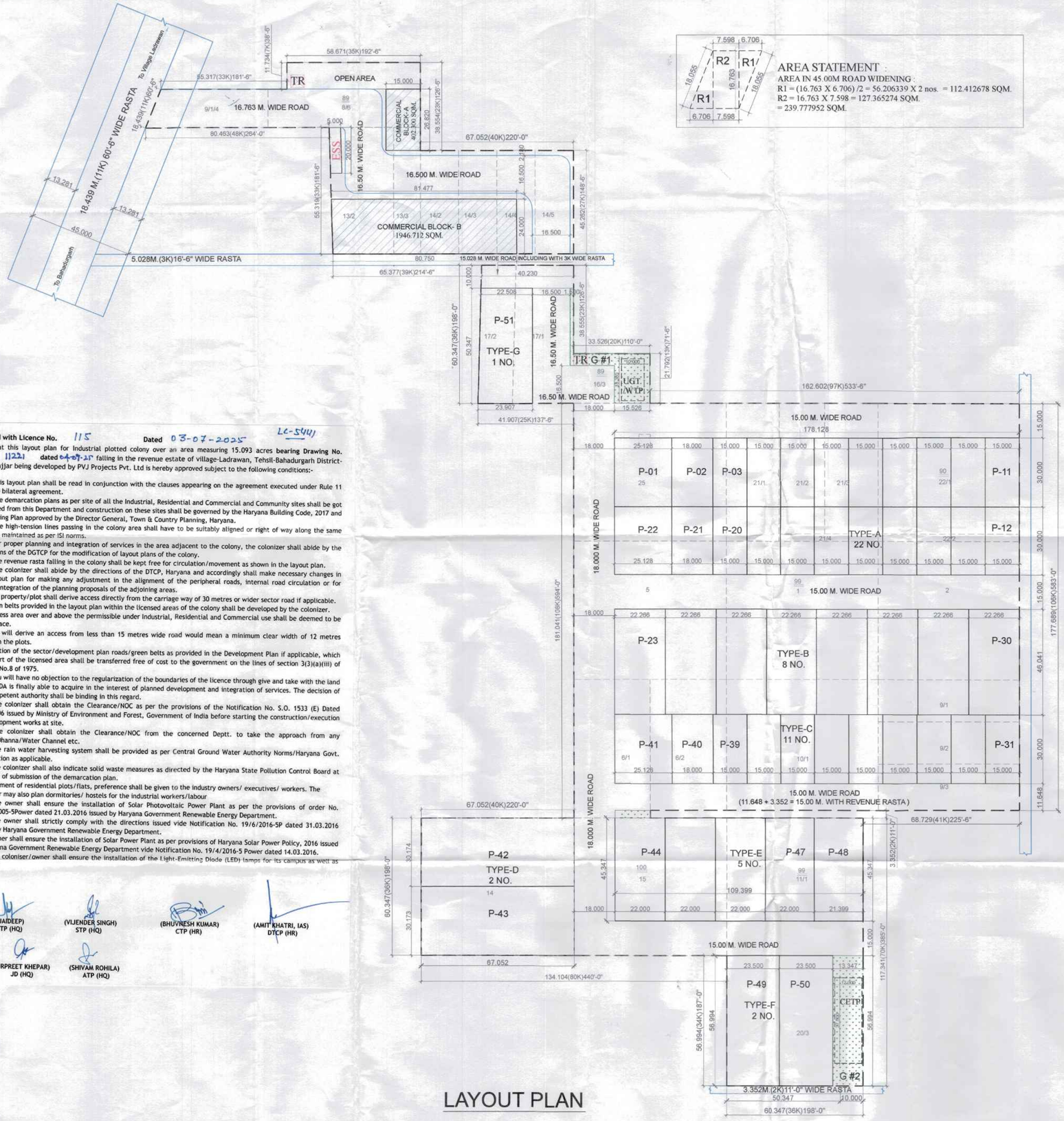


LAYOUT PLAN

AREA STATEMENT

AREA IN 45.00M ROAD WIDENING :
R1 = (16.763 X 6.706) /2 = 56.206339 X 2 nos. = 112.412678 SQM.
R2 = 16.763 X 7.598 = 127.365274 SQM.
= 239.777952 SQM.

LAYOUT SUMMARY 15.093 ACRES

SL. NO.	PARTICULARS	AREA (IN ACRES)
01	AREA OF THE SCHEME	15.093
02	AREA IN 45.00M V3-A ROAD WIDENING (239.777952 SQM.)	0.059
03	BALANCE AREA (01-02)	15.034
04	50% BENEFIT AREA FALLING UNDER V-3A ROAD	0.030
05	NET PLANNED AREA (03+04)	15.064

DETAIL OF DISTRIBUTION

SL. NO.	PARTICULARS	PERMISSIBLE		PROPOSED	
		IN ACRES	%	IN ACRES	%
01	AREA UNDER FOR INDUSTRIAL PLOTS	9.038	60%	9.164	60.83 %
02	20% for Residential with 5% COMM. Component				
03	AREA UNDER RESIDENTIAL COMPONENT				
04	AREA UNDER COMMERCIAL COMPONENT	0.753	5%	0.580	3.85 %
	TOATL SALEABLE AREA	9.791	65%	9.744	64.68 %

DETAIL OF AREA UNDER SERVICES

SL. NO.	DESCRIPITION	AREA	UNIT
01	Space for Sewarge Treatment Plant(S.T.P.)	450.00	SQMT.
02	Space for Common Effluent Treatment Plant (C.E.T.P.)	200.00	SQMT.
03	TRANSFORMER 2X2	4.00	SQMT.
04	Space for ESS	100.00	SQMT.
	TOTAL	754.00	SQMT.

DETAIL OF INDUSTRIAL PLOTS

PLOT TYPE	PLOT NO.	WIDTH		LENGTH	AREA PER PLOT (IN SQM.)	NO. OF PLOTS	TOTAL AREA (IN SQM.)
A	P- 1, P-22	25.128	X	30.000	753.840	2	1507.680
	P- 2, P-21,	18.000	X	30.000	540.000	2	1080.000
	P 3 TO P 20	15.000	X	30.000	450.000	18	8100.000
B	P 23 TO P 30	22.266	X	46.041	1025.148	8	8201.184
C	P 31 TO P39	15.000	X	30.000	450.000	9	4050.000
	P -40	18.000	X	30.000	540.000	1	540.000
	P -41	25.128	X	30.000	753.840	1	753.840
D	P -42	30.174	X	67.052	2023.227	1	2023.227
	P -43	30.173	X	67.052	2023.159	1	2023.159
E	P 44 TO P 47	22.000	X	45.347	997.634	4	3990.536
	P -48	21.399	X	45.347	970.380	1	970.380
F	P -49 - P-50	23.500	X	56.994	1339.359	2	2678.718
G	P -51	AS/ IRREGULAR SHAPE PLOT			1168.402	1	1168.402
TOTAL NO. OF PLOT & TOTAL SALEABLE AREA FOR INDUSTRIAL COMPONENT						51	37087.126
TOTAL AREA IN ACRES							9.164 ACRES

To be read with Licence No. 115 **Dated** 03-07-2025 LC-5441

That this layout plan for Industrial plotted colony over an area measuring 15.093 acres **bearing Drawing No.** 11221 **dated** 04-07-25 falling in the revenue estate of village-Ladrawan, Tehsil-Bahadurgarh District-Jhajjar being developed by PVJ Projects Pvt. Ltd is hereby approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
9. Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
10. 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.
11. 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.
12. 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.
13. 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.
14. That the colonizer shall obtain the Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
16. 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.
17. 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
18. 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.
19. 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.
20. 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.
21. That the coloniser/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)

NOTE

1 ALL DIMENSIONS AND HEIGHTS ARE IN METRE.
2 THE NORTH LINE INDICATED IS A MAGNETIC NORTH DIRECTION.

NORTH — W — E — S

SCALE = 1 : 100

PROPOSED LAYOUT PLAN FOR GRANT OF LICENSE FOR SETTING UP OF INDUSTRIAL PLOTTED COLONY
OVER AN AREA OF 15.093 ACRES, FALLING IN REVENUE ESTATE VILLAGE LADRAWAN, TEHSIL - BAHADURGRAH, DISTT. - JHAJJAR, HARYANA.

DEVELOPED BY- PVJ PROJECTES PVT. LTD.
Through Its Director - SH. PARDEEP VATS S/O Sh. VIJENDER SINGH VATS

ARCHITECT'S SIGNATURE:

Ar. KAPIL SINGH
B.Arch
Regn. No. with Council
of Architecture CA/2003/31608

OWNER'S SIGNATURE: