

To be read with Licence No. 72 of 2026 dated 22.04.2026.

LC-5795

That this Revised Layout plan for an area measuring 43.85 acres (Drawing No. DTCP-12215, dated 25.05.24) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Sh. Ranjiv Singh Son-Smt. Shalini and others in collaboration with CRSD Developers in the revenue estate of village Dabra, Tehsil and District Hisar is hereby approved subject to the following conditions:-

- That this Revised 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 DTCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal 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.
- No 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 3(3)(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 that HSP 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 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the colonizer shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and making culvert over the water courses/Dhanas, wherever applicable as per the layout plan.
- 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. 19/16/2016-SP dated 31.03.2016 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. 19/4/2016-5 Power 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.

(PRIVA SONI)
ATP(HQ)

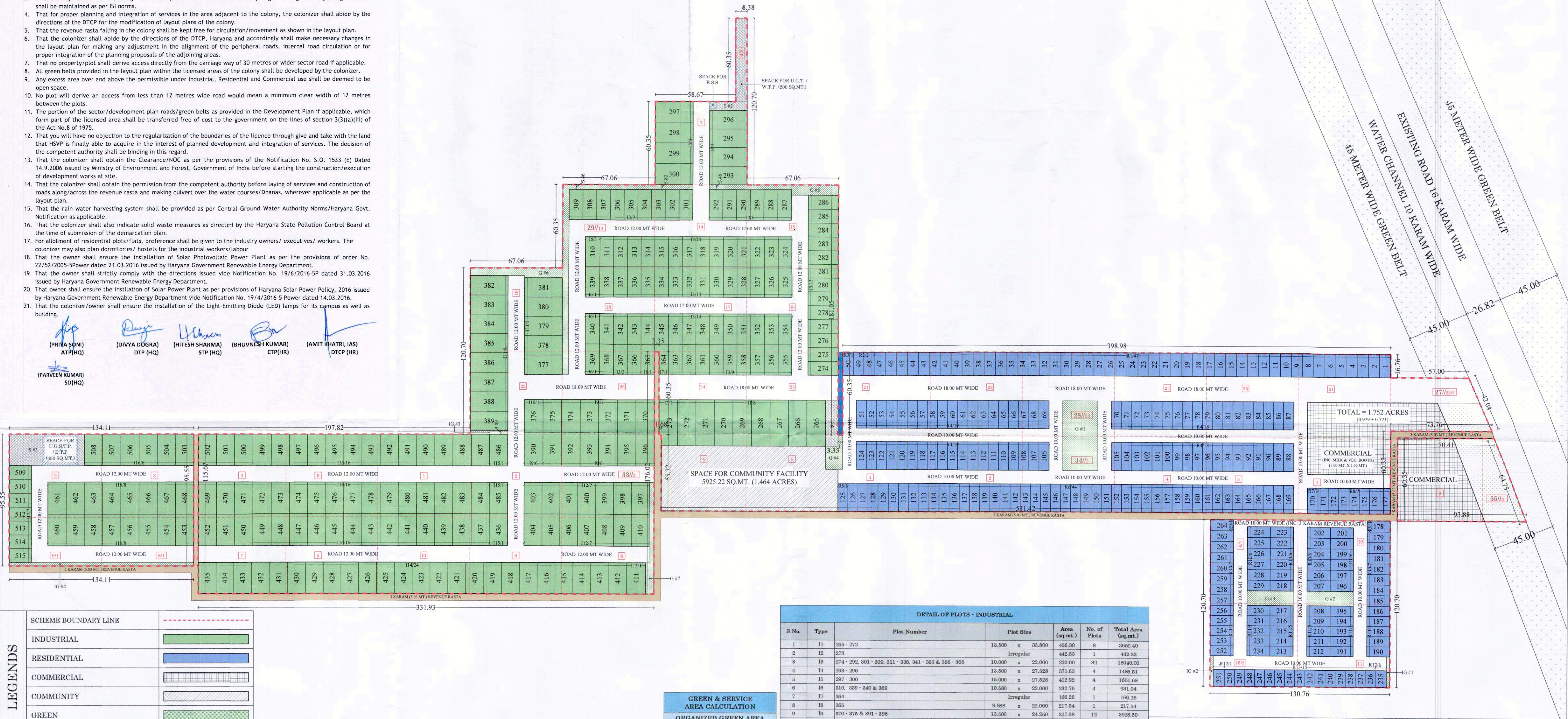
(DIVYA DOGRA)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTCP (HR)

(PARVEEN KUMAR)
SD(HQ)



LEGENDS

SCHEME BOUNDARY LINE	
INDUSTRIAL	
RESIDENTIAL	
COMMERCIAL	
COMMUNITY	
GREEN	
SERVICES AREA	

AREA SUMMARY						
S.NO.	PARTICULARS		PERMISSIBLE		ACHIEVED	
			%	IN ACRES	IN SQ.MT.	IN SQ.MT.
A	AREA OF THE SCHEME			43.850	177454.37	
B	AREA UNDER 45 METER GREEN BELT			0.745	3014.28	
C	BALANCE AREA (A) - (B) = (C)			43.105	174440.09	
D	NET PLANNED AREA (C) + (B)/2 = (D)	100%		43.478	175947.23	
I	INDUSTRIAL	MINIMUM	40%	17.391	70378.89	40.43%
II	MIXED USE	MAXIMUM	25%	10.869	43986.81	24.51%
III	TOTAL SALEABLE AREA	MAXIMUM	65%	28.260	114365.70	64.94%
IV	RESIDENTIAL	MAXIMUM	20%	8.698	35189.45	20.48%
V	COMMERCIAL	MAXIMUM	5%	2.174	8797.36	4.03%

AREA CHART - RESIDENTIAL				
S.NO.	PARTICULARS	%	IN ACRES	IN SQ.MT.
I	RESIDENTIAL PLOTTED SALEABLE AREA	61%	8.905	36036.27
II	GROSS SITE AREA	100%	14.598	59075.85
III	REQUIRED GREEN AREA	7.50%	1.095	4430.69
IV	PROPOSED GREEN AREA	7.50%	1.095	4430.82
V	REQUIRED COMMUNITY SITE	10%	1.460	5907.58
VI	PROPOSED COMMUNITY SITE	10.03%	1.464	5925.22

DENSITY DETAIL			
1	Permissible Density	240 - 400	PPA
2	Total Number of Plots	264	Plots
3	Number of Persons in 1 Plot	18	Persons
4	Total Number of Persons	4752	Persons
5	Residential Gross Site Area	14.598	Acres
6	Density Achieved	325.5	PPA

GREEN & SERVICE AREA CALCULATION	
ORGANIZED GREEN AREA	
Name	Area (sq. mt.)
G #1	1292.51
G #2	358.67
G #3	358.67
G #4	239.42
G #5	466.05
G #6	1369.39
G #7	346.11
Total	4430.82
INCIDENTAL GREEN AREA	
Name	Area (sq. mt.)
IG #1	53.28
IG #2	53.28
IG #3	84.96
IG #4	342.63
Total	534.15
SERVICE AREA	
Name	Area (sq. mt.)
S #1	312.96
S #2	680.67
S #3	1256.08
Total	2249.71
Total	
0.556 Acres	

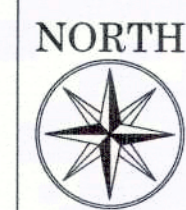
DETAIL OF PLOTS - INDUSTRIAL						
S.No.	Type	Plot Number	Plot Size	Area (sq. mt.)	No. of Plots	Total Area (sq. mt.)
1	I1	265 - 272	18.800 x 33.800	466.30	8	3650.40
2	I2	273	Irregular	442.53	1	442.53
3	I3	274 - 292, 301 - 309, 311 - 338, 341 - 363 & 366 - 368	10.000 x 22.000	220.00	82	18040.00
4	I4	293 - 296	18.800 x 27.528	371.63	4	1486.51
5	I5	297 - 300	18.800 x 27.528	412.92	4	1651.68
6	I6	310, 339 - 340 & 369	10.880 x 22.000	239.36	4	957.44
7	I7	364	Irregular	166.38	1	166.38
8	I8	365	Irregular	217.84	1	217.84
9	I9	370 - 375 & 391 - 396	18.800 x 24.250	327.38	12	3928.56
10	I10	376 & 380	18.894 x 24.250	329.41	2	658.82
11	I11	377 - 389	14.000 x 27.528	385.39	13	5010.10
12	I12	397 - 410	18.800 x 23.000	299.00	14	4186.00
13	I13	411	18.830 x 22.672	313.55	1	313.55
14	I14	412 - 430	18.800 x 22.672	294.73	24	7073.54
15	I15	436, 486 & 486	18.343 x 23.000	306.89	3	920.68
16	I16	437 - 484 & 487 - 508	18.200 x 23.000	304.75	70	21332.50
17	I17	509 - 515	10.000 x 16.112	161.12	7	1127.84
Total					261	71137.49
					17.678	Acres
					40.43%	

DETAIL OF PLOTS - RESIDENTIAL						
S.No.	Type	Plot Number	Plot Size	Area (sq. mt.)	No. of Plots	Total Area (sq. mt.)
1	R1	1 - 47	8.000 x 16.764	134.11	47	6303.26
2	R2	48 & 49	7.600 x 16.764	128.24	2	256.48
3	R3	50	7.083 x 16.764	118.80	1	118.80
4	R4	51 - 124	7.380 x 20.300	149.81	74	11086.24
5	R5	125	7.206 x 20.300	146.06	1	146.06
6	R6	126 - 169	7.380 x 20.300	149.87	44	6994.41
7	R7	170	7.000 x 18.403	128.82	1	128.82
8	R8	171 - 177	7.600 x 18.403	139.96	7	979.72
9	R9	178 & 264	7.966 x 16.768	133.77	2	267.55
10	R10	179 - 185, 196 - 207, 218 - 229 & 237 - 263	7.705 x 16.768	129.39	38	4916.82
11	R11	186 - 195, 208 - 217, 230 - 234 & 252 - 266	7.320 x 16.768	122.92	30	3687.74
12	R12	235 & 251	8.080 x 12.200	98.56	2	197.12
13	R13	236 - 250	7.320 x 12.200	89.30	10	1339.56
Total					264	36036.27
					8.905	Acres
					20.43%	

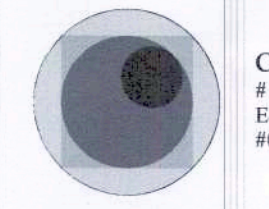
PROJECT: REVISED LAYOUT PLAN OF RESIDENTIAL INDUSTRIAL COLONY OVER AN AREA MEASURING 43.85 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE DABRA, TESHIL & DISTRICT HISAR BEING DEVELOPED BY M/s CRSD DEVELOPERS

SHEET TITLE:

REVISED LAYOUT PLAN



ARCHITECT:



CONTINENTAL DESIGN STUDIO
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E-mail ID: continentaldesignstudio@gmail.com
#0172-4014404

DATE: 12.03.2026

DEALT BY: RATTAN

SCALE: 1:1400 (A1)

CLIENT SIGNATURE:

For M/s CRSD Developers

Partner

ARCHITECT SIGNATURE:

RATTAN PAL SINGH
ARCHITECT
CA/2011/51128