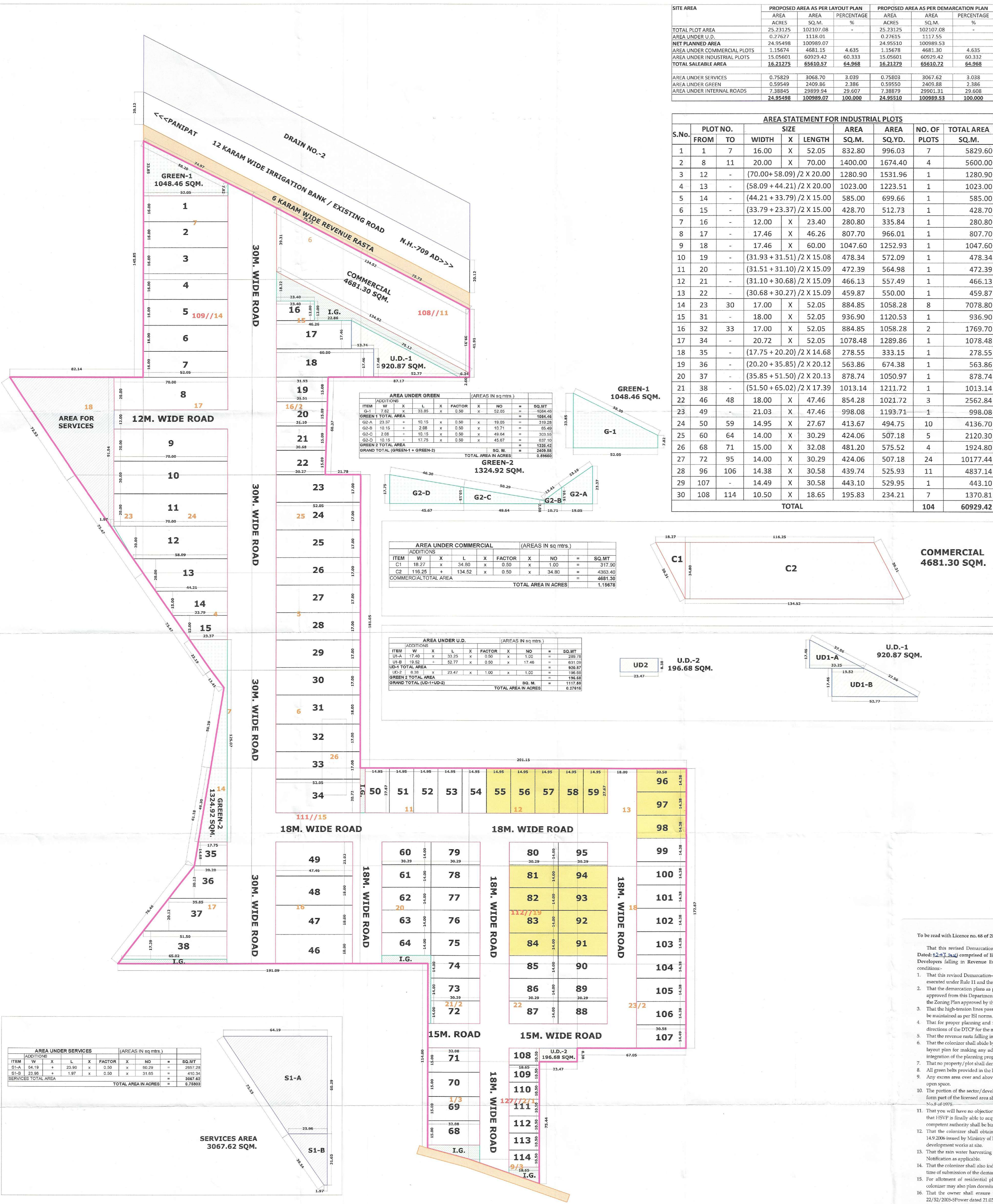




SITE AREA	PROPOSED AREA AS PER LAYOUT PLAN				PROPOSED AREA AS PER DEMARCATION PLAN			
	AREA ACRES	AREA SQ.M.	PERCENTAGE	%	AREA ACRES	AREA SQ.M.	PERCENTAGE	%
TOTAL PLOT AREA	25.23125	102107.08	-	-	25.23125	102107.08	-	-
AREA UNDER U.D.	0.75829	1118.01	0.75829	0.75829	0.75829	1118.01	0.75829	0.75829
NET PLANNED AREA	24.47296	100989.07	100.000	100.000	24.47296	100989.07	100.000	100.000
AREA UNDER COMMERCIAL PLOTS	1.15674	4681.30	4.635	4.635	1.15674	4681.30	4.635	4.635
AREA UNDER INDUSTRIAL PLOTS	15.05601	60929.42	60.333	60.333	15.05601	60929.42	60.333	60.333
TOTAL SALEABLE AREA	16.21275	65610.57	64.968	64.968	16.21275	65610.57	64.968	64.968
AREA UNDER SERVICES	0.75829	3067.62	3.039	3.039	0.75829	3067.62	3.039	3.039
AREA UNDER GREEN	0.59549	2409.86	2.386	2.386	0.59549	2409.86	2.386	2.386
AREA UNDER INTERNAL ROADS	7.38845	29899.94	29.607	29.607	7.38845	29899.94	29.607	29.607
	24.95498	100989.07	100.000	100.000	24.95498	100989.07	100.000	100.000

AREA STATEMENT FOR INDUSTRIAL PLOTS									
S.No.	PLOT NO.	FROM	TO	SIZE	AREA SQ.M.	AREA SQ.YD.	NO. OF PLOTS	TOTAL AREA SQ.M.	
1	1	7	16.00	X 52.05	832.80	996.03	7	5829.60	
2	8	11	20.00	X 70.00	1400.00	1674.40	4	5600.00	
3	12	-	(70.00+58.09)/2	X 20.00	1280.90	1531.96	1	1280.90	
4	13	-	(58.09+44.21)/2	X 20.00	1023.00	1223.51	1	1023.00	
5	14	-	(44.21+33.79)/2	X 15.00	585.00	699.66	1	585.00	
6	15	-	(33.79+23.37)/2	X 15.00	428.70	512.73	1	428.70	
7	16	-	12.00	X 23.40	280.80	335.84	1	280.80	
8	17	-	17.46	X 46.26	807.70	966.01	1	807.70	
9	18	-	17.46	X 60.00	1047.60	1252.93	1	1047.60	
10	19	-	(31.93+31.51)/2	X 15.09	478.34	572.09	1	478.34	
11	20	-	(31.51+31.10)/2	X 15.09	472.39	564.98	1	472.39	
12	21	-	(31.10+30.68)/2	X 15.09	466.13	557.49	1	466.13	
13	22	-	(30.68+30.27)/2	X 15.09	459.87	550.00	1	459.87	
14	23	30	17.00	X 52.05	884.85	1058.28	8	7078.80	
15	31	-	18.00	X 52.05	936.90	1120.53	1	936.90	
16	32	33	17.00	X 52.05	884.85	1058.28	2	1769.70	
17	34	-	20.72	X 52.05	1078.48	1289.86	1	1078.48	
18	35	-	(17.75+20.20)/2	X 14.68	278.55	333.15	1	278.55	
19	36	-	(20.20+35.85)/2	X 20.12	563.86	674.38	1	563.86	
20	37	-	(35.85+51.50)/2	X 20.13	878.74	1050.97	1	878.74	
21	38	-	(51.50+65.02)/2	X 17.39	1013.14	1211.72	1	1013.14	
22	46	48	18.00	X 47.46	854.28	1021.72	3	2562.84	
23	49	-	21.03	X 47.46	998.08	1193.71	1	998.08	
24	50	59	14.95	X 27.67	413.67	494.75	10	4136.70	
25	60	64	14.00	X 30.29	424.06	507.18	5	2120.30	
26	68	71	15.00	X 32.08	481.20	575.52	4	1924.80	
27	72	95	14.00	X 30.29	424.06	507.18	24	10177.44	
28	96	106	14.38	X 30.58	439.74	525.93	11	4837.14	
29	107	-	14.49	X 30.58	443.10	529.95	1	443.10	
30	108	114	10.50	X 18.65	195.83	234.21	7	1370.81	
TOTAL								104	60929.42

SHEET NO. - 01/04

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architects/ designers for clarification before proceeding. All drawings, designs & specifications are the property of PERFECT SERVICES HARYANA and shall not be used in part of its entirety without written permission.

JOB TITLE -
REVISED LAYOUT CUM DEMARCATION PLAN FOR DEVELOPING AN INDUSTRIAL PLOTTED COLONY UNDER ENTERPRISES PROMOTION POLICY-2015 OVER AN AREA MEASURING 25.23125 ACRES OR 201K - 17M OR 102107.08 SQM. AT VILLAGE BABAIL TEHSIL & DISTRICT PANIPAT HARYANA

TO BE DEVELOPED BY -
M/S SUMMIT DEVELOPERS

PERFECT SERVICES HARYANA
300-8 ELDECO COUNTY, SECTOR 19
SONIPAT, HARYANA - 130001, INDIA
PHONE - 740007498,
EMAIL - perfectservicesharyana@gmail.com

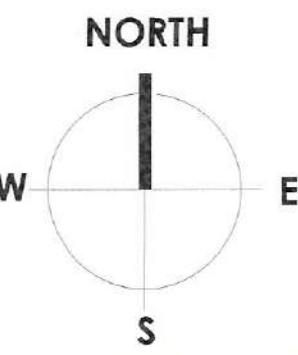
ARCHITECT :

APPLICANT :

DATE : 01-07-2025

SCALE : 1: 1250 @A1

DRAWN BY : MANISH



LEGENDS :-

APPLY LAND FOR LICENSE PERMISSION

MUSTGIL LINE

ACRE LINE

COMMERCIAL AREA

GREEN AREA

SERVICES AREA

REVENUE RASTA

DRAIN

INCIDENTAL GREEN

U.D.

11 K.V. LINE

To be read with Licence no. 68 of 2026 dated 20.04.2026

That this revised Demarcation-cum-layout Plan for an area measuring 25.23125 acres (Drawing No. DTCIP-12335) dated: 02-07-2024 comprised of Licence which is issued in respect of Industrial Plotted Colony being developed by Summit Developers falling in Revenue Estate of Village Babail, District Panipat is hereby approved subject to the following conditions:-

- That this revised Demarcation-cum-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, Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- 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 DTCIP 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 DTCIP, 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.
- 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, Residential and Commercial use shall be deemed to be open space.
- 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-1995.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 14.02.2006 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 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. 22/52/2005-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. 19/4/2016-Spower dated 14.03.2016 issued by Haryana Government Renewable Energy Department.
- That owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-Spower dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.
- That the colonizer/owner shall strictly comply with the directions issued vide notification no. MSC-478/12/2017-21CIP dated 11.03.2017.

(RANJAYAR BASSI) (RANNEER) (SANJAY SAINI) (HITESH SHARMA) (BHAVINSH KUMAR) (AMIT KHATRI, IAS) (D. HQ) (ATP HQ) (DTP HQ) (STP HQ) (CTP HQ) (DTCIP HQ)

AREA UNDER IDW MORTGAGE I.e. 10% OF THE TOTAL SALEABLE AREA									
AREA STATEMENT FOR INDUSTRIAL PLOTS									
S.No.	PLOT NO.	FROM	TO	SIZE	AREA SQ.M.	AREA SQ.YD.	NO. OF PLOTS	TOTAL AREA SQ.M.	
1	55	59	14.95	X 27.67	413.67	494.75	5	2068.33	
2	81	84	14.00	X 30.29	424.06	507.18	4	1696.24	
3	91	94	14.00	X 30.29	424.06	507.18	4	1696.24	
4	96	98	14.38	X 30.58	439.74	525.93	3	1319.22	
TOTAL								16	6780.03

LAND SCHEDULE UNDER MORTGAGE TOWARDS IDW I.e. 10%					
S.No.	KHASRA NO.	AREA SQ.M.	AREA SQ.YD.	TOTAL AREA	
1	112//12	1585.99	1896.84	3	3
2	112//13	1842.79	2203.98	3	13
3	112//18	1021.56	1221.78	2	0
4	112//19	2329.69	2786.31	4	12
TOTAL AREA		6780.03	8108.91	13	8
TOTAL					