7.600	-	19.730	-	149.948	9	=	1349.532
160 TO 162	F	7.990	-	18.770	-	149.972	3	=	449.916
163	F1	7.990	-	16.610	-	132.714	1	=	132.714
164	F2	7.990	-	12.930	-	103.311	1	=	103.311
165 TO 176 & 183 TO 194	F3	7.320	-	18.530	-	135.640	24	=	3255.360
177	F4	7.990	-	14.710	-	117.533	1	=	117.533
178 TO 182	F5	7.990	-	18.530	-	148.055	5	=	740.275
210 to 243	G	6.870	-	20.570	-	141.316	34	=	4804.744
197 TO 209, 244TO 256	H	8.220	-	18.060	-	148.453	26	=	3859.778
196	H1	6.820	-	18.060	-	123.169	1	=	123.169
195	H2	7.530	-	14.020	-	105.571	1	=	105.571
257 TO 258	I	6.750	-	20.000	-	135.000	2	=	270.000
259 TO 266	I1	6.300	-	13.150	-	82.845	8	=	662.760
267 TO 279	I2	7.180	-	19.840	-	142.451	13	=	1851.863
280	I3	5.650	-	14.750	-	83.338	1	=	83.338
281 TO 290	J	7.020	-	15.760	-	110.635	10	=	1106.350
291 TO 296	J1	6.880	-	20.590	-	141.659	6	=	849.954
297 TO 300	K	6.500	-	19.500	-	126.750	4	=	507.000
301 TO 302	K1	7.100	-	21.000	-	149.100	2	=	298.200
303	K2(IRR)	-	-	-	-	147.883	1	=	147.883
304	K3	8.500	-	15.290	-	129.965	1	=	129.965
						TOTAL	304		41109.286 SQMTR
							OR		10.158 ACRES

DENSITY CALCULATION			
TOTAL PROPOSED PERSONS for 304 Plots @ 18 PERSONS / PLOT		5472	PERSONS
TOTAL PROPOSED DENSITY PER ACRES = 5472/16.653		329	PPA
AGAINST 240-400 PPA PERMISSIBLE			
AREA FOR PROVISION COMMUNITY FACIUTIES			
REQUIRED COMMUNITY 10% OF 16.653 Acre i.e.	=	6738.81	SQMTR
	OR	1.665	ACRES
	OR	10.00	%

PROPOSED COMMUNITY AREA

S.NO.	WIDTH	DEPTH		AREA	
CO1			=	8164.162	
			=		
TOTAL PROPOSED COMMUNITY AREA			=	8164.16	SQMTR
			OR	2.017	ACRES
			OR	12.12	%

AREA UNDER GREEN

REQUIRED GREEN 7.5% OF 16.653 Acre = 1.248 ACRES

S. NO.	WIDTH 1	WIDTH 2	DEPTH 1	DEPTH 2	FORMULA	AREA	NOS		TOTAL AREA
G01						4910.292	1	=	4910.292
G02						1936.716	1	=	1936.716
G03						500.248	1	=	500.248
G04						1237.652	1	=	1237.652
TOTAL PRPOSED GREEN= G01+G02+G03+G04								=	8584.908 SQMTR
								OR	2.121 ACRES
								OR	12.74 %

UD AREA DETAILS

S.NO.	WIDTH 1	WIDTH 2	DEPTH 1	DEPTH 2	FORMULA		AREA
UD1						=	4.5
UD2						=	4.894
UD3						=	82.18
UD4						=	4.5
UD5						=	4.5
UD6						=	4.5
UD7						=	5.002
UD8						=	8.456
UD9							7.5
UD10						=	8.445
UD11						=	262.306
UD12						=	16.14
UD13						=	7.5
UD14						=	435.479
TOTAL UD AREA						=	855.902 SQMTR
						OR	0.211 ACRES
						OR	0.48 %

SERVICES AREA				
S.NO.	TYPE		AREA	
1	STP FOR RESIDENTIAL COMPONENT + ETP FOR INDUSTRIAL COMPONENT	=	895.278	
		=		
TOTAL PROPOSED ETP AREA		=	895.278	SQMTR
AREA FOR WTP				
PERMISSIBLE AREA FOR WTP			250.000	SQMTR
S.NO.	WIDTH / DEPTH		AREA	
U1		=	252.400	
TOTAL PROPOSED WTP AREA		=	252.400	SQMTR
AREA FOR ESS				
PROPOSED AREA = (ESS-1+ESS-2+ESS-3+ESS-4) = 331.52+ 87.553 + 94.964 +261.966		=	776.003	SQMTR

LC-5869

To be read with Licence No. 119 of 2026 Dated 19/06/2026

That this Layout plan for 44.69375 acres (Drawing No. DTCP- 12307 dated 22-06-26)comprised of licence which is issued in respect Industrial Plotted Colony being developed by New Sohna Warehousing Pvt. Ltd., revenue estate of Village Marora, District Nuh - 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 Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
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 DTCP 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 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metros or more wide sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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.
9. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
10. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
11. 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.
12. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
13. 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.
14. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
15. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/57/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
16. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SAVITA JINDAL) DTP(HQ) | (VIJENDER SINGH) STP(HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)

(TARUN KUMAR) ATP(HQ) | (DINESH KUMAR) PA(HQ) | (YAVINDER KUMAR) AO(HQ)