

DETAIL OF INDUSTRIAL PLOTS									
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)			
1	A	25.14	X	41.15	=	1034.51	3	=	3103.53
2	A1	25.29	X	41.15	=	1040.68	1	=	1040.68
3	B	12.09	X	35.05	=	423.75	4	=	1695.00
4	C	13.59	X	19.30	=	262.29	44	=	11540.76
5	D	10.06	X	27.59	=	277.56	6	=	1665.36
6	E	10.06	X	27.51	=	276.75	24	=	6642.00
7	F	11.18	X	24.00	=	268.32	10	=	2683.20
8	F1	11.15	X	24.00	=	267.60	2	=	535.20
9	G	11.69	X	42.88	=	501.27	25	=	12531.75
10	G1	9.50	X	42.88	=	407.36	1	=	407.36
11	H	11.28	X	42.88	=	483.69	6	=	2902.14
12	H1	11.34	X	42.88	=	486.26	1	=	486.26
TOTAL							127	=	45233.24 SQMT
									11.1773 ACRES 40.01%

AREA CHART FOR RESIDENTIAL PLOTS			
S.NO.	PARTICULARS		
1.	SALEABLE AREA/PLOTTED AREA	4.7804 ACRES	
2.	GROSS SITE AREA	4.7804/61% = 7.8367 ACRES	
3.	REQUIRED AREA FOR PARK/GREEN	0.5877 ACRE 7.50%	
4.	PROPOSED AREA FOR PARK/GREEN	0.6511 ACRE 8.31%	
5.	REQUIRED COMMUNITY SITE	0.7836 ACRE 10.00%	
6.	PROVIDED COMMUNITY SITE	0.7841 ACRE 10.01%	

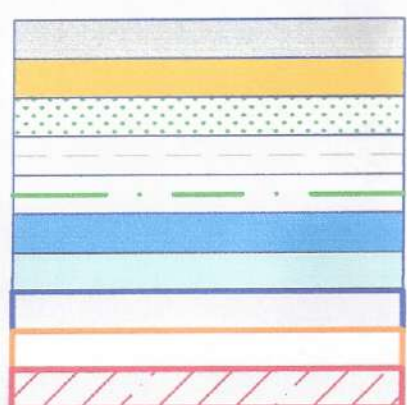
DENSITY CALCULATION(PPA):-
NUMBER OF RESIDENTIAL PLOTS = 154
UNITS ALLOWED = 4
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 154 X 4 X 4.5 = 2772.0 / 7.8367 = 353.72 PPA, SAY 354 PPA
(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-
= GREEN-I + GREEN-II + GREEN-III
= 222.71 + 1542.69 + 869.67
= 2635.07 SQMT OR 0.6511 ACRE

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S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)			
1	I	8.36	X	17.94	=	149.98	6	=	899.88
2	J	7.61	X	19.71	=	149.99	7	=	1049.93
3	J1	AS PER PLAN				138.24	1	=	138.24
4	K	7.32	X	14.02	=	102.63	20	=	2052.60
5	L	7.32	X	14.31	=	104.75	6	=	628.50
6	L1	8.18	X	14.31	=	117.06	1	=	117.06
7	M	7.62	X	18.10	=	137.92	12	=	1655.04
8	M1	8.21	X	18.10	=	148.60	1	=	148.60
9	M2	6.80	X	18.10	=	123.08	2	=	246.16
10	N	7.32	X	13.94	=	102.04	5	=	510.20
11	N1	7.32	X	13.52	=	98.97	5	=	494.85
12	O	7.32	X	11.44	=	83.74	5	=	418.70
13	P	7.32	X	11.44	=	83.74	8	=	669.92
14	P1	6.82	X	11.44	=	78.02	1	=	78.02
15	Q	8.08	X	18.30	=	147.86	26	=	3844.36
16	R	7.93	X	16.46	=	130.53	18	=	2349.54
17	S	7.93	X	14.46	=	114.67	9	=	1032.03
18	T	7.62	X	19.525	=	148.78	12	=	1785.36
19	U	7.32	X	18.67	=	136.66	8	=	1093.28
20	U1	7.16	X	18.67	=	133.68	1	=	133.68
TOTAL							154	=	19345.95 SQMT
									4.7804 ACRES 17.11%



LEGEND:-
ESS = ELECTRIC SUB STATION
ETP = UNDERGROUND EFFLUENT TREATMENT PLANT
IG = INCIDENTAL GREEN
PARKS/OPEN SPACES/IG
KILLA LINE
30M WIDE GREEN BELT
KHAAL
UGT/WTP
INDUSTRIAL PLOTS
RESIDENTIAL PLOTS
COMMUNITY FACILITIES



ABBREVIATIONS-

ESS = ELECTRIC SUB STATION
UGT = UNDERGROUND WATER TANK
UG ETP = UNDERGROUND EFFLUENT TREATMENT PLANT
IG = INCIDENTAL GREEN

(SCALE-N.T.S.)

ALREADY LICENSED AREA HAVING LICENCE NO.88 OF 2025 DATED 04.06.2025	16.18125 ACRES
ADDITIONAL AREA APPLIED FOR LICENSE	12.1125 ACRES



- To be read with License No. 236 of 2025 Dated 01/12/2025 LC-5380 B
- This layout plan for an additional area measuring 12.1125 acres (Drawing No. 11/19 Dated: 02-12-25) in addition to licensed Industrial Plotted Colony area measuring 16.18125 acres comprising of License No. 88 of 2025 dated 04.06.2025, thereby making the total scheme area measuring 14.4625 acres falling in the revenue estate of village Hansi, District Hisar being developed by Sidhi Vinayak Associates 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, 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 DTP 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 DTP, 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 spaces.
 - No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 15 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 HSPV 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. 22/52/2005-5Power 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 coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(PRIYA SONI) ATP(HQ)
(BABITA GUPTA) DTP(HQ)
(VIJENDER SINGH) STP(HQ)
(BHUVNESH KUMAR) CTP(HR)
(AMIT KHATRI, IAS) DTPC(HR)
(PARVEEN KUMAR) SD(HQ)

ADDITIONAL LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN ADDITIONAL AREA MEASURING 12.1125 ACRES IN EXISTING LICENCE(LICENCE NO.88 OF 2025 DATED 04.06.2025) OF AREA 16.18125 ACRES, TOTTALLING 28.29375 ACRES IN THE REVENUE ESTATE OF VILL. & TEH. HANSI, DISTT. HISAR (HARYANA)-M/s SIDHI VINAYAK ASSOCIATES.

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	ALREADY LICENSED AREA VIDE LICENCE NO.88 OF 2025 DATED 04.06.2025	16.18125	-	-	-
2	ADDITIONAL AREA APPLIED FOR LICENSE	12.1125	-	-	-
3	TOTAL AREA OF THE SCHEME	28.29375	-	-	-
4	AREA UNDER 30M WIDE GREEN BELT ALONG NH-9	0.7203	-	-	-
5	BALANCE AREA	27.57345	-	-	-
6	50% BENEFIT OF AREA UNDER 30M WIDE GREEN BELT ALONG NH-9	0.36015	-	-	-
7	NET PLANNED AREA	27.9338	-	-	-
8	AREA UNDER AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER ODJAY	4.7804	17.11%	5.5867	20%(MAXIMUM)
9	AREA UNDER COMMERCIAL	1.3963	5.00%	1.3966	5%(MAXIMUM)
10	AREA UNDER INDUSTRIAL PLOTS	11.1773	40.01%	11.1734	40%(MINIMUM)
11	TOTAL SALEABLE AREA(8 + 9 + 10)	17.3540	62.13%	18.1567	65%(MAXIMUM)
12	GREEN AREA / OPEN SPACE/ I.G. / ROADS / SERVICES / COMMUNITY FACILITIES	10.5796	37.87%	9.7767	35%(MINIMUM)

Sidhi Vinayak Associates
Partner

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

