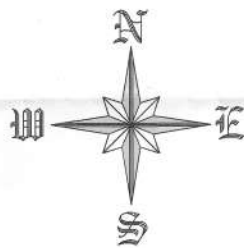


LEGEND:-

- SITE BOUNDARY
- GREEN/PARK AREA
- PLOTS
- PLOTS FALLS UNDER HT LINE SHALL NOT BE SOLD AND SHALL BE KEPT FREEZED TILL SHIFTING OF HT LINE

AREA STATEMENT						
TOTAL SITE AREA	25.209375	ACRES	=			1,02,018.559
AREA UNDER 26 M & 15 M WIDE GREEN BELT & 24 M WIDE SERVICE ROAD	0.94547	ACRES	=			3,826.183
BALANCE AREA	24.26390	ACRES	=			98,192.377
50% OF AREA UNDER 26 M & 15 M WIDE GREEN BELT & 24 M WIDE SERVICE ROAD	0.47274	ACRES	=			1,913.091
NET PLANNED AREA	24.73664	ACRES	=			1,00,105.468
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN SQ.M)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
AREA UNDER PLOTS	16.079	65068.554	65%	59901.755	14.802	59.839%
GREEN AREA				1526.120	0.377	1.525%
SUMMARY OF PLOTS						
TYPE	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	
1 TO 3	18.250	60.350	1101.388	3	3,304.163	SQ.M.
4	AS/DETAIL		1101.517	1	1,101.517	SQ.M.
5	AS/DETAIL		935.360	1	935.360	SQ.M.
6 TO 9	12.394	33.000	409.002	4	1,636.008	SQ.M.
10 TO 17	13.754	38.000	522.652	8	4,181.216	SQ.M.
18	AS/DETAIL		357.861	1	357.861	SQ.M.
19 TO 35	12.200	32.093	391.535	17	6,656.088	SQ.M.
36	AS/DETAIL		489.123	1	489.123	SQ.M.
37 TO 39 & 72 TO 74	13.729	28.068	385.346	6	2,312.073	SQ.M.
40	AS/DETAIL		367.932	1	367.932	SQ.M.
71	13.110	25.071	328.681	1	328.681	SQ.M.
70	AS/DETAIL		618.112	1	618.112	SQ.M.
69	AS/DETAIL		613.196	1	613.196	SQ.M.
41 TO 48 & 61 TO 68	13.307	28.068	373.501	16	5,976.014	SQ.M.
49,50	12.200	45.960	560.712	2	1,121.424	SQ.M.
51 TO 60	13.632	36.580	498.659	10	4,986.586	SQ.M.
75	AS/DETAIL		354.311	1	354.311	SQ.M.
76	AS/DETAIL		385.913	1	385.913	SQ.M.
77	AS/DETAIL		402.022	1	402.022	SQ.M.
78	AS/DETAIL		381.073	1	381.073	SQ.M.
79	AS/DETAIL		358.517	1	358.517	SQ.M.
80	AS/DETAIL		335.962	1	335.962	SQ.M.
81	AS/DETAIL		313.413	1	313.413	SQ.M.
82 TO 84	12.751	23.736	302.658	3	907.973	SQ.M.
85 TO 87	17.017	40.940	696.676	3	2,090.028	SQ.M.
88 TO 90	17.374	46.050	800.073	3	2,400.218	SQ.M.
91 TO 93	14.083	30.000	422.490	3	1,267.470	SQ.M.
94	AS/DETAIL		414.916	1	414.916	SQ.M.
95 TO 102	12.152	34.050	413.776	8	3,310.205	SQ.M.
103 TO 106	15.088	46.050	694.802	4	2,779.210	SQ.M.
107 TO 115	13.410	31.000	415.710	9	3,741.390	SQ.M.
116	AS/DETAIL		385.935	1	385.935	SQ.M.
117	12.200	28.959	353.300	1	353.300	SQ.M.
118	AS/DETAIL		350.258	1	350.258	SQ.M.
119 TO 122	14.516	30.260	439.254	4	1,757.017	SQ.M.
123 TO 126	15.926	26.908	428.537	4	1,714.147	SQ.M.
127 TO 128	15.088	30.260	456.563	2	913.126	SQ.M.
TOTAL				128	59,901.755	SQ.M.
					14.8021	ACRES

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	1227.876	0.303
Green-2	298.244	0.074
TOTAL	1526.120	0.377



To be read with License No. 89 of 2025 Dated 04-06-2025 LC-5513

That this layout plan for Industrial plotted colony over an area measuring 25.209375 acres falling in the revenue estate of Village-Mehrana, in sector-32A, Tehsil & District-Panipat- Sh. Parveen & others in collaboration with Benz Realty 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 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 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 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. 19/6/2016-5P 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. 19/4/2016-5 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.

(JAIDEEP)
DTP (HQ)

(VIJENDER SINGH)
STP (HQ)

(BHUVNESH KUMAR)
CTP (HR)

(AMIT KHATRI, IAS)
DTCP (HR)

(GURPREET KHEPAR)
JD (HQ)

(SHIVAM ROHILA)
ATP (HQ)

LAYOUT PLAN

PROJECT:-

LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN MEASURING 25.209375 ACRES AT VILLAGE MEHRANA, FALLING IN, SECTOR-32A, TEHSIL & DISTRICT -PANIPAT. BEING DEVELOPED BY BENZ REALTY.

OWNER :-

BENZ REALTY
AUTHORISED SIGNATORY

ARCHITECT :-

Ar. PANKAJ NEGI
M.ARCH,B.ARCH
CA/2015/68636
MOB:7015875179

NOTE :-

- LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSVP
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HVPNL/DHVPNL



VASTU DECORE
Trust Us We'll Save Your Money

ARCHITECTS, INTERIORS, CONSTRUCTION

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