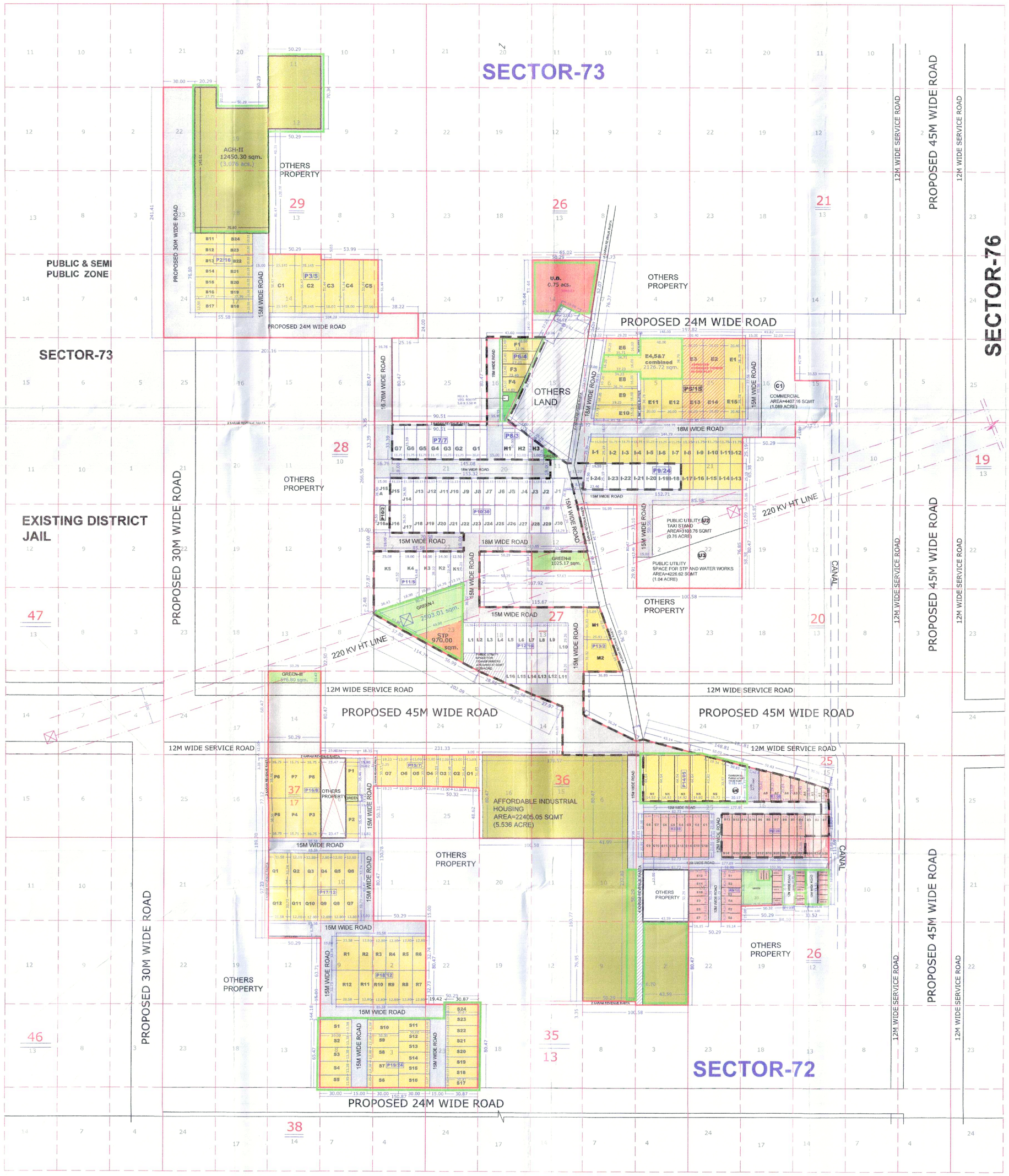

DETAIL OF INDUSTRY PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM. W	D	AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
B11 to B16	10.55	27.79	293.18	6	1759.11
B17 to B18	13.50	27.79	375.17	2	750.33
B19 to B24	10.55	27.79	293.18	6	1759.11
C1 to C2	25.145	56.47	1419.94	2	2839.88
C3 to C4	18.00	51.44	925.92	2	1851.84
C5	17.99	51.44	925.41	1	925.41
E1	20.40	38.78	791.11	1	791.11
E2,E3,E13,E14	40.00	77.56	3102.40	1	3102.40
E6	16.00x29.20+31.71/2		487.28	1	487.28
E4,E5,E7	40.00x38.78+ 16.00x34.71+37.23/2			1	2126.72
E8	16.00 x 34.23+36.74/2		567.76	1	567.76
E9	16.00 x 36.74+39.25/2		607.92	1	607.92
E10	13.56 x 41.38+39.25/2		546.67	1	546.67
E11 to E12	20.00	38.78	775.60	2	1551.20
E15	20.40	38.78	791.11	1	791.11
F1	12.40 x 38.66+32.94/2		443.92	1	443.92
F2	12.40 x 32.94+27.21/2		372.93	1	372.93
F3	12.40 x 27.21+21.49/2		301.94	1	301.94
F4	14.50 x 21.49+14.80/2		263.10	1	263.10
G1	20.01	33.39	668.13	1	668.13
G2 to G7	11.75	33.39	392.33	6	2354.00
H1	11.57	30.00	347.10	1	347.10
H2	13.00x30.00-11.00x7.33/2		349.685	1	349.685
H3	15.00x22.67+12.21/2		261.60	1	261.60
I1	25.19x15.54+19.50/2		441.32	1	441.32
I2 to I23	11.75	25.19	295.98	22	6511.62
I24	25.19x19.50+23.46/2		541.08	1	541.08
J1	26.50x11.97+7.80/2		261.92	1	261.92
J2 to J15	11.13	26.50	294.95	14	4129.23
J15a to J16a	15.00	26.50	397.50	2	795.00
J16 to J29	11.13	26.50	294.95	14	4129.23
J30	26.50x14.29+7.80/2		292.69	1	292.69
K1	12.50x29.21+33.41/2		391.37	1	391.37
K2	14.00x33.41+38.10/2		500.57	1	500.57
K3	16.00x38.10+43.48/2		652.64	1	652.64
K4	18.00x43.48+49.52/2		837.00	1	837.00
K5	25.08x49.52+57.87/2		1346.67	1	1346.67
LI	10.58	29.26	309.57	1	309.57
L2 to L16	10.00	29.26	292.60	15	4389.00
MI	31.02x15.09+25.93/2		636.22	1	636.22
M2	31.02x36.89+25.93/2		974.33	1	974.33
N1 to N3	14.92	44.64	666.03	3	1998.09
N4	14.92x44.64-0.82x3.16/2		663.43	1	663.43
N5	18.72x43.82+38.97/2		774.91	1	774.91
O1	13.00x31.85+31.42/2		411.25	1	411.25
O2	13.00x30.98+31.42/2		405.60	1	405.60
O3	13.00x30.98+30.55/2		399.94	1	399.94
O4	13.00x30.17+30.55/2		394.68	1	394.68
O5 to O6	13.00	30.17	392.21	2	784.42
O7	19.23	30.17	580.17	1	580.17
P1 to P2	11.82	35.46	419.14	2	838.27
P3 to p4	16.75	38.56	645.88	2	1291.76
P5 to P6	16.79	38.56	647.42	2	1294.84
P7 to P8	16.75	38.56	645.88	2	1291.76
Q1	21.58	32.74	706.53	1	706.53
Q2 to Q6	12.80	32.74	419.07	5	2095.36
Q7 to Q11	12.80	32.73	418.94	5	2094.72
Q12	21.58	32.73	706.31	1	706.31
R1	21.58	32.74	706.53	1	706.53
R2 to R6	12.80	32.74	419.07	5	2095.36
R7 to R11	12.80	32.73	418.94	5	2094.72
R12	21.58	32.73	706.31	1	706.31
S1 to S4	13.38	30.00	401.40	4	1605.60
S5 to S6	11.95	30.00	358.50	2	717.00
S7 to S10	13.38	30.00	401.40	4	1605.60
S11 to S15	10.42	30.00	312.60	5	1563.00
S16	13.17	30.00	401.10	1	401.10
S17	9.56	30.87	295.12	1	295.12
S18 to S24	10.13	30.87	312.71	7	2188.99
TOTAL.				190	83671.08

DETAIL OF RESIDENTIAL PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM. W	D	AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
A1	7.0 X 12.16+14.39/2		92.92	1	92.92
A2	7.0 X 16.62+14.39/2		108.53	1	108.53
A3	7.0 X 16.62+18.86/2		124.18	1	124.18
A4	8.0 X 18.86+21.41/2		161.08	1	161.08
A5	8.0 X 21.41+23.68/2		180.36	1	180.36
A6	9.0 X 23.68+25.84/2		222.84	1	222.84
A7	10.00 X 25.84+28.23/2		270.35	1	270.35
A8	11.00 X 28.23+30.81/2		324.72	1	324.72
B1 to B12	7.75	21.01	162.83	12	1953.93
B13 to B14	9.56	21.01	209.26	2	418.52
B15 to B26	7.75	21.01	162.83	12	1953.93
C1 to C7	7.75	21.00	162.75	7	1139.25
C8 to C9	8.48	21.00	178.08	2	356.16
C10 to C16	7.75	21.00	162.75	7	1139.25
E1	9.04	19.15	173.12	1	173.12
E2 to E11	8.25	19.15	157.99	10	1579.88
E12	9.04	19.15	173.12	1	173.12
EWS 01 to 05	5.59	10.00	55.90	5	279.50
EWS 06	5.89+6.23/2x10		60.60	1	60.60
EWS 07 to 08	5.59	10.00	55.90	2	111.80
EWS 09 to 11	5.58	10.00	55.80	3	167.40
EWS 12	5.61	10.00	56.10	1	56.10
EWS 13 to 19	4.79	10.50	50.30	7	352.07
EWS 20 to 21	5.00	10.00	50.00	2	100.00
TOTAL.				83	11499.59

AREA STATEMENT :

DESCRIPTION	AREA IN SQ.METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
ALREADY LICENCE AREA		39.689		
ADDITIONAL LICENCE AREA		13.23		
TOTAL AREA OF THE SCHEME	214155.25	52.919	—	
AREA UNDER U.D.	3040.61	0.75		
AREA UNDER 45M WIDE ROAD	4007.30	0.99		
BALANCE AREA - A	207107.34	51.179		
50% AREA FALLING UNDER 45M ROAD-B	2003.65	0.495		
NET PLANNED AREA (A+B)	209110.99	51.674		
A - AREA UNDER INDUSTRIAL PLOTS	83671.08	20.675	40.01 %	65%
B - AREA UNDER RESIDENTIAL PLOTS	11499.59	2.841	5.50 %	
C - AREA UNDER AFFORDABLE GH	34855.35	8.6129	16.667 %	
D - AREA UNDER COMMERCIAL PLOTS	5139.85	1.27	2.457 %	
TOTAL			64.634%	

DETAIL OF DENSITY

TOTAL PLOTS	TOTAL PERSON	DENSITY	
GEN. PLOTS=62	62 X 13.5= 837.00	1026 /51.674 19.85 PPA	
EWS PLOTS=21	21 X 9= 189.00		21X100/83=(25.30%)

DETAIL OF GREEN

	AREA IN SQMTR.	AREA IN ACS.	AREA PROVIDE	AREA REQUIRED
GREEN-I	2503.01	1.01	4104.98 SQM.	1026X2.5 sqm. (2565.00 sqm.)
GREEN-II	1025.17			
GREEN-III	576.80			
TOTAL	4104.98			

DETAIL OF AFFORDABLE GROUP-HOUSING

A=TOTAL AREA FOR AGH - 8.612 acs.
B-AREA UNDER RESIDENTIAL PLOTS - 2.841 acs.
TOTAL A+B = 11.453 ACS.

8.612 X 100/11.453 acs. (75.19%)

To be read with License No. 176 of 2023 Dated 01.09.2023

That this layout plan for Industrial plotted colony over an area measuring **52.919 acres** in sector-**72 & 73, Faridabad** being developed by **Vashisth Builders & Engineers Ltd. & Others** 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, 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 General, 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 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.
9. Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
10. No plot will derive an access from less than 15 metres wide road would mean a minimum clear width of 15 metres between the plots.
11. 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.
12. 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.
13. 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.
14. That the colonizer shall obtain the Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
16. 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.
17. 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
18. 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.
19. That the 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.
20. 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. 19/4/2016-5 Power dated 14.03.2016.
21. That the colonisor/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(LALIT BAZAD) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (P. P. SINGH) CTP (HR) | (T. L. SATYAPRAKASH, IAS) DTCP (HR)

(NARINDER KUMAR) JD (HQ) | (SUREKHA YADAV) ATP (HQ)

DRG. NO:- DyTCP 9853 Dated:- 04-10-23

LEGEND:-

- BOUNDARY OF ADDITIONAL 13.23 ACS. MIGRATED LAND.
- REVISED PLANING AREA 39810.91 sqm.
- INDUSTRIAL PLOTS
- RESIDENTIAL PLOTS
- COMMERCIAL

CLIENT ADDRESS:-
D-84, 2nd Floor OKHLA INDUSTRIAL AREA PH-I, NEW-DELHI 110020

REVISED LAYOUT PLAN OF INDUSTRIAL COLONY AREA MEASURING 52.919 Acs. FALLING IN SECTOR-72 & 73 VILLAGE MIRTZAPUR & VILLAGE NIMKA, FARIDABAD.

M/S VASHISTH BUILDERS AND ENGINEERS LTD.

DESIGN BY:-PANKAJ KAPOOR DT. 09-NOV-2021