

SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL SITE AREA APPLIED FOR LICENCE (A)	20.28750	82100.469		20.28750	82100.469	
AREA UNDER 65 M WIDE ROAD WIDENING (B)	0.01059	42.873		0.01059	42.873	
50% BENEFIT OF AREA UNDER 65 M WIDE ROAD WIDENING (C) = (B)/2	0.00530	21.437		0.00530	21.437	
AREA UNDER 60 M WIDE GREEN BELT (D)	0.33070	1338.296		0.33070	1338.296	
50% BENEFIT OF AREA UNDER 60 M WIDE GREEN BELT (E) = (D)/2	0.16535	669.148		0.16535	669.148	
AREA UNDER U.D. (F)	0.12111	490.132		0.12111	490.132	
NET PLANNED AREA = (A) - (C + D + E + F)	19.99574	80919.753		19.99574	80919.753	
AREA UNDER INDUSTRIAL PLOTS	7.99830	32347.901	40.00%	MIN.	11,24,590	56.24%
AREA UNDER RESIDENTIAL	3.99915	16183.951	20.00%	MAX.	0.00000	0.00%
AREA UNDER COMMERCIAL	0.99979	4045.988	5.00%	MAX.	0.99977	4045.924
TOTAL PERMISSIBLE SALEABLE AREA	12.99723	52597.839	65.00%	12.24567	49566.394	61.24%

AREA UNDER UNDETERMINED USE (U.D.)							AREAS IN SQ. METRS.	
ITEM	L	B	X	FACTOR	X	FACTOR	=	SQ.MT
U.D.-1	42.082	x	0.500	x	1.0	x	1	31.041
U.D.-2	15.000	x	0.500	x	1.0	x	1	7.500
U.D.-3	15.000	x	0.500	x	1.0	x	1	7.500
U.D.-4	15.000	x	0.500	x	1.0	x	1	7.500
U.D.-5	21.793	x	0.500	x	1.0	x	1	10.896
U.D.-6	42.411	x	0.500	x	1.0	x	1	21.205
U.D.-7	56.499	x	0.500	x	1.0	x	1	28.249
U.D.-8	15.352	x	0.500	x	1.0	x	1	7.676
U.D.-9	15.117	x	13.410	x	1.0	x	1	202.719
U.D.-10	15.000	x	0.500	x	1.0	x	1	7.500
U.D.-11	3.852	x	0.500	x	1.0	x	1	1.926
U.D.-12	177.699	x	0.500	x	1.0	x	1	88.849
U.D.-13	17.941	x	0.500	x	1.0	x	1	8.970
U.D.-14	24.705	x	0.500	x	1.0	x	1	12.352
U.D.-15	11.295	x	0.500	x	1.0	x	1	5.647
U.D.-16	63.704	x	0.500	x	1.0	x	1	31.852
U.D.-17	17.500	x	0.500	x	1.0	x	1	8.750
TOTAL								490.132
								ACRES = 0.12111

### LEGENDS

- SITE BOUNDARY APPLIED FOR LICENCE
- REVENUE RASTA
- DHANA
- GREEN BELT
- AREA UNDER 60 M WIDE GREEN BELT
- AREA UNDER 65 M WIDE ROAD WIDENING
- AREA FOR GREEN
- U.D.
- SERVICES AREA
- INDUSTRIAL PLOTS
- COMMERCIAL
- 765 KV HT LINE
- C1 C2 C3 CULVERT

SHEET NO. - 04/04

JOB TITLE - LAYOUT PLAN FOR DEVELOPING AN INDUSTRIAL PLOTTED COLONY UNDER EPP - 2015 OVER AN AREA MEASURING 20.28750 ACRES OR 1624.054 OR 82100.469 SQ.M. AT VILLAGE ROHAT, TEHSIL & DISTRICT SONIPAT, HARYANA

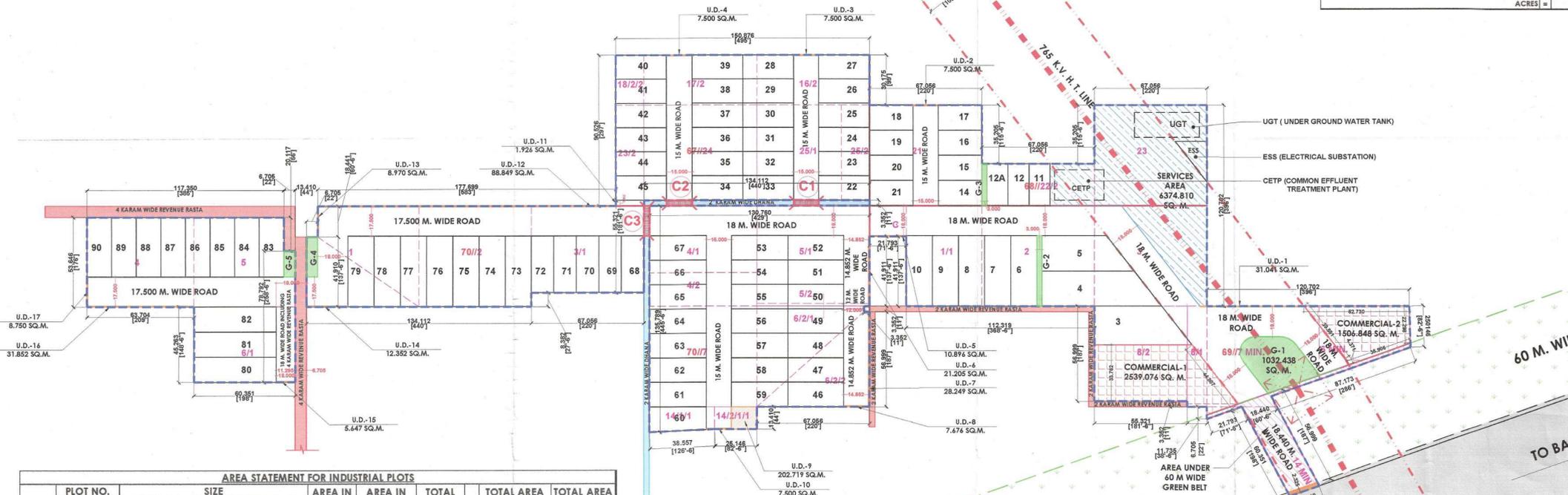
TO BE DEVELOPED BY - M/S RRITAM DEVELOPERS LLP

RRITAM DESIGN  
S-11, BHS FLOOR, PRASANT VIKAS, PUNJ, DELHI-110025, INDIA  
PHONE: 011-47652511, 9841335000, 9841335000

ARCHITECT: *RRITAM DESIGN* APPLICANT: *RRITAM DEVELOPERS LLP*

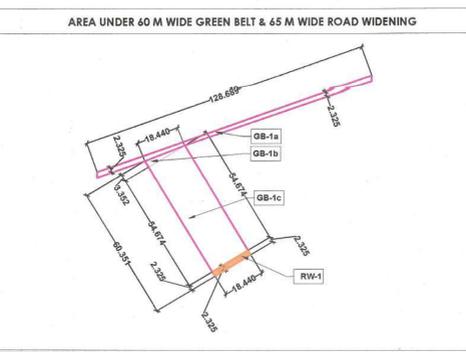
DATE: 12-06-2025 NORTH

SCALE: 1:1800 @A1



#### AREA STATEMENT FOR INDUSTRIAL PLOTS

S.NO.	PLOT NO.	FROM	TO	WIDTH	SIZE	LENGTH	AREA IN (SQ.M.)	AREA IN (SQ.YRD.)	TOTAL PLOTS	TOTAL AREA IN SQ.M.	TOTAL AREA IN SQ.YRD.
1	3	-	-	(58.219+40.141) / 2	23.237	1142.796	1366.784	1	1142.796	1366.784	
2	4	-	-	(71.315+54.891) / 2	21.112	1332.231	1593.348	1	1332.231	1593.348	
3	5	-	-	(54.891+38.368) / 2	21.239	990.364	1184.475	1	990.364	1184.475	
4	6	10	10	15.429	x	42.351	661.904	791.637	5	3309.520	3958.186
5	11	12	12	12.561	x	25.146	315.859	377.767	2	631.718	755.535
6	12A	-	-	12.561	x	25.146	315.859	377.767	1	315.859	377.767
7	14	16	16	15.090	x	26.028	392.763	469.745	3	1178.289	1409.234
8	17	18	18	15.081	x	26.028	392.528	469.463	2	785.056	938.927
9	19	21	21	15.090	x	26.028	392.763	469.745	3	1178.289	1409.234
10	22	-	-	14.574	x	30.219	440.412	526.733	1	440.412	526.733
11	23	32	32	14.520	x	30.219	438.780	524.781	10	4387.800	5247.809
12	33	34	34	14.574	x	30.219	440.412	526.733	2	880.824	1053.466
13	35	44	44	14.520	x	30.219	438.780	524.781	10	4387.800	5247.809
14	45	-	-	14.574	x	30.219	440.412	526.733	1	440.412	526.733
15	46	51	51	14.671	x	33.234	487.576	583.141	6	2925.456	3498.845
16	52	-	-	14.676	x	33.234	487.742	583.339	1	487.742	583.339
17	53	-	-	14.676	x	33.587	492.923	589.536	1	492.923	589.536
18	54	59	59	14.671	x	33.587	492.755	589.335	6	2956.530	3536.010
19	60	-	-	(13.626+15.087) / 2	33.587	482.192	576.702	1	482.192	576.702	
20	61	66	66	14.671	x	33.587	492.755	589.335	6	2956.530	3536.010
21	67	-	-	14.676	x	33.587	492.923	589.536	1	492.923	589.536
22	68	-	-	13.412	x	33.969	455.592	544.888	1	455.592	544.888
23	69	72	72	13.411	x	33.969	455.558	544.847	4	1822.232	2179.389
24	73	78	78	15.429	x	42.351	661.904	791.637	6	3971.424	4749.823
25	79	-	-	15.633	x	42.351	662.073	791.839	1	662.073	791.839
26	80	-	-	15.087	x	49.056	740.108	885.169	1	740.108	885.169
27	81	82	82	15.088	x	49.056	740.157	885.228	2	1480.314	1770.456
28	83	-	-	14.674	x	35.646	523.069	625.591	1	523.069	625.591
29	84	90	90	14.668	x	35.646	522.856	625.336	7	3659.992	4377.350
TOTAL									88	45510.470	54430.522
TOTAL SALEABLE AREA IN ACRES											11.24590



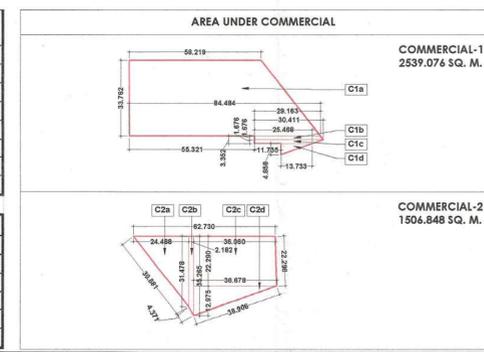
#### AREA UNDER 60 M WIDE GREEN BELT WITH 50% BENEFIT

ITEM	L	B	X	FACTOR	X	FACTOR	=	SQ.MT
GB-1a	128.689	x	2.325	x	1.0	x	1	299.202
GB-1b	18.440	x	3.352	x	0.5	x	1	30.905
GB-1c	18.440	x	54.674	x	1.0	x	1	1008.189
GB-1 TOTAL AREA								1338.296
TOTAL								1338.296
ACRES								0.33070

#### AREA UNDER 65 M WIDE ROAD WIDENING

ITEM	L	B	X	FACTOR	X	FACTOR	=	SQ.MT
RW-1	18.440	x	2.325	x	1.0	x	1	42.873
RW-1 TOTAL AREA								42.873
TOTAL								42.873
ACRES								0.01059



#### AREA UNDER COMMERCIAL

ITEM	L	B	X	FACTOR	X	FACTOR	=	SQ.MT
C1a	58.219	x	84.484	x	0.5	x	33.762	2408.969
C1b	29.163	x	30.411	x	0.5	x	1.676	49.923
C1c	30.411	x	25.468	x	0.5	x	1.676	46.827
C1d	13.733	x	4.858	x	0.5	x	1	33.357
COMMERCIAL-1								2539.076
ACRES								0.62742
ITEM	L	B	X	FACTOR	X	FACTOR	=	SQ.MT
C2a	24.488	x	31.478	x	0.5	x	1	385.417
C2b	31.478	x	35.265	x	0.5	x	2.182	72.817
C2c	36.060	x	36.678	x	0.5	x	22.29	810.665
C2d	36.678	x	12.975	x	0.5	x	1	237.949
COMMERCIAL-2								1506.848
ACRES								0.37235
TOTAL COMMERCIAL-1+2								4045.924
ACRES								0.99977

To be read with License No. 140 of 2025 Dated 08-08-2025.

That this layout plan for industrial plotted colony over an area measuring 20.2875 acres bearing Drawing No. 11222 dated 08-08-2025 falling in the revenue estate of village-Rohat, Tehsil & District-Sonipat being developed by M/s Rritam Developers LLP in collaboration with land owners 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, 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.
- 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 DGTCF 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 DTCF, Haryana and accordingly shall make necessary changes in the layout plan for making an 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 15 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 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 14.9.2006 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 Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
- 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. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P 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. 19/14/2016-5 Power dated 14.03.2016.
- That the coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(SANJAY SAINI) DTP (HQ) (HITESH SHARMA) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTP (HR)

(GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILLA) ATP (HQ)