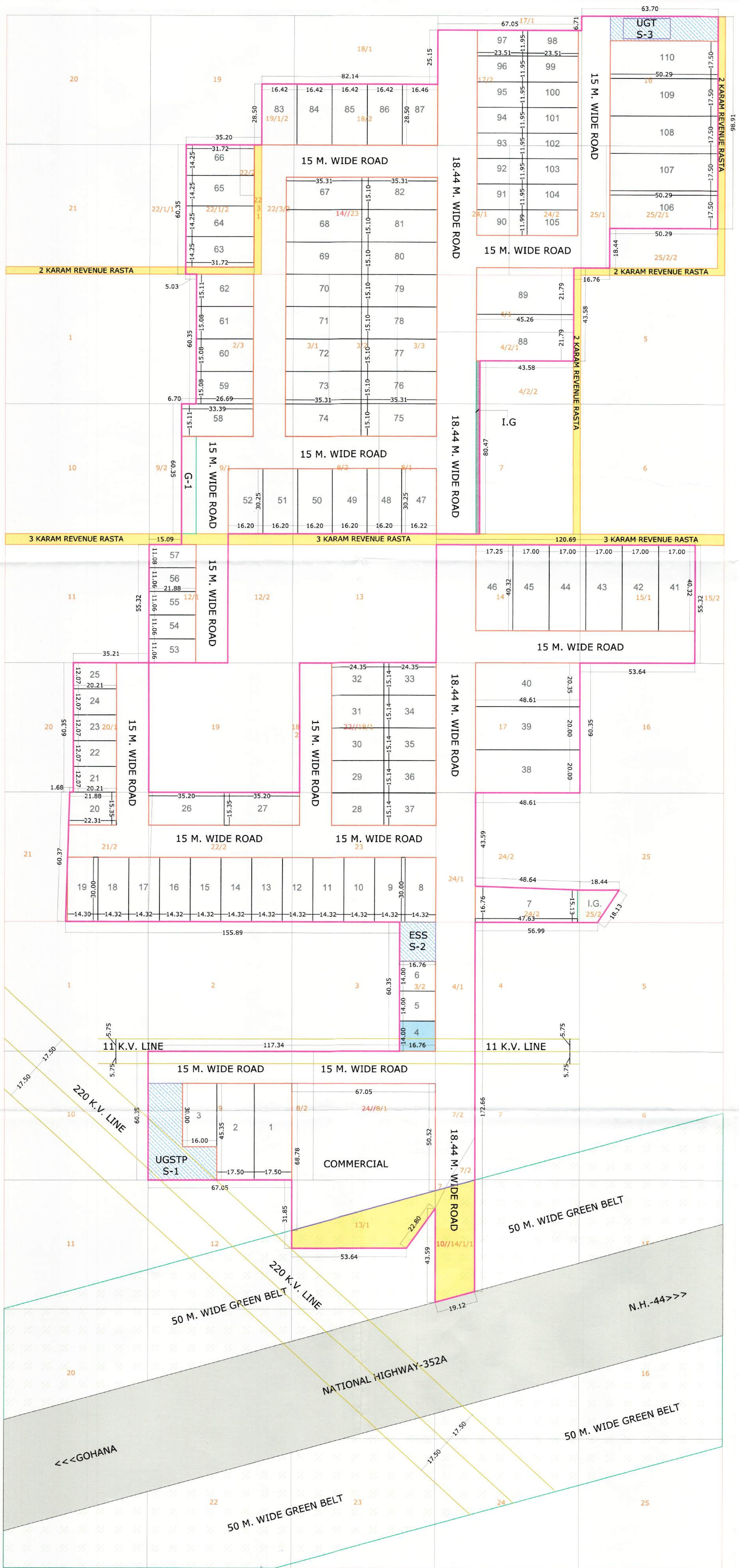




SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA (A)	21.49375	86981.98		21.49375	86981.98	
AREA UNDER 60 M WIDE GREEN BELT	0.49000	1982.96		0.49000	1982.96	
50% BENEFIT OF AREA UNDER 60 M WIDE GREEN BELT (B)	0.24500	991.48		0.24500	991.48	
NET PLANNED AREA= (A)- (B)	21.24875	85990.50		21.24875	85990.50	
AREA UNDER INDUSTRIAL PLOTS	12.74925	51594.30	60.000	12.74925	51594.30	60.34
AREA UNDER COMMERCIAL PLOTS	1.06244	4299.53	5.000	0.98831	3999.53	4.65
TOTAL PERMISSIBLE SALEABLE AREA	13.81169	55893.83	65.000	13.80911	55883.38	64.99
AREA UNDER INTERNAL ROADS & SERVICES				7.43964	30107.12	35.01
TOTAL				21.24875	85990.50	100.000

AREA STATEMENT									
S.NO.	FROM	TO	WIDTH	SIZE	AREA IN (SQ.M.)	AREA IN (SQ.YRD.)	TOTAL PLOTS	TOTAL AREA IN SQ.M.	TOTAL AREA IN SQ.YRD.
1	1	2	17.50	x 45.35	793.63	949.18	2	1587.26	1898.36
2	3	-	16.00	x 30.00	480.00	574.08	1	480.00	574.08
3	4	-	14.00	x 16.76	234.64	280.63	3	703.92	841.89
4	7	-	(16.76 + 15.13) / 2	x 47.63	759.46	908.31	1	759.46	908.31
5	8	18	14.32	x 30.00	429.60	513.80	11	4725.60	5651.82
6	19	-	14.30	x 30.00	429.00	513.08	1	429.00	513.08
7	20	-	(22.31 + 21.88) / 2	x 15.35	339.16	405.64	1	339.16	405.64
8	21	25	12.07	x 20.21	243.93	291.74	5	1219.65	1458.70
9	26	27	15.35	x 35.20	540.32	644.22	2	1080.64	1292.42
10	28	37	15.14	x 24.35	368.66	440.92	10	3686.60	4409.17
11	38	39	20.00	x 48.61	972.20	1162.75	2	1944.40	2325.50
12	40	-	20.35	x 48.61	989.21	1183.10	1	989.21	1183.10
13	41	45	17.00	x 40.32	685.44	819.79	5	3427.20	4098.93
14	46	-	17.25	x 40.32	695.52	831.84	1	695.52	831.84
15	47	-	16.22	x 30.25	490.66	586.83	1	490.66	586.83
16	48	52	16.20	x 30.25	490.05	586.10	5	2450.25	2930.50
17	53	56	11.06	x 21.88	241.99	289.42	4	967.96	1157.68
18	57	-	11.08	x 21.88	242.43	289.95	1	242.43	289.95
19	58	-	15.11	x 33.39	504.52	603.41	1	504.52	603.41
20	59	61	15.08	x 26.69	402.49	481.38	3	1207.47	1444.13
21	62	-	15.11	x 26.69	403.29	482.33	1	403.29	482.33
22	63	66	14.25	x 31.72	452.01	540.60	4	1808.04	2162.42
23	67	82	15.10	x 35.31	533.18	637.68	16	8530.88	10202.93
24	83	86	16.42	x 28.50	467.97	559.69	4	1871.88	2238.77
25	87	-	16.46	x 28.50	469.11	561.06	1	469.11	561.06
26	88	89	21.79	x 45.26	986.21	1179.51	2	1972.42	2359.01
27	90	-	11.99	x 23.51	281.88	337.13	1	281.88	337.13
28	91	104	11.95	x 23.51	280.94	336.00	14	3933.16	4704.06
29	105	-	11.99	x 23.51	281.88	337.13	1	281.88	337.13
30	106	110	17.50	x 50.29	880.08	1052.58	5	4400.40	5262.88
TOTAL							110	51883.85	62053.08
TOTAL SALEABLE AREA IN ACRES								12.8208	

THE PLOTS UNDER HT LINE SHALL NOT BE SOLD TILL SHIFTING OF HT LINE AND SHALL BE KEPT FREETED									
AREA STATEMENT									
S.NO.	FROM	TO	WIDTH	SIZE	AREA IN (SQ.M.)	AREA IN (SQ.YRD.)	TOTAL PLOTS	TOTAL AREA IN SQ.M.	TOTAL AREA IN SQ.YRD.
1	4	-	14.00	x 16.76	234.64	280.63	1	234.64	280.63
TOTAL							1	234.64	280.63
TOTAL SALEABLE AREA IN ACRES								0.0580	

- LEGENDS**
- PLOT BOUNDARY
 - GREEN BELT
 - AREA UNDER 50 M WIDE GREEN BELT WITH 50 % BENEFIT
 - AREA FOR SERVICES
 - GREEN OPEN SPACE
 - INDUSTRIAL PLOTS
 - U.D.AREA
 - I.G.

PROPOSED SERVICE AREA			
S-1	=	973.48	SQ.M.
S-2	=	307.56	SQ.M.
S-3	=	573.66	SQ.M.
TOTAL	=	1854.70	SQ.M.
		0.45831	ACRES

SHEET NO. - 01/04

JOB TITLE -
LAYOUT PLAN FOR DEVELOPING AN INDUSTRIAL PLOTTED COLONY UNDER EPP - 2015 OVER AN AREA MEASURING 21.49375 ACRES OR 1716.19M. OR 86981.98 SQ.M. AT VILLAGE ABADPUR & DEVRU, TEHSIL & DISTRICT SONPAT, HARYANA

TO BE DEVELOPED BY:
M/S HRM EDUCATION LLP.

PERFECT SERVICES HARYANA
P.O. BOX 1000000, DISTRICT SONPAT, HARYANA - 130001, INDIA
PHONE: 8000000000
EMAIL: perfectservicesharyana@gmail.com

ARCHITECT : For PERMANENT: CA
APPLICANT : HRM EDUCATION LLP
Authorised Signatory

DATE: 25-10-2025
SCALE: 1:1000 @A1
DRAWN BY: MANISH

NORTH

To be read with Licence No. 95 of 2026 dated 15/05/2026 LC-5792

That this layout plan for an area measuring 21.49375 acres (Drawing No. DTPC/12/86, Dated: 15-05-2026) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by HRM Education LLP in collaboration with land owners falling in Revenue Estate of Village Devru & Abadpur, District Sonpat is hereby approved subject to the following conditions:

- That this layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the relevant amendments.
- 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 DTPC for the modification of layout plans of the colony.
- That the revenue cuts 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 DTPC, 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 1975.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land competent authority shall be binding in this regard.
- 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 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-SPPower 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-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.
- That the colonizer/owner shall strictly comply with the directions issued vide notification No. MISC-478/12/2017-DTPC dated 11.10.2017.

(RAM ANVAR BASSI) (RAMNEEK) (ASHISH SHARMA) (BHUVINSH KUMAR) (AMIT KHATRI, IAS) (DTPC (HR))